



VILLAGE OF PINECREST, FLORIDA

COMPREHENSIVE DEVELOPMENT MASTER PLAN GOALS, OBJECTIVES, POLICIES

(Adopted February, 1999; Amended through April 14, 2015)

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CHAPTER I: LAND USE ELEMENT

GOAL I-1: LAND USE..... I-1

OBJECTIVE I-1.1: PLAN AND DESIGN FOR RESIDENTIAL QUALITY..... I-1

Policy I-1.1.1: Provide Access to Goods and Services and Protect Residential Areas..... I-1

Policy I-1.1.2: Promote Orderly Land Use Transition..... I-2

Policy I-1.1.3: Encourage Separation of Urban and Rural Land Uses..... I-2

OBJECTIVE I-1.2: ALLOCATING COMMERCIAL DEVELOPMENT..... I-2

Policy I-1.2.1: General Considerations for Locating Commercial Development I-2

Policy I-1.2.2: General Pattern of Commercial Land Use..... I-3

Policy I-1.2.3: Improve the Image and Function of Commercial Development along Pinecrest Parkway..... I-3

OBJECTIVE I-1.3: INDUSTRIAL DEVELOPMENT..... I-3

Policy I-1.3.1: Maintain Integrity of Future Land Use Map..... I-3

Policy I-1.3.2: Planning and Management Framework..... I-4

Policy I-1.3.3: Pursue Nuisance Abatement Standards and Criteria..... I-4

OBJECTIVE I-1.4: ACCOMMODATE PUBLIC AND SEMI-PUBLIC SERVICES..... I-4

Policy I-1.4.1: Coordinate Public and Private Investments in Land Improvements..... I-4

Policy I-1.4.2: Maintain and Enforce Standards and Specifications for Design and Construction of Public and Semi-Public Services..... I-4

Policy I-1.4.3: Provision of On-Site and Off-Site Improvements..... I-5

OBJECTIVE I-1.5: DEVELOP A DISTINCTIVE VILLAGE CHARACTER AND SENSE OF PLACE..... I-5

Policy I-1.5.1: Tree Canopies along Thoroughfares..... I-5

Policy I-1.5.2: Adopt a Tree Program to Promote Shade Trees Within Public Easements..... I-5

Policy I-1.5.3: Roadway Corridor Beautification..... I-6

Policy I-1.5.4: Promoting Village Identity through Municipal and Street Signage..... I-6

Policy I-1.5.5: Linking Village Focal Points with Pedestrian-ways and Bike-ways..... I-6

OBJECTIVE I-1.6: ACQUISITION OF LAND TO FURTHER THE FUNCTION AND FORM OF THE VILLAGE..... I-6

Policy I-1.6.1: Interlocal Agreement for Joint School/Park Sites..... I-6

TABLE OF CONTENTS

Policy 1-1.6.2: Village Management and Service Center.....	1-6
OBJECTIVE 1-1.7: PROMOTE VILLAGE APPEARANCE, NATURAL AMENITIES AND URBAN DESIGN PRINCIPLES.....	1-7
Policy 1-1.7.1: Reinforce and Enhance the Village's Community Appearance.....	1-7
GOAL 1-2: MAINTAIN AND MANAGE A FUTURE LAND USE MAP.....	1-7
OBJECTIVE 1-2.1: FUTURE LAND USE MAP SERIES.....	1-7
Policy 1-2.1.1: Grandfather Clause.....	
Policy 1-2.1.2: Density.....	1-14
Policy 1-2.1.3: Floor Area Ratio.....	1-14
Policy 1-2.1.4: Restrictions on Density and Intensity of Development.....	1-14
Policy 1-2.1.5: Land Development Regulations to Distinguish between Permitted Uses and Conditional Uses.....	1-14
OBJECTIVE 1-2.2: MANAGING RESIDENTIAL DEVELOPMENT.....	1-15
Policy 1-2.2.1: Low Density Residential Development.....	1-15
Policy 1-2.2.2: Multi-Family Residential Development.....	1-16
Policy 1-2.2.3: Floor Area Ratio.....	1-17
OBJECTIVE 1-2.3: MANAGING LOCATION OF COMMERCIAL DEVELOPMENT.....	1-17
Policy 1-2.3.1: Office Development (RU-5).....	1-18
Policy 1-2.3.2: Restricted Commercial Development (BU-1).....	1-18
Policy 1-2.3.3: General Business Development (BU-1A).....	1-18
Policy 1-2.3.4: Special Business Development (BU-2).....	1-18
Policy 1-2.3.5: Intensive Business Development (BU-3).....	1-19
Policy 1-2.3.6: Intensity of Commercial Development (RU-5, BU-1, BU-1A, BU-2, BU-3).....	1-19
OBJECTIVE 1-2.4: MANAGING LAND FOR PUBLIC AND SEMI-PUBLIC SERVICES (PS).....	1-20
Policy 1-2.4.1: Public Service and Semi-Public Land Use Designation (PS).....	1-20
Policy 1-2.4.2: Intensity of Public and Semi-Public Land Uses.....	1-20
OBJECTIVE 1-2.5: INDICATE LAND FOR PUBLIC AND PRIVATE PARKS AND RECREATION FACILITIES (PR).....	1-20
Policy 1-2.5.1: Public and Private Parks and Recreation Facilities (PR).....	1-21
Policy 1-2.5.2: Intensity of Public and Private Parks and Recreation Facilities.....	1-21

TABLE OF CONTENTS

OBJECTIVE 1-2.6: MANAGING CONSERVATION RESOURCES.....	I-21
Policy 1-2.6.1: Conservation Designation (C).....	I-22
Policy 1-2.6.2: Regulatory Framework for Preserving Conservation Resources... ..	I-22
Policy 1-2.6.3: Annexation of Areas Which Contain Conservation Resources.....	I-22
OBJECTIVE 1-2.7: ANNEXATION STUDY.....	I-22
Policy 1-2.7.1: Parameters of the Annexation Study.....	I-22
GOAL 1-3: IMPLEMENTING LAND USE GOALS AND OBJECTIVES.....	I-24
OBJECTIVE 1-3.1: CONCURRENCY MANAGEMENT.....	I-24
Policy 1-3.1.1: Resolving Concurrency Issues.....	I-24
Policy 1-3.1.2: School Concurrency Policy.....	I-24
Policy 1-3.1.3: Methodology for Calculating Fair-share Mitigation In Transportation Concurrency.....	I-24
Policy 1-3.1.4: Water Supply Facilities.....	I-24
Policy 1-3.1.5: Concurrency Management.....	I-24
OBJECTIVE 1-3.2: MANAGE AND COORDINATE FUTURE LAND USE DECISIONS	I-25
Policy 1-3.2.1: Future Land Use Map and Related Policies.....	I-25
Policy 1-3.2.2: Comprehensive Plan Implementation and Land Development Regulations.....	I-25
Policy 1-3.2.3: Standards for Residential Density.....	I-26
Policy 1-3.2.4: Non-Residential Development Standards.....	I-26
Policy 1-3.2.5: Performance Standards.....	I-26
Policy 1-3.2.6: Redevelopment Planning Activities.....	I-27
OBJECTIVE 1-3.3: MANAGE DEVELOPMENT AND REDEVELOPMENT.....	I-27
Policy 1-3.3.2: Public and Private Sector Partnerships.....	I-28
OBJECTIVE 1-3.4: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES.....	I-28
Policy 1-3.4.1: Programming for Archaeological and Historic Sites.....	I-28
Policy 1-3.4.2: Preventing Adverse Impact of Development on Historic or Archaeological Sites.....	I-28
Policy 1-3.4.3: Historical and Archaeological Sites Assessment and Survey.....	I-28
Policy 1-3.4.4: Preservation of Historically Significant Resources.....	I-29

TABLE OF CONTENTS

OBJECTIVE 1-3.5: PROTECTION OF NATURAL RESOURCES..... I-29

Policy 1-3.5.1: Future Land Use Policies for Managing Environmentally Sensitive Lands.....	I-29
Policy 1-3.5.2: Intergovernmental Coordination and Natural Resource Management....	I-29
Policy 1-3.5.3: Protecting Flora and Fauna Having Special Status.	I-30
Policy 1-3.5.4: Managing Stormwater Run-off.....	I-30
Policy 1-3.5.5: Conservation of Potable Water Supply.....	I-30

OBJECTIVE 1-3.6: PREVENT PROLIFERATION OF URBAN SPRAWL AND DEVELOP EFFICIENT SYSTEMS FOR COORDINATING THE TIMING AND STAGING OF PUBLIC AND PRIVATE DEVELOPMENT..... I-30

Policy 1-3.6.1: Development Orders and Permitting Process.	I-30
Policy 1-3.6.2: Design of Public Facilities and Utilities.....	I-30
Policy 1-3.6.3: Developments Not Served by Public Water and/or Wastewater Systems.....	I-30
Policy 1-3.6.4: Accommodating Requisite Infrastructure.....	I-31

OBJECTIVE 1-3.7: CONSIDER APPLICATION OF INNOVATIVE LAND AND WATER RESOURCE MANAGEMENT AND ENERGY CONSERVATION CONCEPTS... I-31

Policy 1-3.7.1: Incorporate Innovative Techniques in the Land Development Regulations.....	I-31
Policy 1-3.7.2: Coordination of Energy Management.....	I-31
Policy 1-3.7.3: Energy Efficiency in Plans.....	I-31
Policy 1-3.7.4: Energy Conservation in Building and Construction.....	I-31

OBJECTIVE 1-3.8: INTERGOVERNMENTAL COORDINATION..... I-31

Policy 1-3.8.1: Implementing Intergovernmental Coordination.....	I-32
--	------

OBJECTIVE 1-3.9: CONTINUING LAND USE PROGRAMS..... I-32

Policy 1-3.9.1: Land Use Information System.....	I-32
Policy 1-3.9.2: Land Use Trends.....	I-32
Policy 1-3.9.3: Fiscal Management.....	I-32
Policy 1-3.9.4: Administer Land Use Controls.....	I-32
Policy 1-3.9.5: Public Assistance.....	I-32
Policy 1-3.9.6: Intergovernmental Coordination.....	I-32
Policy 1-3.9.7: Manage Current Development Impacts.....	I-33
Policy 1-3.9.8: Urban Design and Community Appearance.....	I-33
Policy 1-3.9.9: Special Land Use Studies.....	I-33

OBJECTIVE 1-3.10.1: CONTINUING EVALUATION OF LAND USE ELEMENT EFFECTIVENESS..... I-33

TABLE OF CONTENTS

Policy 1-3.10.1: Review the Impact of Change Indicators on Land Use Policy	1-33
Policy 1-3.10.2: Schedule, Budget and Implement Programmed Activities.....	1-33
Policy 1-3.10.3: Coordinate with Public and Private Sectors.....	1-33
Policy 1-3.10.4: Achieve Effective Resolution of Land Use Goals, Objectives, and Policies.....	1-33
OBJECTIVE 1-3.11: Vested Rights.....	1-34
Policy 1-3.11.1: Vested Rights Determinations.....	1-34
 CHAPTER 2: TRANSPORTATION ELEMENT	
 GOAL 2-1: ENSURE INTEGRATED MULTI-MODAL TRANSPORTATION SYSTEM.....	
	2-1
 OBJECTIVE 2-1.1: MOTORIZED AND NON-MOTORIZED SYSTEM.....	
	2-1
Policy 2-1.1.1: Establish Level of Service Standards for Major Thoroughfares.....	2-1
Policy 2-1.1.2: Future Transportation Map Series.....	2-2
Policy 2-1.1.3: Establish Transportation Demand Management Programs.....	2-2
Policy 2-1.1.4: Establish Transportation System Management Strategies.....	2-3
Policy 2-1.1.5: Controlling Vehicular Accessibility to Major Thoroughfares.....	2-3
Policy 2-1.1.6: Multi-Agency Review of Development to Ensure Maintenance of Integrated Multi-modal Transportation System, including LOS Standards.....	2-3
 OBJECTIVE 2-1.2: COORDINATE LAND USE AND TRAFFIC CIRCULATION..	
	2-9
Policy 2-1.2.1: Facilitate Use of Bicycles and Pedestrian Movement.....	2-9
Policy 2-1.2.2: Establish Parking Strategies along Pinecrest Parkway and Major Generators.....	2-9
Policy 2-1.2.3: Establish Land Use, Site and Building Design Standards for Public Transit Corridors.....	2-9
 OBJECTIVE 2-1.3 COORDINATE WITH MPO AND FDOT.....	
	2-9
Policy 2-1.3.1: Coordinate Roadway and Transit Improvements.....	2-9
Policy 2-1.3.2: Utilization of County and State Numerical Indicators.....	2-9
Policy 2-1.3.3: Coordinate with County, MPO and FDOT for Implementation of Element.....	2-10
Policy 2-1.3.4: Coordinate Transit Planning with Land Use Planning Process.....	2-10
 OBJECTIVE 2-1.4: EFFICIENT PUBLIC TRANSIT SERVICE.....	
	2-10
Policy 2-1.4.1: Encourage Land Uses that Promote Transit.....	2-10

TABLE OF CONTENTS

Policy 2-1.4.2: Provide Linkages between Transit and Significant Attractors.....	2-10
Policy 2-1.4.3: Assisting the Transportation Disadvantaged.....	2-10
OBJECTIVE 2-1.5: ESTABLISH A TRAFFIC CIRCULATION SYSTEM THAT PROTECTS COMMUNITY AND NEIGHBORHOOD INTEGRITY.....	2-11
Policy 2-1.5.1: Traffic Circulation Projects Sensitive to Surrounding Land Use.....	2-11
Policy 2-1.5.2: Improve Pedestrian Crossings on Pinecrest Parkway.....	2-11
Policy 2-1.5.3: Improve Vehicle Crossing of Pinecrest Parkway.....	2-11
OBJECTIVE 2-1.6: COORDINATE LAND USE AND TRANSPORTATION ELEMENTS.....	2-11
Policy 2-1.6.1: Element Consistent with Village and County Comprehensive Plans.....	2-11
Policy 2-1.6.2: FLUM to Guide Transportation Planning.....	2-11
OBJECTIVE 2-1.7: ENHANCE TRAFFIC CIRCULATION.....	2-12
Policy 2-1.7.1: Traffic Control Devices to Encourage Pedestrian Circulation.....	2-12
Policy 2-1.7.2: Continue Acquisition and Preservation of Rights-of-Way.....	2-12
OBJECTIVE 2-1.8 PROMOTE MULTI-MODAL TRANSPORTATION TO IMPROVE ACCESS TO AND FROM PINECREST.....	2-12
Policy 2-1.8.1: Protect Functions of Intrastate Highway System.....	2-12
OBJECTIVE 2-1.9: IMPROVE FUNCTIONING OF THE TRANSPORTATION NETWORK.....	2-12
Policy 2-1.9.1: Future Transit Facilities to Provide Ease of Transfer.....	2-12
OBJECTIVE 2-1.10: PROVIDE FOR SAFE, CONVENIENT, AND EFFICIENT MULTI-MODAL CIRCULATION SYSTEM.....	2-13
Policy 2-1.10.1: Improvements to Reduce Accidents in High Accident Locations.....	2-13
OBJECTIVE 2-1.11: MODAL CIRCULATION SYSTEM TO PROMOTE COMMUNITY VALUES.....	2-13
Policy 2-1.11.1: Monitoring of Transportation Element.....	2-13
OBJECTIVE 2-1.12: RIGHT-OF-WAY PROTECTION.....	2-13
Policy 2-1.12.1: Continue Acquisition and Preservation of Rights-of-Way.....	2-13

TABLE OF CONTENTS

CHAPTER 3: HOUSING

GOAL 3-1: QUALITY RESIDENTIAL ENVIRONMENT..... 3-1

Objective 3-1.1: Provide Adequate And Affordable Housing For Current And Future Populations..... 3-1

Policy 3-1.1.1: Assessment of Affordable Housing Needs.....	3-1
Policy 3-1.1.2: Use of Village Median Income to Calculate Affordable Housing Need.....	3-1
Policy 3-1.1.3: Meeting The Affordable Housing Need.....	3-1
Policy 3-1.1.4: Public Involvement in Housing Production.....	3-2
Policy 3-1.1.5: Use of Public Subsidies.....	3-2
Policy 3-1.1.6: Technical Assistance, Information and Referral Services.....	3-2
Policy 3-1.1.7: Development Review Process.....	3-2
Policy 3-1.1.8: Barriers to Affordable Housing within the Land Development Regulations.....	3-2

OBJECTIVE 3-1.2: HOUSING CONDITION AND BLIGHTING INFLUENCES.. 3-2

Policy 3-1.2.1: Enforce Building Codes And Zoning Regulations.....	3-2
Policy 3-1.1.4: Public Involvement in Housing Production.....	3-3
Policy 3-1.1.5: Use of Public Subsidies.....	3-3
Policy 3-1.1.6: Technical Assistance, Information and Referral Services.....	3-3
Policy 3-1.1.7: Development Review Process.....	3-3
Policy 3-1.1.8: Barriers to Affordable Housing within the Land Development Regulations.....	3-3

OBJECTIVE 3-1.2: HOUSING CONDITION AND BLIGHTING INFLUENCES.. 3-3

Policy 3-1.2.1: Enforce Building Codes And Zoning Regulations.....	3-3
Policy 3-1.3.5: Location and Building Code Compliance.....	3-4

OBJECTIVE 3-1.4: PROVIDE OPPORTUNITIES FOR GROUP HOMES, HOUSING FOR THE ELDERLY AND FOSTER CARE FACILITIES..... 3-4

Policy 3-1.4.1: Foster Care Facilities.....	3-4
Policy 3-1.4.2: Community Residential Homes.....	3-4
Policy 3-1.4.3: Housing for the Elderly.....	3-4

OBJECTIVE 3-1.5: CONSERVE NEIGHBORHOOD QUALITY AND EXISTING HOUSING STOCK..... 3-5

Policy 3-1.5.1: Conservation and Rehabilitation of Existing Housing.....	3-5
Policy 3-1.5.2: Maintain Active Code Compliance.....	3-5

TABLE OF CONTENTS

Policy 3-1.5.3: Minimize Potential Blighting Influences..... 3-5
 Policy 3-1.5.4: Plan Supportive Facilities and Services Necessary for Quality Residential Neighborhoods..... 3-5
 Policy 3-1.5.5: Preservation of Historically Significant Housing..... 3-5
 Policy 3-1.5.6: Historical Housing Assessment and Survey..... 3-6
 Policy 3-1.5.7: Implementing Principles and Standards..... 3-6
 Policy 3-1.5.8: Compatibility of New Development..... 3-6

OBJECTIVE 3-1.6: ALTERNATIVE SOLUTIONS TO IMPROVE ACCESS TO AFFORDABLE HOUSING..... 3-6

Policy 3-1.6.1: Coordination with Other Agencies..... 3-6
 Policy 3-1.6.2: DCA/SFRPC Regional Affordable Housing Strategy..... 3-6

OBJECTIVE 3-1.7: RELOCATION HOUSING..... 3-7

Policy 3-1.7.1: Provide Alternative Housing Sites for Displaced Structures and Residents Thereof..... 3-7

OBJECTIVE 3-1.8: CONTINUING EVALUATION OF HOUSING ELEMENT EFFECTIVENESS..... 3-7

Policy 3-1.8.1: Review the Impact of Change Indicators on Housing Policy..... 3-7
 Policy 3-1.8.2: Schedule, Budget and Implementing Programmed Activities..... 3-7
 Policy 3-1.8.3: Coordinate with Public and Private Sectors..... 3-7
 Policy 3-1.8.4: Achieve Effective Resolution of Housing Goals, Objectives, and Policies..... 3-7

OBJECTIVE 3-1.9: ENERGY EFFICIENCY, RENEWABLE ENERGY, and ENVIRONMENTAL SUSTAINABILITY..... 3-8

Policy 3-1.9.1: Adopt “Sustainable Building Program..... 3-8
 Policy 3-1.9.2: Photovoltaic Panels and Wind Turbines..... 3-8
 Policy 3-1.9.3: Provide Energy Efficiency Training and Education..... 3-8
 Policy 3-1.9.4: Adopt “Green” Land Development Regulations..... 3-8

CHAPTER 4: PUBLIC FACILITIES ELEMENT

GOAL 4-1: DELIVERY OF PUBLIC FACILITIES..... 4-1

OBJECTIVE 4-1.1: ENSURE THAT INFRASTRUCTURE IMPROVEMENT NEEDS SHALL BE MET AND THAT AVAILABLE PUBLIC FACILITIES MAXIMIZE USE OF EXISTING PUBLIC FACILITIES, AND PREVENT URBAN SPRAWL..... 4-1

Policy 4-1.1.1: Level of Service Standards..... 4-1

TABLE OF CONTENTS

Policy 4-1.1.2: Compliance with Level of Service Standards.....	4-1
Policy 4-1.1.3: Demand and Supply Information System.....	4-2
Policy 4-1.1.4: Implementation of Capital Improvements and Coordination between Future Land Use and Public Facilities Needs.....	4-2
Policy 4-1.1.5: Area-wide Planning for Potable Water and Wastewater Systems and Solid/Hazardous Waste Disposal.	4-2
Policy 4-1.1.6:	4-2
Policy 4-1.1.7:	4-2
Policy 4-1.1.8:.....	4-2
Policy 4-1.1.9:.....	4-2
OBJECTIVE 4-1.2: MAINTAINING A SCHEDULE OF PUBLIC FACILITY CAPITAL IMPROVEMENT NEEDS TO ENSURE THAT VILLAGE INFRASTRUCTURE RESPONSIBILITIES ARE MET.....	4-3
Policy 4-1.2.1: Capital Improvement Schedule.....	4-3
Policy 4-1.2.2: Public Facility Evaluation Criteria.....	4-3
GOAL 4-2: PROVISION OF WASTEWATER PUBLIC FACILITIES.....	4-3
OBJECTIVE 4-2.1: USE OF SEPTIC TANKS.....	4-4
Policy 4-2.1.1: Conditions Governing Septic Tank Usage on Vacant Lots.....	4-4
Policy 4-2.1.2: Maintenance of Septic Tanks Required.....	4-4
Policy 4-2.1.3: Permits Required for Private System Modifications.....	4-4
OBJECTIVE 4-2.2: MAINTENANCE AND EXPANSION OF SANITARY SEWER SYSTEM.....	4-5
Policy 4-2.2.1: Extensions of Central Wastewater System to Serve Multi-family and Non- residential Uses.....	4-5
Policy 4-2.2.2: Sanitary Sewer Requirements for New Developments.....	4-5
Policy 4-2.2.3: Sanitary Sewer LOS.....	4-5
OBJECTIVE 4-2.3: MAINTAINING AND FUNDING SEWER SYSTEM IMPROVEMENT NEEDS.....	4-6
Policy 4-2.3.1: Continuing Maintenance of Sewer System Components.....	4-6
Policy 4-2.3.2: Maintaining and Monitoring Sewer System LOS Standards And Ensuring Connections to Available Facilities.....	4-7
Policy 4-2.3.3: Water Conservation.....	4-7
GOAL 4-3: PROVISION OF POTABLE WATER PUBLIC FACILITIES.....	4-7
OBJECTIVE 4-3.1: MAINTENANCE AND EXPANSION OF POTABLE WATER SYSTEM.....	4-7

TABLE OF CONTENTS

Policy 4-3.1.1: Extensions of Central Potable Water System.....	4-8
Policy 4-3.1.2: Potable Water Requirements for New Developments.....	4-8
Policy 4-3.1.3: Potable Water LOS.....	4-9
OBJECTIVE 4-3.2: MAINTAINING AND FUNDING POTABLE WATER SYSTEM.....	4-9
Policy 4-3.2.1: Continuing Maintenance of Potable Water System Components.....	4-10
Policy 4-3.2.2: Maintaining and Monitoring Sewer System LOS Standards And Ensuring Connections to Available Facilities.....	4-10
OBJECTIVE 4-3.3: CONSERVATION OF POTABLE WATER RESOURCES.....	4-11
Policy 4-3.3.1: Area-wide Water Conservation Initiative.....	4-11
GOAL 4-4: PROVISION OF SOLID WASTE PUBLIC FACILITIES.....	4-12
OBJECTIVE 4-4.1: PROVISION AND MAINTENANCE OF AN INTEGRATED SOLID WASTE MANAGEMENT SYSTEM.....	4-12
Policy 4-4.1.1: Solid Waste Coordination and Management Activities.....	4-12
Policy 4-4.1.2: Intergovernmental Coordination and Review of Solid Waste System Issues.....	4-12
OBJECTIVE 4-4.2: MAINTENANCE OF AN ADEQUATE LOS STANDARD FOR SOLID WASTE FACILITIES.....	4-13
Policy 4-4.2.1: Solid Waste Facilities LOS Standard.....	4-13
Policy 4-4.2.2: Coordinate with Miami-Dade County as Needed to Ensure that Solid Waste System Deficiencies Are Reconciled.....	4-13
OBJECTIVE 4-4.3: MAINTAIN AND FURTHER QUALITY SOLID WASTE MANAGEMENT.....	4-14
Policy 4-4.3.1: Implementing Quality Controls in Solid Waste System.....	4-14
Policy 4-4.3.2: Reduction of Solid Waste Stream.....	4-14
Policy 4-4.3.3: Expand Markets for Recycled Products.....	4-14
Policy 4-4.3.4: Reduction in Per Capita Solid Waste Generation.....	4-14
Policy 4-4.3.5: Minimize Disposal of Yard Trash at the Landfill.....	4-14
Policy 4-4.3.6: Facilitating Recycling.....	4-14
OBJECTIVE 4-4.4: DEVELOPING INTEGRATED SOLID WASTE SYSTEM BASED ON PROVEN TECHNOLOGY.....	4-15
Policy 4-4.4.1: Implementing Solid Waste System Improvements.....	4-15

TABLE OF CONTENTS

OBJECTIVE 4-4.5: REDUCING OR MINIMIZING HOUSEHOLD HAZARDOUS WASTES..... 4-15

 Policy 4-4.5.1: Implementing Hazardous Waste Reduction..... 4-15

GOAL 4-5: PROVISION OF DRAINAGE AND STORM WATER MANAGEMENT PUBLIC FACILITIES..... 4-15

OBJECTIVE 4-5.1: PLAN AND COORDINATE SURFACE WATER MANAGEMENT SERVICES TO MEET EXISTING AND FUTURE SURFACE WATER MANAGEMENT NEEDS, INCLUDING PREPARATION OF AN ENGINEERED STORMWATER MANAGEMENT PLAN AND ENSURE PLAN IMPLEMENTATION..... 4-15

 Policy 4-5.1.1: Stormwater Management Plan..... 4-16

 Policy 4-5.1.2: Drainage Level of Service Standard..... 4-17

 Policy 4-5.1.3: Maintenance of Drainage Level of Service Standard through Development Review and Concurrency Management..... 4-18

 Policy 4-5.1.4: Compliance with Drainage Facility Capital Improvements Element..... 4-18

 Policy 4-5.1.5: Priority for Correcting Existing Deficiencies..... 4-18

 Policy 4-5.1.6: Existing Deficiencies Shall Not Be Increased by New Development..... 4-18

 Policy 4-5.1.7: Related Water Conservation Practices..... 4-19

 Policy 4-5.1.8: Pollution Control for Drainage Facilities..... 4-19

GOAL 4-6: PROVIDE FOR THE ENVIRONMENTALLY SOUND USE OF LAND AND WATER WHILE PROTECTING THE FUNCTION OF AQUIFER RECHARGE AREAS AND GROUNDWATER QUALITY..... 4-19

OBJECTIVE 4-6.1: MANAGING AQUIFER RECHARGE CONDITIONS..... 4-19

 Policy 4-6.1.1: Improving Groundwater Recharge..... 4-19

 Policy 4-6.1.2: Maintaining Compliance with Stormwater Disposal Methods..... 4-20

 Policy 4-6.1.3: Provide Adequate On-Site Retention and Ground Water Recharge while Directing the Surplus Run-off to Receiving Waterways in a Manner which Prevents Imbalance to their Ecosystems..... 4-20

 Policy 4-6.1.4: Coordinate Watershed Management Plans and Policies with Appropriate Public Agencies..... 4-20

 Policy 4-6.1.5: Conservation of Potable Water Supply..... 4-20

CHAPTER 5: CONSERVATION ELEMENT

GOAL 5-1: NATURAL AND ENVIRONMENTAL RESOURCES. To conserve, manage, use, and protect the natural and environmental resources of Pinecrest to ensure continued resource availability and environmental quality..... 5-1

TABLE OF CONTENTS

OBJECTIVE 5-I.1: AIR QUALITY.....	5-1
Policy 5-1.1.1: Air Quality Standards.....	5-1
Policy 5-1.1.2: Combat Erosion and Generation of Dust Particles.....	5-1
OBJECTIVE 5-I.2: POTABLE WATER AVAILABILITY.....	5-1
Policy 5-1.2.1: Protection and Conservation of Potable Water Supply.....	5-1
Policy 5-1.2.2: Intergovernmental Coordination for Water Conservation.....	5-2
Policy 5-1.2.3: Implementation Water Demand Management Policies and Programs.....	5-2
Policy 5-1.2.4: Enforcing Water Quality Standards.....	5-2
Policy 5-1.2.5: Emergency Water Conservation.....	5-2
Policy 5-1.2.6: Best Management Practices.....	5-2
Policy 5-1.2.7: Water Needs.....	5-2
Policy 5-1.2.8: Water Conservation.....	5-2
Policy 5-1.2.9: Public Education.....	5-2
Policy 5-1.2.10: Irrigation.....	5-3
OBJECTIVE 5-I.3: MAINTENANCE OF FLOODPLAIN.....	5-3
Policy 5-1.3.1: Enforce Policies to Maintain Floodplain.....	5-3
OBJECTIVE 5-I.4: PROTECTION OF NATURAL RESOURCES.....	5-3
Policy 5-1.4.1: Designation of Conservation Areas.....	5-3
Policy 5-1.4.2: Policies for Managing Environmentally Sensitive Lands.....	5-3
Policy 5-1.4.3: Intergovernmental Coordination and Natural Resource Management.....	5-3
Policy 5-1.4.4: Protecting Flora and Fauna Having Special Status.....	5-4
Policy 5-1.4.5: Managing Stormwater Run-off.....	5-4
Policy 5-1.4.6: Managing and Regulating Wetlands.....	5-4
Policy 5-1.4.7: Designation of Wetlands on the Future Land Use Map.....	5-4
Policy 5-1.4.8: Enforcement Activities.....	5-4
OBJECTIVE 5-I.5: MANAGE IMPACTS OF DEVELOPMENT AND PRESERVE NATURAL RESOURCES.....	5-4
Policy 5-1.5.1: Comprehensive Plan Implementation and Land Development Regulations.....	5-5
Policy 5-1.5.2: Protecting Conservation Areas.....	5-6
Policy 5-1.5.3: Required Site Plan Review.....	5-6
Policy 5-1.5.4: Landscaping Standards.....	5-6
Policy 5-1.5.5: Regulating Development to Promote Natural Resource Conservation...	5-6
Policy 5-1.5.6: Interlocal Coordination for Natural Resource Protection.....	5-6
Policy 5-1.5.7: Intergovernmental Coordination for Protection of Endangered/Threatened Species and Habitats.....	5-6

TABLE OF CONTENTS

OBJECTIVE 5-1.6: PROTECT MINERALS, SOILS, AND NATIVE VEGETATIVE COMMUNITIES..... 5-6

 Policy 5-1.6.1: Regulating Protection of Native Trees..... 5-6

 Policy 5-1.6.2: Prohibition Against Mining Activities..... 5-6

OBJECTIVE 5-1.7: MANAGING DISPOSAL OF WASTES..... 5-7

 Policy 5-1.7.1: Mandatory Wastewater System Connecting..... 5-7

 Policy 5-1.7.2: Regulating New Subdivisions and Sewerage Connections..... 5-7

 Policy 5-1.7.3: Septic Tank Standards. Policy 5-1.7.4: Intergovernmental Coordination for Solid and Hazardous Waste..... 5-7

 Policy 5-1.7.5: Managing Hazardous Waste..... 5-7

OBJECTIVE 5-1.8: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES..... 5-7

 Policy 5-1.8.1: Programming for Archaeological and Historic Sites..... 5-7

 Policy 5-1.8.2: Preventing Adverse Impact of Development on Historic or Archaeological Sites..... 5-7

 Policy 5-1.7.1: Mandatory Wastewater System Connecting..... 5-8

 Policy 5-1.7.2: Regulating New Subdivisions and Sewerage Connections..... 5-8

 Policy 5-1.7.3: Septic Tank Standards..... 5-8

 Policy 5-1.7.4: Intergovernmental Coordination for Solid and Hazardous Waste..... 5-8

 Policy 5-1.7.5: Managing Hazardous Waste..... 5-8

OBJECTIVE 5-1.8: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES..... 5-8

 Policy 5-1.8.1: Programming for Archaeological and Historic Sites..... 5-8

 Policy 5-1.8.2: Preventing Adverse Impact of Development on Historic or Archaeological Sites..... 5-8

 Policy 5-1.9.4: Energy Conservation in Building and Construction.

 Policy 5.1.9.5: Environmental Sustainability.

OBJECTIVE 5-1.10 CONTINUING EVALUATION OF THE CONSERVATION ELEMENT EFFECTIVENESS..... 5-9

 Policy 5-1.10.1: Review the Impact of Changing Conditions on Conservation Policy..... 5-9

 Policy 5-1.10.2: Schedule, Budget and Implement Programmed Activities..... 5-9

 Policy 5-1.10.3: Coordinate with Public and Private Sectors..... 5-9

 Policy 5-1.10.4: Achieve Effective Resolution of Conservation Goals, Objectives and Policies.. 5-9

TABLE OF CONTENTS

CHAPTER 6: RECREATION AND OPEN SPACE ELEMENT

GOAL 6-1: PROVIDE ADEQUATE RECREATION AND OPEN SPACE..... 6-1

OBJECTIVE 6-1.1: SYSTEM OF PARKS AND RECREATION..... 6-1

- Policy 6-1.1.1: Level of Service Standards for Parks and Recreation Facilities..... 6-1
- Policy 6-1.1.2: Monitor and Update Recreation Demand and Supply Analysis..... 6-1
- Policy 6-1.1.3: Mandatory Land Dedication or Fees In Lieu Thereof..... 6-1
- Policy 6-1.1.4: Future Recreation Capital Improvements..... 6-1
- Policy 6-1.1.5: Maintenance of Existing Recreation Land and Facilities..... 6-2
- Policy 6-1.1.6: Utilize Creative Concepts of Urban Design and Conservation of Environmentally Sensitive Open Space..... 6-2
- Policy 6-1.1.7: Promote Environmental Concern as Part of Recreational Programs..... 6-2
- Policy 6-1.1.8: Designation or Acquisition of Natural Reservations. agency resources... 6-2

OBJECTIVE 6-1.2 ALLOCATING LAND FOR PUBLIC AND PRIVATE PARKS AND RECREATION FACILITIES (PR)..... 6-2

- Policy 6-1.2.1: Allocating Park and Recreation Facilities on the Future Land Use Map (FLUM)..... 6-2
- Policy 6-1.2.2: Performance Standards for Regulation Development, Including Park and Recreation Facilities..... 6-3
- Policy 6-1.2.3: Intensity of Public and Private Parks and Recreation Facilities..... 6-3

OBJECTIVE 6-1.3: PROTECT OPEN SPACE SYSTEMS..... 6-3

- Policy 6-1.3.1: Implementing Land Development Regulations and Ensuring Provision of Open Space..... 6-3
- Policy 6-1.3.2: Standards for Review and Maintenance..... 6-4

OBJECTIVE 6-1.4: ACCESS FACILITIES..... 6-4

- Policy 6-1.4.1: Right-of-Way Improvements..... 6-4
- Policy 6-1.4.2: Design of Access Facilities..... 6-4
- Policy 6-1.4.3: Bicycle/Pedestrian Accessways..... 6-4
- Policy 6-1.4.4: Parking Areas and Bicycle Accommodations..... 6-4
- Policy 6-1.4.5: Facilities for Handicapped and Elderly..... 6-4

OBJECTIVE 6-1.5: PUBLIC AND PRIVATE COORDINATION IN PLANNING AND IMPLEMENTING RECREATION IMPROVEMENTS..... 6-4

- Policy 6-1.5.1: Joint School-Park Concept..... 6-5
- Policy 6-1.5.2: Use of Private Recreation Programs..... 6-5
- Policy 6-1.5.3: Private Recreation and Open Space Systems..... 6-5

TABLE OF CONTENTS

Policy 6-1.5.4: Coordinate with the Private Sector..... 6-5
Policy 6-1.5.5: Utilize Grantsmanship and Other Appropriate Fiscal Advisors..... 6-5
Policy 6-1.5.6: Inform Citizens of Existing Recreation Opportunities and Issues..... 6-5
Policy 6-1.5.7: Cooperative Programs..... 6-6
Policy 6-1.5.8: Review Plans and Policies..... 6-6
Policy 6-1.5.9: Fiscal Management..... 6-6

OBJECTIVE 6-1.6: ACQUISITION OF LAND TO FURTHER THE FUNCTION AND FORM OF THE VILLAGE..... 6-6

CHAPTER 7: INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 7-1: PROVIDE MECHANISMS FOR IMPROVED INTERGOVERNMENTAL COORDINATION..... 7-1

OBJECTIVE 7-1.1: INTERGOVERNMENTAL COORDINATION ACTIVITIES... 7-1

Policy 7-1.1.1: Responsible Entity for Intergovernmental Coordination..... 7-1
Policy 7-1.1.2: Coordination of Traffic, Potable Water, and Wastewater Issues..... 7-1
Policy 7-1.1.3: Coordination of Technical Issues..... 7-1
Policy 7-1.1.4: Required Findings to Be Addressed in Development Review Process... 7-1
Policy 7-1.1.5: Efficient Coordination of Land and Water Management..... 7-1
Policy 7-1.1.6: Miami-Dade County Amended and Restated Interlocal Agreement for Public School Facilities Planning..... 7-2
Policy 7-1.1.6.1: Miami-Dade County Public Schools Coordination and Planning..... 7-2
Policy 7-1.1.6.2: Miami-Dade County Public Schools Level of Service Standards..... 7-2
Policy 7-1.1.7: Annexation Study..... 7-2

OBJECTIVE 7-1.2: MANAGE AND COORDINATE FUTURE LAND USE DECISIONS..... 7-3

Policy 7-1.2.1: Coordination of Development and Growth Management Issues..... 7-4
Policy 7-1.2.2: Coordination with Adjacent Jurisdictions..... 7-4
Policy 7-1.2.3: Coordination of Transportation Improvements..... 7-5
Policy 7-1.2.4: Implementing Intergovernmental Coordination..... 7-5

OBJECTIVE 7-1.3: INTERGOVERNMENTAL COORDINATION OF LOS STANDARDS..... 7-5

Policy 7-1.3.1: Prevent Proliferation of Urban Sprawl and Develop Efficient Systems for Coordinating the Timing and Staging of Public and Private Development.... 7-5
Policy 7-1.3.2: Ensuring Mutually Compatible LOS Standards..... 7-5
Policy 7-1.3.3: Achieving Equitable LOS Standards for Facility and Service Delivery Systems..... 7-5

TABLE OF CONTENTS

Policy 7-1.3.4: Capital Improvement Program Coordination.....	7-6
GOAL 7-2: MONITORING AND EVALUATION.....	7-6
OBJECTIVE 7-2.1: SCHEDULE:	7-6
OBJECTIVE 7-2.2: PROCEDURES FOR MONITORING AND EVALUATION.....	7-6
Policy 7-2.2.1: Evaluation Periods	7-6
Policy 7-2.2.2: Citizen Participation.....	7-7
Policy 7-2.2.3: Maintenance of Data.....	7-7
Policy 7-2.2.4: Plan Accomplishments	7-7
Policy 7-2.2.5: Obstacles to plan Policy.....	7-7
Policy 7-2.2.6: Amended Goals or Policies.....	7-7
Policy 7-2.2.7: Continued Monitoring and Evaluation.....	7-7
 <u>CHAPTER 8: CAPITAL IMPROVEMENTS INVENTORY AND ANALYSIS</u>	
GOAL 8-1: MANAGEMENT OF CAPITAL IMPROVEMENTS.....	8-1
Policy 8-1.1.1: Intent of Capital Improvement Element.....	8-1
Policy 8-1.1.2: Capital Improvement Program.....	8-1
Policy 8-1.1.3: Capital Improvement Program and Budget as a Plan Implementation Device.....	8-10
Policy 8-1.1.4: Availability and Scheduling of Capital Improvements.....	8-10
Policy 8-1.1.5: Priorities in Allocating Capital Improvements.....	8-10
Policy 8-1.1.6: Capital Improvement Project Evaluation Criteria.....	8-10
OBJECTIVE 8-1.2: FUTURE DEVELOPMENTS TO BEAR COSTS OF THEIR RESPECTIVE INFRASTRUCTURE IMPACTS.....	8-10
Policy 8-1.2.1: Ensuring Availability of Adequate Public Facilities and Assessing New Development a Pro Rata Share of Public Facility Costs.....	8-11
OBJECTIVE 8-1.3: FISCAL RESOURCE MANAGEMENT.....	8-11
Policy 8-1.3.1: Capital Improvements Program.....	8-11
Policy 8-1.2.1: Ensuring Availability of Adequate Public Facilities and Assessing New Development a Pro Rata Share of Public Facility Costs.....	8-11
OBJECTIVE 8-1.3: FISCAL RESOURCE MANAGEMENT.....	8-11
Policy 8-1.3.1: Capital Improvements Program.....	8-11
Policy 8-1.3.2: Storm Water Utility.....	8-12

TABLE OF CONTENTS

Policy 8-1.3.3: Grantsmanship.....	8-12
Policy 8-1.3.4: Meeting Capital Facility Needs of Development Approved Prior to Plan Adoption and Replacement and Renewal of Capital Facilities.....	8-12
OBJECTIVE 8-1.4: CONCURRENCY MANAGEMENT.....	8-12
Policy 8-1.4.1: Resolving Concurrency Issues.....	8-13
OBJECTIVE 8-1.5: REQUIRING DEVELOPMENT ORDERS AND PERMITS COMPLIANT WITH CONCURRENCY MANAGEMENT, LOS STANDARDS, AND CAPITAL IMPROVEMENT SCHEDULE.....	8-14
Policy 8-1.5.1: Level of Service Standards.....	8-17
Policy 8-1.5.2: Adequate Facilities Ordinance.....	8-19
Policy 8-1.5.3: Evaluation Criteria for Plan Amendments.....	8-20
Policy 8-2.1: Five Year Schedule of Improvements.....	8-20
Policy 8-2.2 Miami-Dade County School District Capital Improvements.....	8-21
CHAPTER 8 APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM (CMS).....	Appendix A-1
SECTION 1: PURPOSE AND INTENT.....	Appendix A-1
SECTION 2: CONSISTENCY WITH VILLAGE COMPREHENSIVE PLAN.....	Appendix A-1
SECTION 3: DEFINITION OF CONCURRENCY MANAGEMENT TERMS...	Appendix A-1
SECTION 4: APPLICABILITY AND EXEMPTIONS.....	Appendix A-5
SECTION 5: CRITERIA FOR CONCURRENCY AND FINAL DEVELOPMENT ORDERS.....	Appendix A-6
SECTION 6: CONCURRENCY ADMINISTRATION.....	Appendix A-9
SECTION 7: CAPACITY RESERVATION.....	Appendix A-11
SECTION 8: ADOPTED LEVEL OF SERVICE STANDARDS.....	Appendix A-12
SECTION 9: METHODOLOGY FOR DETERMINING DEMANDS ON CONCURRENCY FACILITIES.....	Appendix A-13
SECTION 10: DETERMINATION OF AVAILABLE CAPACITY.....	Appendix A-16
CHAPTER 9: MONITORING AND REVIEW CRITERIA	
§9-1: GENERAL MONITORING AND EVALUATION CRITERIA.....	9-1
§9-1.1: ROLE OF THE LOCAL PLANNING AGENCY IN PLAN EVALUATION AND UPDATES.....	9-1
§9-1.2: CRITERIA FOR CONTINUING EVALUATION OF COMPREHENSIVE PLAN ELEMENTS.....	9-1

Chapter 10: CLIMATE CHANGE ELEMENT

Goal 10-1: SUSTAINABILITY, RESILIENCY, AND ENERGY EFFICIENCY..... 10-1

Objective 10-1.1: GREENHOUSE GAS EMISSIONS REDUCTION, RENEWABLE ENERGY, PRODUCTION AND DISTRIBUTION.

Policy 10-1.1.1: Greenhouse Gas Emission Reduction..... 10-1
 Policy 10-1.1.2: Develop Building Standards to Promote Alternative and Renewable Energy Sources..... 10-1
 Policy 10-1.1.3: Work with Legislative Representatives to Reduce Regulatory Encumbrances and Develop Incentives for Renewable and Alternative Energy Installations..... 10-1
 Policy 10-1.1.4: Continue Expedited Permitting of Alternative Fuel and Electric Vehicle Charging Infrastructure..... 10-1
 Policy 10-1.1.5: Require Permeable Driveways..... 10-1

Objective 10-1.2: MITIGATION, PROTECTION AND ADAPTATION WITHIN THE BUILT ENVIRONMENT..... 10-2

Policy 10-1.2.1: Encourage Greener, Climate Resilient Construction..... 10-2
 Policy 10-1.2.2: Complete a Vulnerability Assessment for the Identification of Property and Infrastructure at Risk from Sea Level Rise..... 10-2

Objective 10-1.3: MITIGATION,..... 10-2

Policy 10-1.3.1: Minimize Environmental Impacts Associated With Construction of New Roadways..... 10-2
 Policy 10-1.3.2: Diversify Fuel Options for Fleet Vehicles..... 10-2
 Policy 10-1.3.3: Enhance Bicycle and Pedestrian Mobility..... 10-3
 Policy 9-1.3.4: Prepare a Multi-Modal Transportation Plan for the Village of Pinecrest... 10-3
 Policy 10-1.3.5: Complete a Bicycle and Pedestrian Mobility Plan to Enhance Access and Connectivity Adjacent to Pinecrest Parkway..... 10-3

Objective 10-1.4: WATER, SEWER & SOLID WASTE..... 10-3

Policy 10-1.4.1: Identify Septic Tanks At Risk of Malfunctioning and Causing Contamination..... 10-3
 Policy 10-1.4.2: Identify Wells at Risk of Malfunctioning and Contamination..... 10-3
 Policy 10-1.4.3: Complete the Phase III Potable Water Project..... 10-3
 Policy 10-1.4.4: Manage, Reduce and Reuse Stormwater Runoff..... 10-3

Objective 10-1.5: MITIGATION, PROTECTION AND ADAPTATION WITHIN THE NATURAL ENVIRONMENT..... 10-4

TABLE OF CONTENTS

Policy 10-1.5.2: Plant Native Trees to Sequester High Levels of Carbon.....	10-4
Objective 10-1.6: ADAPTATION ACTION STRATEGIES.....	10-4
Policy 10-1.6.1: Options.....	10-4
Policy 10-1.6.2: Collaborate with the South Florida Water Management District in the Review of Policies Regarding Operation of Flood Control Structures.....	10-4
Policy 9-1.6.3: Backflow Preventers.....	10-4
Policy 10-1.6.4: Reassess the Village’s Required Minimum Finished Floor Elevation.....	10-4
Policy 10-1.6.5: Stormwater Drainage Infrastructure.....	10-5
Policy 10-1.6.6: Collaborate with Governmental Agencies In The Implementation of Mitigation Strategies.....	10-5
Policy 10-1.6.7: Consider the Creation and Mapping of a Regulatory Floodway along the Cutler Drain (C-100 canal) and SW 70 Canal.....	10-5
Policy 10-1.6.8: Reduce Chloride Contamination of the Village’s Freshwater Aquifer Resources.....	10-5
Policy 10-1.6.9: Review the County’s established Salt.....	10-5
Objective 10-1.7: ADAPTATION ACTION STRATEGIES.....	10-5
Policy 10-1.7.1: Areas for Consideration.....	10-5
Policy 10-1.7.2: Basis for Designation.....	10-5
Policy 10-1.7.3: Adaptation Action Areas Identified.....	10-6
Objective 10-1.8: INTERAGENCY COORDINATION.....	10-6
Policy 10-1.8.1: Continue Coordination with Miami-Dade County and Other Participating Counties in the Identification of Modeling Resources and in the Development of Goals Objectives, and Policies to Address Climate Change.....	10-6
Policy 10-1.8.2: Continue To Coordinate With Other Governmental and Academic Entities In The Ongoing Analysis of Sea Level Rise.....	10-6
Policy 10-1.8.3: Continue To Monitor And Coordinate With The Southeast Florida Regional Climate Change Compact.....	10-6
 <u>MAPS</u>	
Map I-1: Future Land Use Map.....	1-9
Map I-2: Soils.....	1-10
Map I-3: Vegetative Communities.....	1-11
Map I-3A: FEMA Flood Zones.....	1-12
Map I-4: Parks, Schools, and Community Facilities.....	1-13
Map II-1: Major Thoroughfares; Functional Classification and Number of Lanes (2025)...	2-4
Map II-2: Limited Access Facilities, Significant Parking Facilities, and Traffic Generators...	2-5
Map II-3: Transit Facilities (2025).....	2-6
Map II-4: Bike Ways/Sidewalks (2025).....	2-7

TABLE OF CONTENTS

Map II-5: Future Levels of Service on Major Thoroughfares..... 2-8

CHAPTER 1: LAND USE ELEMENT
(Reference §9J-5.006(3), F.A.C.)

§1-1: FUTURE LAND USE GOALS, OBJECTIVES AND POLICIES. This section stipulates goals, objectives, and implementing policies for the Land Use Element pursuant to §163.3177(6)(a), F.S., and §9J-5.006(3), F.A.C.

GOAL 1-1: LAND USE. The Village of Pinecrest Shall Maintain and Enhance the Extraordinary Character and Quality of Land Uses within the Village by:

- **Balancing the Immediate and Long Term Community Interests and Resources;**
- **Advancing the Aesthetic, Physical, Social, Cultural, and Economic of its Residents;**
- **Ensuring that the Character and Location of Land Uses Incorporate Best Management Practices and Principles of Resource Conservation;**
- **Promoting Orderly Land Use Transition; and**
- **Protecting the Public Health, Safety, and Welfare and Preventing Threats to Health, Safety, and Welfare which May Be Caused by Incompatible Land Uses, Environmental Degradation, Hazards, and Nuisances.**

OBJECTIVE 1-1.1: PLAN AND DESIGN FOR RESIDENTIAL QUALITY. Sufficient space shall be provided and maintained for residential development and required community facilities in order to adequately meet the housing needs of the present and expected future population. Residential development and redevelopment shall be planned and designed to create and conserve stable residential neighborhoods and implement the policies stipulated below.

Policy 1-1.1.1: Provide Access to Goods and Services and Protect Residential Areas from the Adverse Impacts of Transition in Land Use. Residential areas as delineated on the Future Land Use Map shall be protected from encroachment by incompatible development. This policy does not preclude necessary community facilities from locating within residential areas when such activities satisfy established criteria of this plan and the Village's land development regulations.

Potential adverse impacts caused by different land uses located adjacent to each other shall be minimized by landscaping, including vegetated berms with tree canopy where practical, or by other appropriate screening and buffering techniques. These landscaping techniques shall be incorporated into the design of new or redeveloping nonresidential projects located adjacent to existing or planned residential development.

Similarly, perimeter landscaping techniques shall be applied in multiple family residential developments in order to appropriately screen and buffer existing and planned single family home sites from residential development having differing structure types.

In addition, land development regulations shall incorporate standards and/or review criteria for mandating retention of open space and for regulating setbacks, height, floor area ratio, building mass, building placement on site, building orientation and fenestration. These provisions shall be directed toward protecting privacy, as well as access to light, air and open space. Other reasonable design principles shall be included in the land development regulations in order to alleviate adverse impacts of potentially incompatible land uses.

Policy 1-1.1.2: Promote Orderly Land Use Transition. Where it is infeasible to separate residential from nonresidential land uses, buffering shall be required to promote a smooth land use transition. Buffering may take the form of: 1) physical barriers, such as vegetative berms, hedges or other landscape cover; walls or fences aesthetically designed for screening purposes; and open space systems with dense native vegetation and tree canopy; and/or 2) the development of a transitional use between the incompatible uses (such as low intensity office development between general retail commercial centers and residential areas).

Policy 1-1.1.3: Encourage Separation of Urban and Rural Land Uses. The Village of Pinecrest contains no significant productive rural or agricultural lands.

OBJECTIVE 1-1.2: ALLOCATING COMMERCIAL DEVELOPMENT. The Future Land Use Map shall allocate land area to accommodate a variety of commercial uses along the east side of the Pinecrest Parkway corridor--the only area within the Village which has over time accommodated commercial development. Although the Village shall continue to promote this corridor as the Village's center for commerce, the Village shall not allow expansion of commercial development eastward into existing established residential areas designated on the Future Land Use Map for continued residential development.

Policy 1-1.2.1: General Considerations for Locating Commercial Development. The location and distribution of specific types of commercial activities shall be determined based on the following considerations:

1. Trip generation characteristics, including impact on transportation facilities and off-street parking systems, and proximity to transit facilities;
2. Location and site requirements based on specific needs of respective commercial activities, their market area, anticipated employment generation and floor area requirements;
3. Compatibility with and impact on nearby residential and other surrounding commercial activities;
4. Relationship to surrounding land uses and natural systems; and
5. Impact on existing community services and utilities, including impact on schools.

Policy I-1.2.2: General Pattern of Commercial Land Use. In order to promote efficient flow of traffic, achieve orderly development and continue the Pinecrest tradition of maximizing opportunity for well-planned working and living areas, commercial development shall be restricted to the existing compact corridor of commercial development east of Pinecrest Parkway. Similarly, proliferation of this linear pattern of commercial development eastward into area delineated on the Future Land Use Map shall not be allowed, except for such facilities that were duly permitted and vested prior to the adoption of this Plan.

Policy I-1.2.3: Improve the Image and Function of Commercial Development along Pinecrest Parkway. Commercial development decisions shall promote the function and vitality of commercial development along Pinecrest Parkway. This area serves as the commercial core of the Village, providing opportunities for retail trade, business and professional offices, as well as the operational center of Village government. Land development regulations shall be directed toward promoting and maintaining adequate parking, enhanced design of systems for access and egress, and improved open space and landscaping. The land development regulations shall also include land use provisions which effectively implement the Future Land Use Map and associated policies.

Similarly, the commercial development designations on the Land Use Map shall be complemented by performance standards and site plan review requirements in the land development regulations which shall provide a framework for managing and assessing impacts of development. These regulations shall ensure that proposed development and redevelopment of commercially designated sites is well planned and adapted to the development constraints of the proposed site. For instance, the Land Development Regulations shall address issues surrounding:

- Intensity of use
- Controlled access and egress
- Off-street parking as well as safe convenient systems of Pedestrian circulation
- Natural constraints to development
- Open space preservation and maximum impervious surface
- Perimeter and internal landscaping
- Height of structures and lot coverage
- Availability of public facilities at adequate levels of service
- Adequate building setbacks
- Concurrency management
- Urban design amenities, including, but not limited to, signage controls, pedestrian amenities, landscaping improvements, and other related design features

OBJECTIVE I-1.3: INDUSTRIAL DEVELOPMENT. The Village of Pinecrest is virtually built out and has no industrial development. Similarly the undeveloped land is located adjacent to residential development and/or has inadequate size to accommodate industry while providing sufficient land area to mitigate potential adverse impact of industrial operations on neighboring properties. Therefore, the Village of Pinecrest Future Land Use Map allocates no land to industrial activities.

Policy I-1.3.1: Maintain Integrity of Future Land Use Map. The Village of Pinecrest Future Land Use Map shall continue to allocate land in a manner consistent with the economic base of the Village. The Village economic base is principally comprised of retail trade that services the Village consumer demand generated

principally by single family households which comprise the dominant market within the Village. The introduction of intense industrial land uses would have a disruptive influence of the ability of the Village to maintain adequate levels of public services, preserve existing commercial markets, and continue to attract upwardly mobile single family home owners.

Policy I-1.3.2: Planning and Management Framework. The Village of Pinecrest shall maintain land development regulations which regulate land use, density and intensity of development, and nuisance impacts of non-residential development. The Village's Future Land Use Map and land development regulations shall ensure that single family neighborhoods are protected from future encroachment by commercial or industrial development.

Policy I-1.3.3: Pursue Nuisance Abatement Standards and Criteria. The Village Land Development Regulations include performance standards that protect residential areas from nuisance impacts of non-residential development. The Village shall maintain and enforce performance standards for managing emission of noise, air pollutants, odor, vibration, fire or explosive hazard, and glare.

OBJECTIVE I-1.4: ACCOMMODATE PUBLIC AND SEMI-PUBLIC SERVICES. The Village's Future Land Use Map shall include appropriate allocations of land for public and semi-public services. Essential public services and infrastructure required to accommodate residential and nonresidential development shall be allowed throughout the Village when found consistent with applicable performance standards of the Land Development Regulations.

The Village shall ensure that needed public services and facilities are developed concurrent with new development. The Village shall maintain land development regulations which shall include an adequate facilities ordinance. In addition, the Village shall use the capital improvement program and budget process to consider advance acquisition of land required to provide recreation, open space, and related public benefits and shall promote joint use of Miami-Dade County School Board land for education, parks, and recreation activities.

Policy I-1.4.1: Coordinate Public and Private Investments in Land Improvements. The Village Land Development Regulations shall maintain performance criteria which ensure that the location, scale, timing, and design of necessary public services and semi-public uses shall be closely coordinated with development activities in order to promote improvements in delivery of requisite services.

Policy I-1.4.2: Maintain and Enforce Standards and Specifications for Design and Construction of Public and Semi-Public Services. Municipal services operated by the Village shall include planning, zoning, building and code compliance, law enforcement, and maintenance of the local streets and storm drainage system. The Village shall maintain interlocal agreements and/or contracts to ensure that municipal solid waste, potable water distribution and treatment and wastewater collection and treatment are available

on a user fee basis within the Village of Pinecrest. Miami-Dade County provides fire and emergency management services.

The Village shall maintain and enforce criteria and specifications for the design and operation of municipal services provided by the Village in order to promote cost effectiveness and quality control consistent with all applicable Federal, State, regional, and local standards, including applicable concurrency management level of service standards. Similarly, the Village shall coordinate with providers of other municipal services to ensure that the respective municipal services are designed and maintained in a manner consistent with all applicable Federal, State, regional, and local standards, including applicable level of service standards. The Village shall maintain land development regulations which ensure that issues underlying available public services required pursuant to CH 163 Pt. II, F.S., and Rule 9J-5, F.A.C., are adequately addressed in the concurrency management and site plan review process or in other development review procedures contained in the land development regulations.

Policy I-1.4.3: Provision of On-Site and Off-Site Improvements. Prior to receiving a development permit, plans for all new development shall be evaluated by the Village. Similarly, prior to receiving a development permit, the applicant's plans must incorporate necessary on- and off-site improvements or equitable contributions in lieu thereof which are required as part of a development application pursuant to the Comprehensive Plan or any other requirement of the Village or applicable laws or administrative rules, as exist or as may hereinafter be amended. Plans for the provision of supportive facilities, services, or other improvements (or equitable contributions in lieu thereof), as required by law, shall be agreed to by the applicant prior to Village approval of a development petition. All construction of facilities required to be in place prior to issuance of a development permit shall be in place as agreed upon prior to issuance of a development permit. The intent of this policy is that all development applications include a satisfactory plan providing for the development of required on-site and off-site improvements, or equitable contribution in lieu thereof, in order to ensure that the Village of Pinecrest does not assume unanticipated fiscal liabilities for facilities and services needed to service proposed private development.

OBJECTIVE I-1.5: DEVELOP A DISTINCTIVE VILLAGE CHARACTER AND SENSE OF PLACE. The Village shall pursue projects that promote a distinctive Village character and a sense of place as directed by the following policies:

Policy I-1.5.1: Tree Canopies along Thoroughfares. The Village Council has established an annual capital fund to assist in creating and maintaining a shade tree canopy along thoroughfares in order to replace trees lost during storms and hurricanes and to introduce color.

Policy I-1.5.2: Adopt a Tree Program to Promote Shade Trees Within Public Easements. The Village shall maintain a program for purchase of canopy and flowering trees to replace trees lost to Hurricane Andrew and to introduce color along public easements. The Village shall sell canopy trees to

Village residents and the business community at cost in order to promote this initiative. The program shall require that participants in the program accept responsibility for maintaining impacted public easements.

Policy I-1.5.3: Roadway Corridor Beautification. The Village Council shall encourage Village homeowner associations and civic groups to adopt a major corridor, strategic intersection, subdivision entryways, and other special areas for landscaping and perpetual maintenance. The Village shall facilitate the purchase of landscaping material. Similarly, such projects shall be coordinated through the Village Public Works Department to ensure that all such initiatives are consistent with the overall scheme for landscaping within the Village.

Policy I-1.5.4: Promoting Village Identity through Municipal and Street Signage. The Village shall maintain all street signs that promote Village identity, knowledge of Village boundaries, and sense of community.

Policy I-1.5.5: Linking Village Focal Points with Pedestrian-ways and Bike-ways. The Village shall assign priorities and consider allocating funds for constructing and maintaining pedestrian-ways and bike-ways along the corridors which link Village residents with focal points within the Village, including schools, parks, places of worship, and the Village commercial center along Pinecrest Parkway.

OBJECTIVE I-1.6: ACQUISITION OF LAND TO FURTHER THE FUNCTION AND FORM OF THE VILLAGE. The Village shall acquire land necessary for fulfilling vital Village functions. The land acquisitions shall be strategically located in order to maximize accessibility to populations served. Development of the acquired sites shall be consistent with specific plans designed to:

- Achieve cost efficiency;
- Fulfill the spatial and functional needs of the intended uses;
- Enhance the appearance of the Village; and
- Establish highly visible Village focal points which reinforce a sense of community.

Policy I-1.6.1: Interlocal Agreement for Joint School/Park Sites. The Village shall consider whether to renegotiate interlocal agreements with the Miami-Dade County School Board to implement recreation facilities at one or more of the following sites: Pinecrest Elementary School; Palmetto Elementary and Middle School site; and/or Miami Palmetto Senior High School.

Policy I-1.6.2: Village Management and Service Center. The Village shall conduct a land and facilities space study focused on existing and projected future Village needs for land and building area, as well as ongoing existing facility maintenance, required to accommodate Village Hall functions and essential facilities, including administrative, service, public works, and code compliance operations; Council meetings and public forums; parking and other accessory facilities. The study shall also consider land and facility needs for law enforcement operations, and possibly fire protection and rescue department.

OBJECTIVE 1-1.7: PROMOTE VILLAGE APPEARANCE, NATURAL AMENITIES AND URBAN DESIGN PRINCIPLES. The Land Development Regulations shall ensure, to the extent lawful, that public and private improvements, especially improvements adjacent to major transportation corridors and major activity centers, such as the Pinecrest Parkway commercial corridor and multi-family developments, public parks and other public/semi-public grounds and institutions are managed and enhanced through application of the site plan review process.

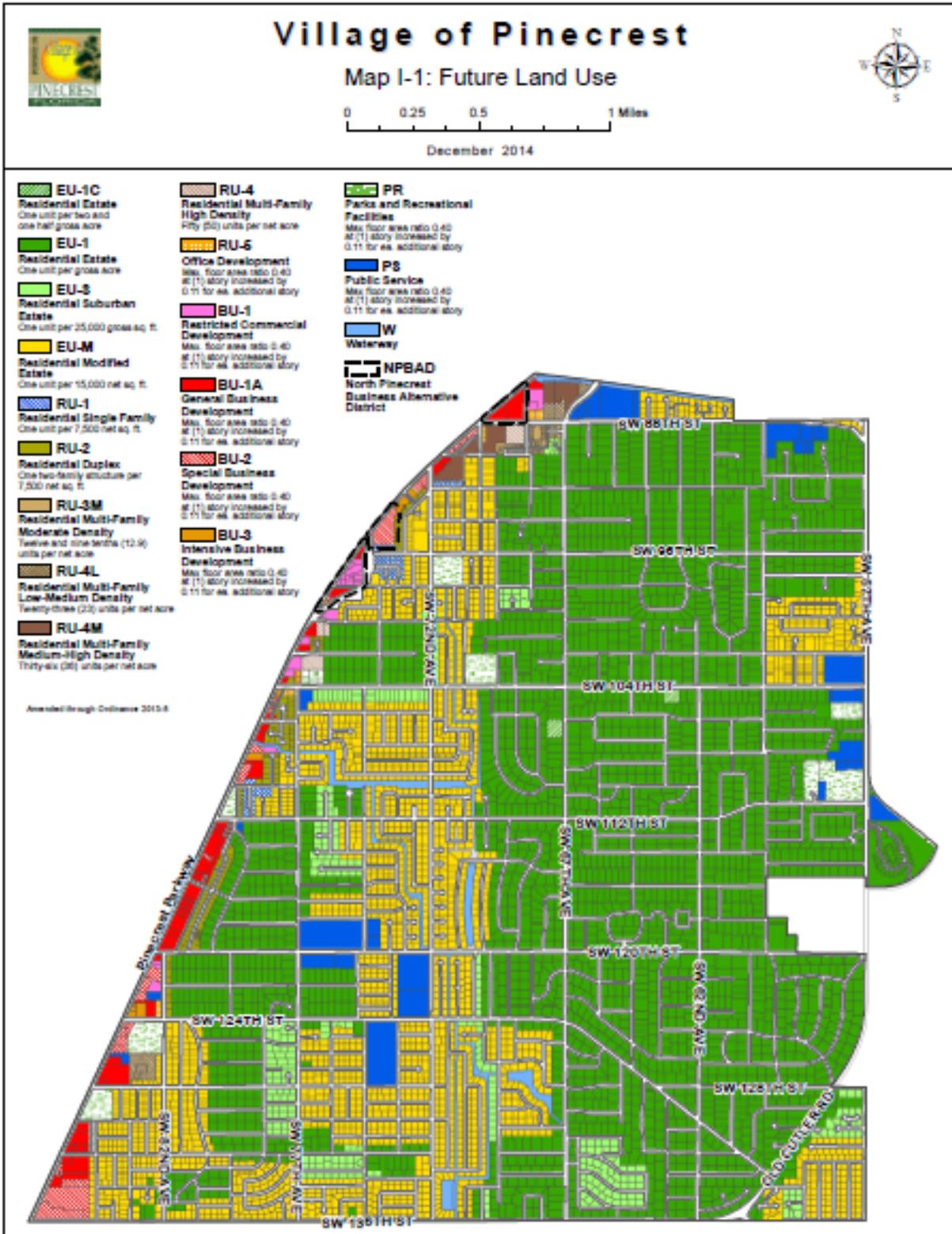
Policy 1-1.7.1: Reinforce and Enhance the Village's Community Appearance. Major physical attributes within the Village shall be preserved through application of design review standards and management of signs, landscaping, open space preservation, tree protection, and other urban design amenities. Special emphasis shall be placed on preserving and/or improving the character of major natural and man-made corridors, including the waterways or major drainage corridors, and major transportation corridors which serve as a focal point for the motoring public.

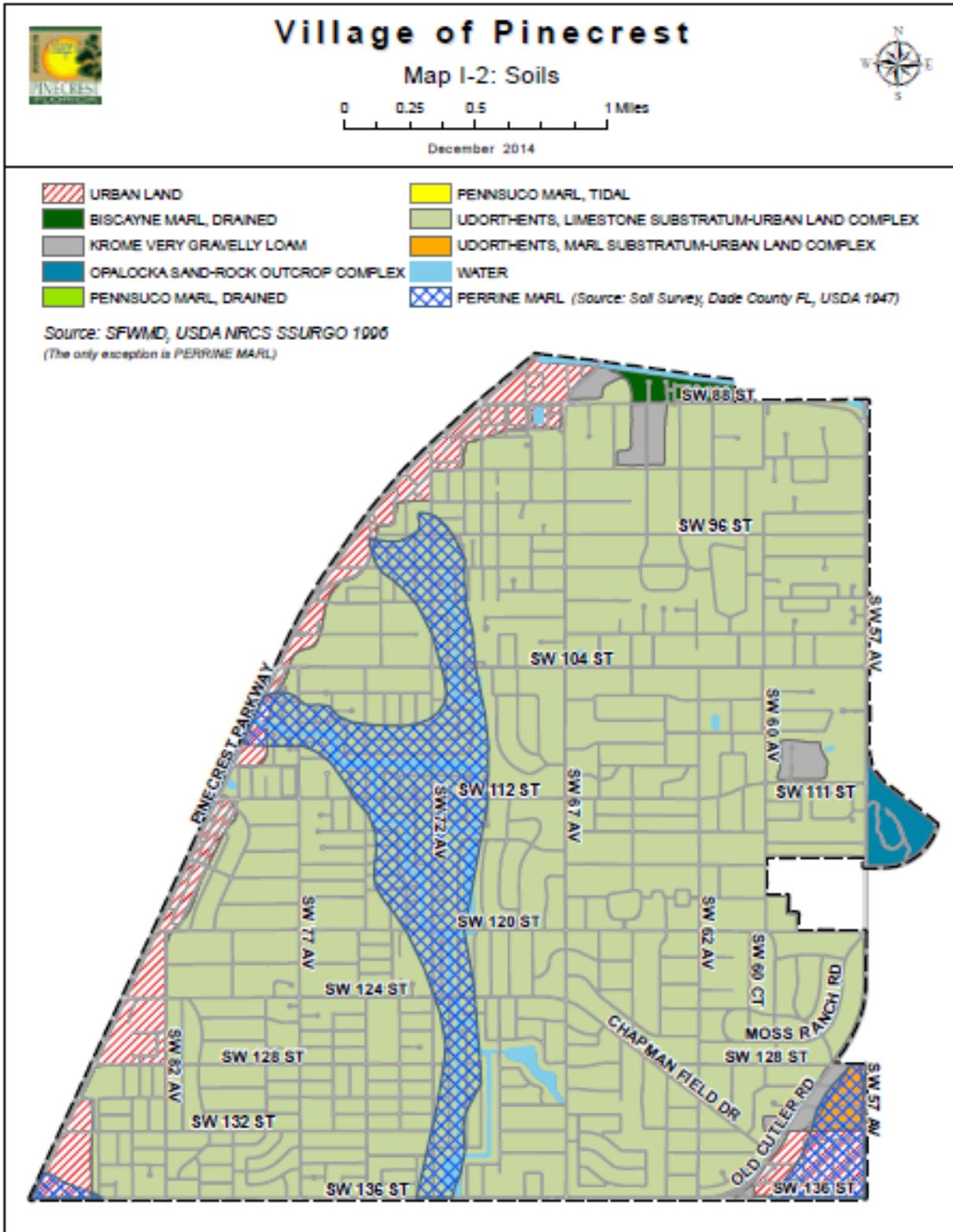
GOAL 1-2: MAINTAIN AND MANAGE A FUTURE LAND USE MAP. The Future Land Use Map (FLUM) series, Maps I-1 through I-4 herein, reflect Village policy for managing the allocation of future land use. The FLUM series (base year 2025) is supported by the Comprehensive Plan Data Inventory and Analysis (1998). Land use designations on the FLUM have been allocated pursuant to Comprehensive Plan Goals, Objectives and Policies, together with analysis of population, housing and land resources. The process of allocating these land use designations has considered the need to conserve open space and natural resources, maximize utility of existing infrastructure, recognize infrastructure limitations, and conserve fiscal resources.

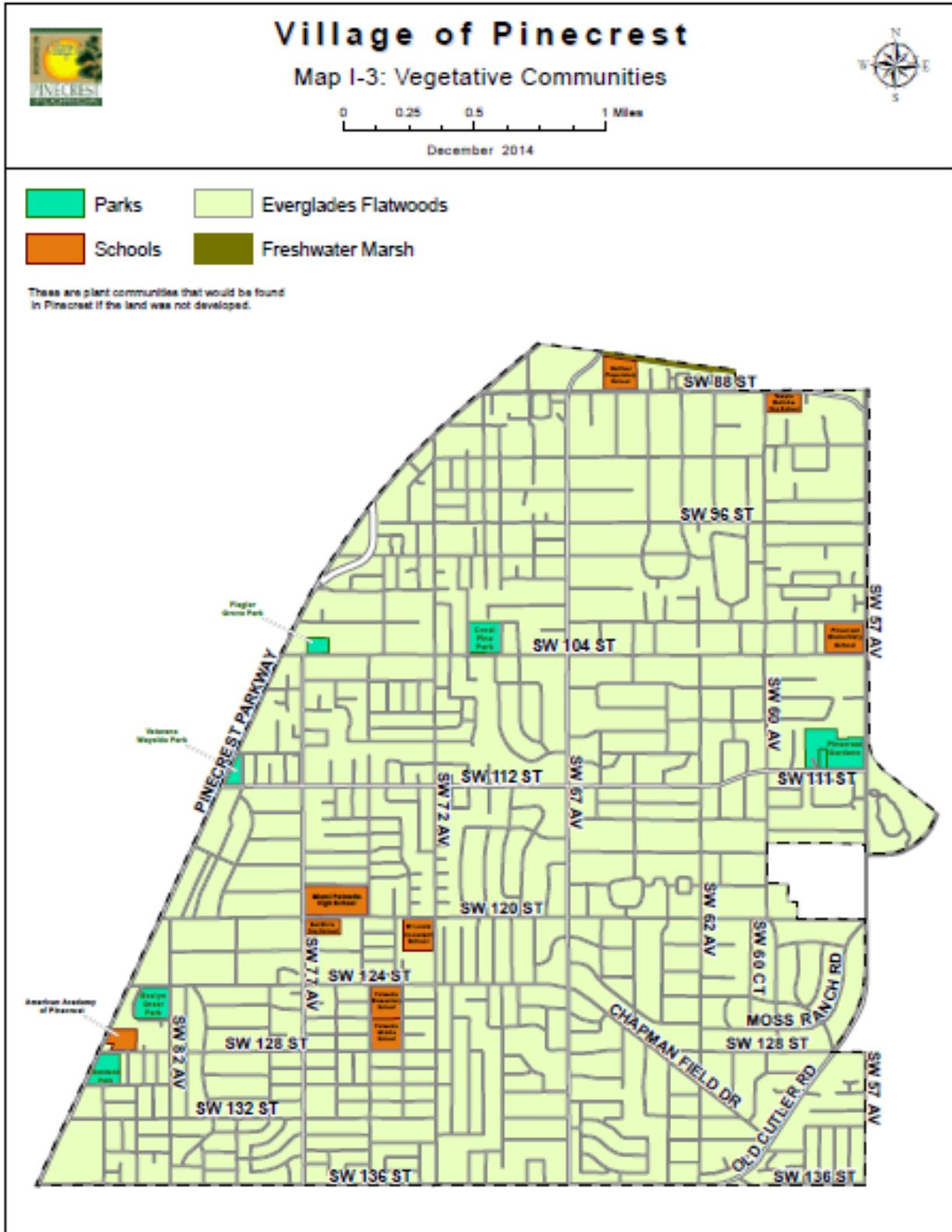
OBJECTIVE 1-2.1: FUTURE LAND USE MAP SERIES. The Future Land Use Map (FLUM) series shall be Maps I-1 through I-4. The Future Land Use Map Policy Designations, Map I-1, shall depict the proposed distribution, extent and location of land uses for the year 2025. The adopted Future Land Use Map Policy Designations are illustrated on the attached Map I-1, scale 1" = 800'. Maps I-2 and I-3 of the FLUM Series shall denote natural resources to be conserved through plan implementation, including soils, vegetative communities, and the 100 year flood plain. Map I-4 shall indicate community facilities, including recreation resources. The only designated historically and archaeologically significant site within the Village is Pinecrest Gardens which is designated on Map I-4. The Village has no industrial activity centers. The FLUM series identifies official land use policy and presents a composite perspective of the range of density and intensity of future development which may occur on specific lots and parcels of land within the Village.

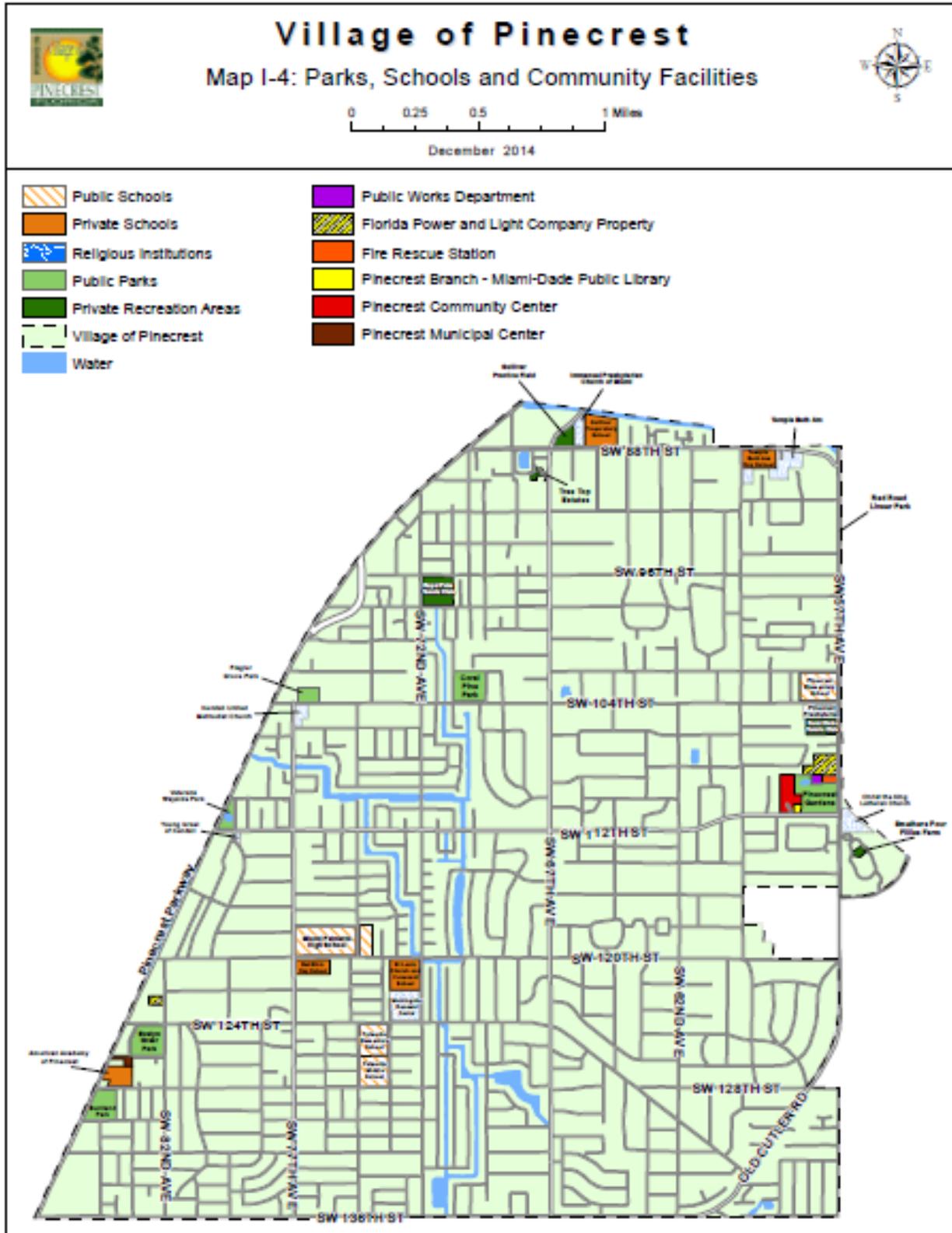
Policy 1-2.1.1: Grandfather Clause. Existing land uses which were lawful conforming uses prior to the adoption of the February 1999 Edition of the Comprehensive Plan shall continue as lawful uses and shall be subject to and regulated by vested rights policies contained in the Comprehensive Plan and Land Development Regulations. All duly approved and recorded lots of record which existed as legal lots of record prior to the adoption of the Comprehensive Plan, February 1999 Edition, shall continue to be legal

lots of record after adoption of the Comprehensive Plan. This *grandfather status* may only be relinquished upon voluntary action by the vested entity. All new subdivisions and all replats shall comply with the Comprehensive Plan objectives and policies, including maximum density provisions. Similarly, all new development shall comply with the Comprehensive Plan and Land Development Regulations unless the development is found to have a vested right in a land use which is in conflict with the Comprehensive Plan and Land Development Regulations. Under such condition the *grandfather clause* shall be applicable unless voluntarily relinquished by the vested entity.









Policy I-2.1.2: Density. Density shall be determined by dividing the "maximum allowable units per acre" by the "net acres assigned to residential development." (i.e. dwelling units/residential land acres). All residential densities denoted on the Future Land Use Map stipulate the maximum densities permitted for development on the land. In calculating residential density land area shall only include contiguous land area proposed for residential development which is under unity of title. Density for estates assigned an EU-IC, EU-I, or EU-S land use designation shall be based on gross density consistent with the gross density assigned to these properties in the Miami-Dade County Comprehensive Plan and Zoning Code. Gross residential acreage for determining estate density shall include the land area assigned to residential use plus one-half of the adjacent right-of-way. Net residential densities shall not include any right-of-way.

Policy I-2.1.3: Floor Area Ratio. Floor Area Ratio (FAR) refers to the total floor area of a building(s) on any lot, parcel, or site. FAR shall be defined as the total square feet of gross floor area on a lot, parcel or building site under unity of title divided by the total square feet of land area comprising the lot, parcel or building site. FAR computations shall include all uses on the lot, parcel or site, including both residential and non-residential floor area. Parking structures as well as enclosed or non-enclosed malls shall not count as part of the floor area, but shall be counted in computing building height and number of stories.

Policy I-2.1.4: Restrictions on Density and Intensity of Development. The maximum range of density and/or intensity (FAR) stated in the Comprehensive Plan and in the Land Development Regulations shall be constrained by quantitative and qualitative criteria included in the Comprehensive Plan and Land Development Regulations, including but not limited to, such factors as minimum open space; concurrency management and level of service standards for transportation; storm water management and other public facilities and services; off-street parking and internal circulation; height restrictions; landscaping; impacts on schools; and other on- and off-site improvements and design amenities required to achieve land use compatibility. In addition, natural constraints such as the shape and natural features of a site often present obstacles to achieving maximum density and/or intensity which are delineated on the adopted Comprehensive Plan Future Land Use Map.

Policy I-2.1.5: Land Development Regulations to Distinguish between Permitted Uses and Conditional Uses. The Land Development Regulations shall provide performance criteria which shall address:

- Stormwater Management
- Floodplain Protection
- Minimum Open Space Criteria
- Perimeter Landscaping, Screening and Buffering
- Preservation of Wetlands
- Concurrency Management System
- Recreation Land and Facilities
- Erosion and Sedimentation Control
- Protection of Flora and Fauna
- Impact on Schools

The Land Development Regulations shall provide a distinction between:

- Permitted uses which shall be reviewed administratively for compliance with performance criteria cited above prior to release of a development order; and
- Conditional uses with a potential impact extending beyond the immediate environs and which shall meet performance criteria as well as special conditional use criteria prior to Village approval after a public hearing; and

OBJECTIVE I-2.2: MANAGING RESIDENTIAL DEVELOPMENT. Map I-1, identifying future land use policy, shall designate a maximum residential density based on the following considerations: past and projected future population and housing trends and characteristics; maintenance and conservation of quality residential environments; preservation of environmentally fragile natural systems; protection of established high value single family residential areas from encroachment by multiple family and commercial development; provision for smooth transition in residential densities; and assurance and maintenance of adequate transportation and infrastructure systems. All future development or redevelopment of land assigned a residential designation, regardless of the specified density shall be consistent with the Comprehensive Plan and the Land Development Regulations. No lands designated for residential development on the Future Land Use Map shall include transient accommodations. The Village shall adopt Land Development Regulations with performance criteria for managing development as set forth in §1-2. Where found consistent with the Land Development Regulations, essential supportive infrastructure consistent with applicable performance criteria in the Land Development Regulations may be located within areas designated for residential development on the Future Land Use Map if found consistent with Land Development Regulations criteria.

Policy I-2.2.1: Low Density Residential Development. The following table denotes Future Land Use Map designations for low density residential development. Each land use designation establishes a specific maximum density for land so designated. The densities prescribed are assigned to:

- Protect the quality and character of residential estates and single family neighborhoods from encroachment by incompatible development;
- Promote compatibility with natural features of the land; and
- Preserve open space;
- Achieve and maintain densities compatible with existing and future development;
- Minimize burden on public services and facilities.

LOW DENSITY RESIDENTIAL DESIGNATION	MAXIMUM DENSITY ALLOWED
Residential Estate: EU-1C	One unit per two and one half gross acres
Residential Estate: EU-1	One unit per gross acre
Residential Suburban Estate: EU-S	One unit per 25,000 gross square feet
Residential Modified Estate: EU-M	One unit per 15,000 net square feet
Residential Single Family: RU-1	One unit per 7,500 net square feet
Residential Duplex: RU-2	One two family structure per 7,500 net square feet

Policy I-2.2.2: Multi-Family Residential Development. The following table denotes the Future Land Use Map designations for multi-family residential development by density, including townhouse development which meets the performance criteria which shall be included in the Land Development Regulations. The density describes the maximum allowable residential density. The maximum range of density stated in the Comprehensive Plan and in the Land Development Regulations shall be constrained by quantitative and qualitative criteria included in the Comprehensive Plan and/or the Land Development Regulations, including but not limited to, such factors as minimum open space; concurrency management and level of service standards for transportation, storm water management and other public facilities and services; off-street parking and internal circulation; height restrictions; landscaping; impacts on schools; and other on- and off-site improvements and design amenities required to achieve land use compatibility. In addition, natural constraints such as the shape and natural features of a site often present obstacles to achieving maximum density and/or intensity which are delineated on the adopted Comprehensive Plan Future Land Use Map. The densities prescribed are assigned to:

- Provide opportunities for medium, medium-high and high density multiple family development with a threshold consistent with the needs and values of the Village population;
- Preserve open space;
- Achieve and maintain densities which are compatible with existing and anticipated future developments;
- Promote compatibility with natural features of the land; and
- Minimize burden on supportive public services and facilities within the area.

MULTI-FAMILY RESIDENTIAL DESIGNATIONS	MAXIMUM NET DENSITY ALLOWED
Residential Multi-Family Moderate Density: RU-3M	Twelve and nine-tenths (12.9) units per net acre
Residential Multi-family Low-Medium Density: RU-4L	Twenty-three (23) units per net acre
Residential Multi-family Medium-High Density: RU-4M	Thirty-six (36) units per net acre
Residential Multi-family High Density: RU-4	Fifty (50) units per net acre ^{1,2}

¹ The RU-4 site abutting SW 102nd Street maintains a vested right to a hotel/motel land use at a density of 75 units per acre. On the effective date of this Plan, the subject site accommodated a motel.

² The RU-4 property described as Southwest 100 Street and adjacent parcel; further described as Tracts 1 and 2, Block 1, Section 1, Corrected Plat of Flagler Grove Estates, as recorded in Plat Book No. 40, Page No. 71 of the Miami Dade Property Appraisers Office (Folio Numbers 20-5002-008-0020 and 20-5002-008-0010), amended by Village Council on July 12, 2011 from EU-1 (Residential Estate) to RU-4 (Residential Multi-Family High Density) is limited in density pursuant to Ordinance 2011-6 to Nine (9) and three-tenths (3/10) dwelling units per acre net density.

Any future medium, medium-high, or high density residential development proposal requiring a site specific Future Land Use Map amendment to a medium density, medium-high or high density residential development must be found consistent with the following criteria:

- The site accommodating the proposed plan amendment shall, if developed to the allowable density threshold, preserve the stability of established residential areas adjacent to the proposed

development by maintaining similar densities, site amenities, landscaping, screening and buffer areas.

- The site of the proposed plan amendment shall, if developed to the allowable density threshold, provide a land use pattern that evidences a smooth transition in density and/or intensity.
- Sites designated for medium and/or high density residential development should be located adjacent to the Pinecrest Parkway corridor, existing commercial development, and/or other existing multi-family development.
- Sites designated for medium, medium-high, and/or high density residential development must provide adequate on- and off-site improvements consistent with provisions of the Land Development Regulations, including, but not limited to, compliance with concurrency management requirements.

Policy I-2.2.3: Floor Area Ratio. The intensity of multi-family residential development shall be further regulated pursuant to floor area ratios herein stated. The maximum floor area ratio for multi-family development shall be 0.40 at one (1) story and shall be increased by 0.11 for each additional story. Parking structures shall not count as part of the floor area, but shall be counted in computing building height and number of stories. The Land Development Regulations shall establish maximum building height, lot coverage, other size and dimension regulations, as well as performance criteria to be applied in order to achieve objectives and policies of the Comprehensive Plan.

OBJECTIVE I-2.3: MANAGING LOCATION OF COMMERCIAL DEVELOPMENT. Map I-1, identifying future land use policy, shall designate commercial development based on the following considerations:

- Existing and desired future trends in commercial land development within the Village and its environs;
- Require that commercial development be consistent with the Village Comprehensive Plan and the Land Development Regulations.
- Maintain the existing compact linear commercial core that serves the Village;
- Protect environmentally sensitive natural systems, especially water resources, including adherence to storm water management policies designed to preserve water quality in the man-made canals east of the commercial area;
- Provide and maintain transportation and infrastructure system improvements;
- Establish a basis for regulating the location, intensity, scale, and design of commercial development; and
- Ensure that future commercial development shall not encroach eastward into established residential areas.

The Future Land Use Map shall indicate land for the following commercial land use:

- 1) Office Development [RU-5];
- 2) Restricted Business Development [BU-1];
- 3) General Business Development [BU-1A];
- 4) Special Business Development [BU-2]; and
- 5) Intensive Business Development [BU-3].

Except in the Office (R-5) land use designation, the Village shall not allow residential development to occur in areas designated for commercial development since the Village has a relatively limited amount of land adaptive to commercial development and it is imperative to the economic stability of the Village to maintain its existing commercial core. Essential supportive infrastructure may be located within areas designated for commercial development on the Future Land Use Map, upon a finding by the Village that such uses are consistent with the Land Development Regulations, including applicable conditional use and performance criteria. The Land Development Regulations shall provide use regulations and performance criteria for regulating the location, intensity, scale, and design of commercial development, as well as performance criteria for managing impacts identified in §1-2.

Policy I-2.3.1: Office Development (RU-5). The Future Land Use Map office (RU-5) designation is designed to accommodate business and professional offices and customary accessory uses which are subordinate and incidental to the principal office use.

Policy I-2.3.2: Restricted Commercial Development (BU-1). The Future Land Use Map Restricted Business (BU-1) designation is intended to accommodate offices; restricted commercial retail and personal service establishments with limited inventory of goods; restaurants; and other neighborhood commercial uses which comply with the Comprehensive Plan and more definitive regulations governing specific uses which shall be included in the Land Development Regulations. Business activities in areas designated BU-1 shall include offices and businesses primarily serving the following markets: Village residential markets and other residential markets in the immediate vicinity as opposed to area-wide or regional markets; specialized markets with customized market demands; and employee demands generated by businesses in the immediate vicinity.

Policy I-2.3.3: General Business Development (BU-1A). The Future Land Use Map General Business (BU-1A) designation is intended to accommodate uses included within the Restricted Business (BU-1) designation as well as moderately intensive specialized commercial facilities which may serve several neighborhoods. The land development regulations shall identify the specialized businesses which may be accommodated in the BU-1A district, including conditional uses which have potential impacts that: 1) may significantly impact existing business trade or supportive facilities; or 2) may encroach into adjacent residential districts. Conditional uses shall require approval of the Village Council subsequent to a public hearing. The land development regulations shall incorporate conditional use criteria which shall be used in evaluating respective impacts and rendering determinations.

Policy I-2.3.4: Special Business Development (BU-2). The Future Land Use Map Special Business

(BU-2) designation is intended to accommodate all uses included within the General Business (BU-1A) designation as well as larger business establishments serving the needs of markets that transcend the boundaries of the Village. In addition to the uses provided for in the BU-1A designated areas, the BU-2 designation includes larger scale commercial or office facilities and other commercial uses with potential impacts that are more intensive than typical BU-1A commercial uses. The land development regulations shall identify the specialized businesses which may be accommodated in the BU-2 district, including conditional uses which have potential impacts that: 1) may significantly impact existing business trade or supportive facilities; or 2) may encroach into adjacent residential districts. Conditional uses shall require approval of the Village Council subsequent to a public hearing. The land development regulations shall incorporate conditional use criteria which shall be used in evaluating respective impacts and rendering determinations. The Land Development Regulations shall provide special procedures and criteria regulating business such as adult entertainment which generate potential neighborhood or area-wide impacts that require special regulation.

Policy 1-2.3.5: Intensive Business Development (BU-3). The Future Land Use Map Intensive Business (BU-3) designation is intended to accommodate all uses included within the Special Business (BU-3) designation as well as large scale businesses with potential impacts that are more intensive than typical BU-1A commercial uses. The land development regulations shall identify commercial uses, including conditional uses which have potential impacts that: 1) may significantly impact existing business trade or supportive facilities; or 2) may encroach into adjacent residential districts. Conditional uses shall require approval of the Village Council subsequent to a public hearing. The land development regulations shall incorporate conditional use criteria which shall be used in evaluating respective impacts and rendering determinations. The land development regulations shall provide special procedures and criteria regulating business such as adult entertainment which generate potential neighborhood or area-wide impacts that require special regulation. The Intensive Business (BU-3) designation is not intended to accommodate manufacturing of goods or other activities which may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration or major fire hazards, or other impacts generally associated with more intensive industrial uses.

Policy 1-2.3.6: Intensity of Commercial Development (RU-5, BU-1, BU-1A, BU-2, and BU-3). The intensity of development within the land use designation cited in this subsection shall be measured and regulated pursuant to floor area ratios herein stated. The maximum floor area ratio for any land use within an area designated RU-5, BU-1, BU-1A, BU-2, or BU-3 on the Future Land Use Map shall be 0.40 at one (1) story and shall be increased by 0.11 for each additional story. Parking structures shall not count as part of the floor area, but shall be counted in computing building height and number of stories. Enclosed or non-enclosed mall areas shall not count as part of the floor area in computing floor area ratios. The Land Development Regulations shall establish maximum building height, lot coverage, other size and dimension regulations, as well as performance criteria required to assist in achieving goals, objectives, and policies of the Comprehensive Plan.

OBJECTIVE 1-2.4: MANAGING LAND FOR PUBLIC AND SEMI-PUBLIC SERVICES (PS).

The Future Land Use Map I-1 shall indicate land for public and semi-public land use activities based on the following considerations:

- Accommodating the land needs of existing public and semi-public land uses within the Village;
- Provision, maintenance, and conservation of quality public services required to meet the needs of existing and projected future population magnitude, distribution, and characteristics;
- Protect established residential areas from encroachment by non-residential development;
- Ensure compatibility with adjacent land uses to the greatest practical extent by providing landscaping and buffer areas to protect adjacent residential development from the off-site impacts of public and semi-public land uses;
- Provision and maintenance of transportation and infrastructure system improvements.

All future development or redevelopment of land assigned a PS land use designation shall be consistent with the Comprehensive Plan and the Land Development Regulations. The Land Development Regulations shall provide use regulations and performance criteria for regulating public and semi-public uses, including development impacts identified in §1-2. The Land Development Regulations shall include an overlay district for essential government services to be located on land owned in fee simple by the government.

Policy 1-2.4.1: Public Service and Semi-Public Land Use Designation (PS). The public and semi-public service institutional (PS) land use designation is intended to accommodate existing public and semi-public services including: governmental administration buildings; public schools and not-for-profit educational institutions; hospital facilities and supportive health care units; arts and cultural or civic facilities; essential public services, facilities, and utilities; fire and emergency operation facilities; places of worship and accessory facilities, including cemeteries; and other similar activities as identified in the Land Development Regulations. Lands designated PS shall contain sufficient acreage and open space and shall be properly screened and buffered in order to minimize potential adverse impacts on adjacent land uses. The Village shall monitor the need for additional land area for public and semi-public land uses to meet the changing needs of the Village.

Policy 1-2.4.2: Intensity of Public and Semi-Public Land Uses. The intensity of public and semi-public land uses shall be measured and regulated pursuant to floor area ratios herein stated. The maximum floor area ratio for any land use within an area designated PS on the Future Land Use Map shall be 0.40 at one (1) story and shall be increased by 0.11 for each additional story. Parking structures shall not count as part of the floor area, but shall be counted in computing building height and number of stories. The Land Development Regulations shall establish maximum building height, lot coverage, maximum lot coverage, and other size and dimension regulations required to assist in achieving Comprehensive Plan goals, objectives, and policies.

OBJECTIVE 1-2.5: INDICATE LAND FOR PUBLIC AND PRIVATE PARKS AND

RECREATION FACILITIES (PR). The Future Land Use Map I-I shall indicate land for public and private parks and recreation facilities, including open space systems based on the following considerations:

- Accommodating the land needs of existing public and private parks and recreation facilities, including open space systems;
- Provision, maintenance, and conservation of quality parks and recreation facilities required to meet the needs of existing and future population magnitude, distribution, and characteristics;
- Preserve unique natural resources and areas of historic significance;
- Protect established residential areas from encroachment by non-residential development;
- Ensure compatibility with adjacent land uses to the greatest practical extent by providing landscaping and buffer areas to protect adjacent residential development from the off-site impacts of parks and recreation facilities;
- Provision and maintenance of transportation and infrastructure system improvements.

All future development or redevelopment of land assigned a PR designation shall be consistent with the Comprehensive Plan and the Land Development Regulations. The Land Development Regulations shall provide performance standards for regulating all development within the Village, including parks and recreation facilities, including development impacts identified in §1-2.

Policy I-2.5.1: Public and Private Parks and Recreation Facilities (PR). The Public and Private Parks and Recreation facilities (PR) land use designation is intended to accommodate existing public and semi-public services. Lands designated PR shall contain sufficient acreage and open space and shall be properly screened and buffered in order to minimize potential adverse impacts on adjacent land uses. The Village shall monitor the need for additional land area for public and private parks and recreation facilities to meet the changing needs of the Village.

Policy I-2.5.2: Intensity of Public and Private Parks and Recreation Facilities. The intensity of park and recreation land uses shall be measured and regulated pursuant to floor area ratios herein stated. The maximum floor area ratio for any land use within an area designated PR on the Future Land Use Map shall be 0.40 at one (1) story and shall be increased by 0.11 for each additional story. Parking structures shall not count as part of the floor area, but shall be counted in computing building height and number of stories. The Land Development Regulations shall establish maximum building height, lot coverage, and other size and dimension regulations to achieve objectives stated in Objectives I-2.4.

OBJECTIVE I-2.6: MANAGING CONSERVATION RESOURCES. The Future Land Use Map shall identify lands that are environmentally fragile natural resources for long term preservation by designating them as "Conservation." Environmentally fragile natural resources shall be referred to as conservation resources, which are defined in §9J-5.003(30), F.A.C. The protection and preservation of conservation resources shall be achieved through the implementation of the following policies:

Policy I-2.6.1: Conservation Designation (C). The Future Land Use Map (FLUM) shall designate lands that are conservation resources as "Conservation." It is the intent of the "Conservation" land use designation to provide for the long term protection and preservation of environmentally sensitive natural resource systems. If it is impractical to designate the area containing conservation resources as Conservation due to size, location, or other factors, the Village shall have the option of obtaining a conservation easement from the property owner(s) to protect the area. Areas covered by a conservation easement shall be treated the same as areas designated as Conservation on the FLUM.

No development is permitted within "Conservation" designated areas, except where State and/or Federal agencies having jurisdiction allowing development rights. The applicant shall bear the burden of proof in determining that development shall not adversely impact conservation resources. Where the State and Federal governments allow development rights within conservation areas, the density shall in no case exceed one (1) unit per ten acres. In addition, site alteration shall be limited to ten (10) percent of the entire site.

Policy I-2.6.2: Regulatory Framework for Preserving Conservation Resources. The Land Development Regulations shall incorporate a regulatory framework for ensuring preservation of "Conservation" designated lands. The Land Development Regulations shall include performance criteria for preserving the value and function of conservation resources pursuant to the Comprehensive Plan goals, objectives, and policies within the Future Land Use and Conservation elements. Such regulations shall be consistent with Federal and State regulatory policy affecting specific parcels. The subdivision and site plan review processes shall incorporate procedures for ensuring effective management of such natural resources.

Policy I-2.6.3: Annexation of Areas Which Contain Conservation Resources. The Village of Pinecrest shall designate any annexed lands that contain conservation resources as Conservation on the Future Land Use Map.

OBJECTIVE I-2.7: ANNEXATION STUDY. The Village of Pinecrest acknowledges a need to prevent urban sprawl and disjointed urban service delivery systems. In addition, the Village desires to develop a plan for managing potential annexation. Therefore, as opportunities arise and upon the direction of the Village Council, the Village of Pinecrest shall prepare an annexation study which analyzes the potential for incorporating areas contiguous to the Village of Pinecrest. The study shall document issues surrounding potential annexation in order to achieve more logical, cost effective management and operational systems for providing infrastructure and public services to the unincorporated area surrounding the Village.

Policy I-2.7.1: Parameters of the Annexation Study. The Village of Pinecrest annexation study shall include:

- I. Review and evaluation of Miami-Dade County land development forecasts and supportive

documentation associated with development within the unincorporated urban area surrounding the Village. This analysis should consider at a minimum:

- Population and housing projections.
 - Traffic circulation linkages and issues of mutual Village/County concern.
 - Water and wastewater service systems, including intergovernmental coordination issues.
 - Drainage and natural water basins.
 - Solid waste collection and disposal.
 - Natural barriers to annexation and/or common infrastructure and service delivery systems.
2. Analyze infrastructure issues, including improvement needs based on development forecasts. Investigate the Village's ability to provide adequate levels of service to the unincorporated areas, including the feasibility of creating new management concepts and operating systems for the stewardship of potable water distribution, wastewater collection, stormwater management, solid waste collection and parks and recreation systems.
 3. Investigate other common public service issues, including law enforcement, fire protection, land use and planning, code compliance, cost of local government and other potential issues of mutual concern.
 4. Develop possible scenarios for annexation, including:
 - Delineation of possible annexation areas and sub-areas;
 - Description of alternative methods of establishing, managing and delivering municipal infrastructure and service delivery systems; and
 - Explanation of projected fiscal impacts of alternative scenarios, including bottom line assessment of potential costs and revenues.
 5. Recommend a strategy for annexation alternatives, including a summary of likely impacts of annexation alternatives on:
 - Available infrastructure now and in the future;
 - Quality of service delivery systems;
 - Planning, management, and code compliance;
 - Fiscal implications in terms of revenues and expenditures.
 6. Cite other measures for:
 - Improved infrastructure and service delivery systems;

- Enhanced intergovernmental coordination; and
- Diversified municipal tax base.

§1-3: LAND USE ELEMENT IMPLEMENTATION.

GOAL 1-3: IMPLEMENTING LAND USE GOALS AND OBJECTIVES. Continue to monitor and evaluate development and resource conservation within the Village pursuant to goals and objectives of the Comprehensive Plan Land Use Element and carry out an effective implementation program as herein established.

OBJECTIVE 1-3.1: CONCURRENCY MANAGEMENT. The concurrency management system presented in Objective 8-1.4 and 8-1.5, Policies 8-1.4.1 and 8.1.5.1 and integrated in Appendix A of Chapter 8 shall be an integral part of the Future Land Use Element and shall be binding performance criteria to which all new development shall comply. The Village shall maintain a Concurrency Management Program as part of the Land Development Regulations. Pursuant to Ch. 163, F.S., and §9J-5, F.A.C., the Village of Pinecrest shall issue no development order or permit for development unless the applicant provides narrative and graphic information demonstrating to the satisfaction of the Village that public facilities required by the subject development shall be in place concurrent with the impacts of development. Furthermore, the applicant shall assure that the facilities operate at or above adopted levels of service standards. The applicant's narrative and graphic information shall also demonstrate that the subject development shall not reduce the levels of service (LOS) associated with public facilities serving the development below adopted LOS standards.

Policy 1-3.1.1: Resolving Concurrency Issues. Procedures for resolving concurrency management issues are stipulated in the Capital Improvement Element under Concurrency Management System.

Policy 1-3.1.2: School Concurrency Policy. Pursuant to Section 163.3177(12), F.S., the Village's Land Development Regulations shall have a school concurrency policy that requires school facilities to be in place or under construction within 3 years following approval of a site plan or subdivision.

Policy 1-3.1.3: Methodology for Calculating Fair-share Mitigation in Transportation Concurrency. The Village's Land Development Regulations shall include a methodology for calculating fair-share mitigation in the Village's transportation concurrency system.

Policy 1-3.1.4: Water Supply Facilities. Coordinate future changes of land use with the availability of water supplies and water supply facilities to ensure all existing and future developments will have adequate water to service development.

Policy 1-3.1.5: Concurrency Management. Prior to the approval of a development order, the Village

shall implement its concurrency management system for all applicable services including potable water and sanitary sewer to ensure adequate water supplies and facilities are available to serve new development.

OBJECTIVE I-3.2: MANAGE AND COORDINATE FUTURE LAND USE DECISIONS. The Village shall enforce Land Development Regulations which ensure that land development activities, resource conservation, and infrastructure issues are managed effectively, including timely coordination with County, regional, and State agencies having jurisdictional authority. Management of land and physical improvements identified on the Future Land Use Map will be regulated (especially lands identified in the land use element analysis of vacant lands) in order to protect and/or conserve natural systems, including soil conditions, vegetation, natural habitat, and potable water. Land use shall also be predicated on availability of man-made infrastructure and service systems required to support respective land use activities.

Policy I-3.2.1: Future Land Use Map and Related Policies. The Future Land Use Map and related policies identified in section I-2 "Future Land Use Map," provide definitions of land use designations and qualitative standards which shall be applied in allocating future land use designations.

Policy I-3.2.2: Comprehensive Plan Implementation and Land Development Regulations. The Village Land Development Regulations ensure that qualitative and quantitative performance criteria are applied in the development review process to achieve consistency with the Comprehensive Plan, especially directives set forth in §1-2. The Village shall require maintenance and continuing adherence to these criteria. The Land Development Regulations shall be enforced and shall be revised as needed in order to: 1) effectively regulate future land use activities and natural resources identified on the Future Land Use Map; 2) adequately protect property rights; and 3) implement the goals, objectives, and policies stipulated in the Comprehensive Plan. The Land Development Regulations shall include a regulatory framework to:

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;
3. Protect the environmentally sensitive lands as well as flora and fauna as stipulated in the Comprehensive Plan;
4. Regulate land use and minimum building elevations in areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Regulate signage;
6. Ensure safe and convenient on-site and off-site traffic flow and vehicle parking needs and prohibit

development within future rights-of-way; and

7. Provide that development orders and permits shall not be issued which result in a reduction of levels of services for impacted public facilities below the levels of service standards which shall be adopted by the Village Council.

Policy I-3.2.3: Standards for Residential Density. The Village shall maintain a Land Development Regulations that incorporate performance criteria for regulating density of new development and redevelopment activities. Residential development standards shall be based on and be consistent with the following standards for residential densities as elaborated in Goal §1-2 and Policy I-2.1.1.

Policy I-3.2.4: Non-Residential Development Standards. The Land Development Regulations shall incorporate standards addressing the location and extent of nonresidential land uses. These regulations shall be enforced in a manner consistent with the Future Land Use Map and the policies and descriptions of types, sizes, and intensities of land uses contained in this Element.

Policy I-3.2.5: Performance Standards. The following performance standards have been incorporated in the land development regulations and reflect best management principles and practices. Plan review functions shall be carried out by the Village Planner, the Village Engineer, and other designated Village officials.

1. Provide criteria for protecting wetlands;
2. Establish open space requirements;
3. Provide criteria for drainage and stormwater management;
4. Draft criteria for off-street parking and internal traffic circulation as well as access to and egress from the street system;
5. Mandate availability of requisite services and infrastructure;
6. Stipulate criteria for perimeter screening and buffering land uses and facilities which may adversely impact adjacent development;
7. Establish standards for erosion and sedimentation control;
8. Stipulate criteria for siting locally unpopular land uses;
9. Require environmental impact assessment of development during site plan review or during the platting process if site plan review is not applicable. Stipulate appropriate performance criteria in

the land development regulations; and

10. Balance and protect private property rights and the public interest by incorporating legally defensible land use controls.

Policy I-3.2.6: Redevelopment Planning Activities. Based on ongoing land use management and development trends, the Village anticipates that over the planning horizon to the year 2015 several areas within the community will experience pressure for development and redevelopment which could impact:

- Established Land Use Patterns
- Stability of Established Single Family Neighborhoods
- Land Use Compatibility
- Pinecrest Parkway Commercial Corridor
- Public Facilities
- Housing Resources
- Neighborhood Identity
- Urban Design and Open Space Systems

The Village shall maintain Land Development Regulations for managing development in a manner consistent with goals, objectives and policies of the Comprehensive Plan. The purpose and intent is to ensure that potential community-wide impacts generated by future development are managed in a manner consistent with the Comprehensive Plan. The Land Development Regulations shall provide a regulatory framework which assists in resolving the following issues:

- Prevent loss of open space, landscaping, native vegetation and tree canopies.
- Prevent encroachment of non-residential uses into residential areas.
- Maintain and enhance infrastructure levels of service consistent with the goals, objectives, and policies of the Comprehensive Plan.
- Maintain and enhance traffic and pedestrian flow improvements.
- Require screening and/or buffer areas adjacent to areas of potentially incompatible land uses.

OBJECTIVE I-3.3: MANAGE DEVELOPMENT AND REDEVELOPMENT. The Village shall maintain Land Development Regulations which incorporate a regulatory framework for managing future development and redevelopment in a manner consistent with the Comprehensive Plan. Redevelopment planning activities shall continue to ensure that redevelopment activities are compatible with adjacent land use. In single family residential areas redevelopment activities shall be planned and designed in a manner that does not disrupt the established pattern of single family residential development, including provision of required open space, preservation of trees, and control of building heights for purposes of preserving privacy and access to light and air. Similarly, new commercial development shall not encroach eastward into established residential areas designated for residential development on the Future Land Use Map.

Policy I-3.3.1: Regulatory Enforcement Activities. Land Development Regulations and Building Code compliance activities shall be continued as an integral part of the Village's code compliance programs. The code compliance program shall preserve and protect structurally sound land improvements and land uses consistent with the Comprehensive Plan.

Policy I-3.3.2: Public and Private Sector Partnerships. The Village shall coordinate development and redevelopment issues with the private sector. Efforts shall promote mobilization of public and private resources necessary to effectively carry out development and redevelopment activities which conform to the Village's character as reflected in the Village's adopted Future Land Use Map. Regulatory techniques such as conservation easements and qualitative standards requiring protection of natural resources as well as historically and archaeologically significant sites shall be integrated into the Land Development Regulations

OBJECTIVE I-3.4: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES.

The Village maintains Land Development Regulations which shall ensure that future land development activities shall incorporate appropriate measures to maintain the integrity of archaeologically and historically significant resources of State significance such as the historically significant properties at Pinecrest Gardens and Old Cutler Road, as well as historic structures identified on the Florida Master Site File.

Policy I-3.4.1: Programming for Archaeological and Historic Sites. The Village shall coordinate with the State and Federal government in developing programs for implementing Village, State, and Federal policies for identifying, preserving, and enhancing sites of historical and archaeological significance. Programs for identification, evaluation of relative significance, protection, preservation, and enhancement shall be promoted, utilizing available public resources at the local, State, and Federal level as well as available private sector resources.

In 1996, the Village acquired Pinecrest Gardens, is a State designated historic site based on its architecture and landscaping. Pinecrest Gardens features more than 1,000 varieties of tropical plants. The site contains the largest and oldest native cypress hammock south of Lake Okeechobee as well as many rare plant specimens. A portion of the original streambed of Snapper Creek (the remainder of the Creek has been altered by channelization) is also present. The Creek served as a major canoe route for the Tequesta Indians. It is also historically significant because Pinecrest Gardens is a fine example of an early 20th Century Florida tourist attraction that reflects the personality of its original owners. Miami-Dade County Historical Preservation Board also designated the Pinecrest Gardens as an historic site pursuant to §16A-10(1), Miami-Dade County Code (December 19, 1990).

Policy I-3.4.2: Preventing Adverse Impact of Development on Historic or Archaeological Sites.

Development activities shall continue to include precautions necessary to prevent the following adverse impacts to historic or archaeological sites of significance, including the historically significant properties at Pinecrest Gardens: 1) destruction or alteration of all or part of such site; 2) isolation from or significant alteration to its surrounding environment; 3) introduction of visible, audible, or atmospheric elements that are out of character with the property or significantly alter its setting; 4) transfer or sale of a site of significance without adequate conditions or restrictions regarding preservation, maintenance, or use; and 5) other forms of neglect resulting in its deterioration.

Policy I-3.4.3: Historical and Archaeological Sites Assessment and Survey. The Village of Pinecrest

shall maintain land development regulations stating that should a permit application be submitted to the Village for a housing unit 50 years old or older, the Village shall require a historical assessment of the site prior to issuing any permit. Based upon these assessments, the Village shall determine whether a comprehensive professional survey identifying and analyzing potential architectural and historical sites and structures in Pinecrest is necessary. The Village shall seek the cooperation of the Miami-Dade County Office of Historic Preservation with regards to completion of said comprehensive profession survey. The survey, if necessary, shall primarily focus on structures and properties that are at least 50 years old, and any such structures or sites identified in the survey shall be added to the Village's list of locally significant historical resources.

Policy I-3.4.4: Preservation of Historically Significant Resources. Currently, the Florida Master Site File includes nine (9) residential housing units, Pinecrest Gardens, and Snapper Creek Canal as having historical significance. In the year 2000, Whilden Carrier Cottage, now relocated to Pinecrest Gardens, was designated as an historical structure. Also, the State has identified Old Cutler Road and Southwest 67th Avenue as a State Historic Roads. The Village shall maintain land development regulations that preserve the identified historically significant resources. Until the Village adopts historic preservation regulations any development or redevelopment of the identified historic resources shall be governed by the Miami-Dade County historic preservation regulations and/or Chapter 74-100 Laws of Florida, as applicable.

OBJECTIVE I-3.5: PROTECTION OF NATURAL RESOURCES. The Village shall maintain Land Development Regulations and shall continue to enforce regulations which ensure that development and conservation activities shall protect natural resources as directed by the below stated policies.

Policy I-3.5.1: Future Land Use Policies for Managing Environmentally Sensitive Lands. Policies in the Conservation Element for managing environmentally sensitive natural systems, including, but not limited to, water resources, wetlands, native habitats and other environmentally sensitive resources shall be carried out through performance criteria in the Land Development Regulations.

These and other natural resources identified on the Future Land Use Map series shall be protected and/or preserved pursuant to goals, objectives, and policies stipulated in the Conservation Element. In addition, the Land Development Regulations shall provide more detailed procedures and performance criteria to implement conservation and natural resource protection.

The Land Development Regulations shall also provide for wetland preservation, compensatory wetland mitigation, and dedication of conservation easements for preserving open space. Such policies shall continue to be applied in order to protect and preserve natural resources which may in the future be threatened by development expectations.

Policy I-3.5.2: Intergovernmental Coordination and Natural Resource Management. The Village shall coordinate with the State, the South Florida Water Management District, the South Florida

Regional Planning Council, Miami-Dade County, state agencies, and other agencies concerned with managing natural resources. Such intergovernmental coordinating activities shall be directed toward protecting the values and functions of respective natural systems.

Policy I-3.5.3: Protecting Flora and Fauna Having Special Status. The habitat of rare and endangered species of flora and fauna and others having special status as identified in the Conservation Element shall be protected.

Policy I-3.5.4: Managing Stormwater Run-off. The developer/owner of any site shall be responsible for managing on-site run-off. All new development shall comply with adopted level of service standards for surface water management.

Policy I-3.5.5: Conservation of Potable Water Supply. The potable water supply shall be conserved by enforcing potable water standards to be developed as part of the land development regulations.

OBJECTIVE I-3.6: PREVENT PROLIFERATION OF URBAN SPRAWL AND DEVELOP EFFICIENT SYSTEMS FOR COORDINATING THE TIMING AND STAGING OF PUBLIC AND PRIVATE DEVELOPMENT. The Village shall maintain Land Development Regulations which include performance standards ensuring that the location, scale, timing, and design of development shall be coordinated with public facilities and services in order to prevent the proliferation of urban sprawl and achieve cost effective land development patterns. Performance standards shall direct future development only to those areas where public facilities necessary to meet levels of service standards are available concurrent with the impacts of the development. Consistent with Policy 8-1.1.3 the Village shall pursue resolution of development and growth management issues with impacts transcending the Village's political jurisdiction, by participating in Miami-Dade County conflict resolution forums and/or in conflict resolution forums sponsored by the South Florida Regional Planning Council. Annexation issues shall be coordinated with Miami-Dade County and other public or private entities providing public services of mutual benefit to the Village and County.

Policy I-3.6.1: Development Orders and Permitting Process. Development orders and permits for all future development shall be timed and staged to ensure that requisite infrastructure and services are available to respective developments concurrent with the impacts of the development.

Policy I-3.6.2: Design of Public Facilities and Utilities. Public facilities and utilities shall be located and designed to: 1) maximize the efficiency of services provided; 2) minimize related costs; and 3) minimize adverse impacts on natural systems.

Policy I-3.6.3: Developments Not Served by Public Water and/or Wastewater systems. All developments in areas not serviced by public water and/or wastewater systems shall be governed by

applicable State and local laws and administrative regulations. Where conflict may exist in applying such laws and regulations, the more restrictive shall prevail.

Policy I-3.6.4: Accommodating Requisite Infrastructure. During the subdivision review, site plan review, and permitting processes the Village shall continue to ensure that respective future developments allocate sufficient land area for infrastructure required to support proposed development.

OBJECTIVE I-3.7: CONSIDER APPLICATION OF INNOVATIVE LAND AND WATER RESOURCE MANAGEMENT AND ENERGY CONSERVATION CONCEPTS. The Village shall maintain Land Development Regulations which shall incorporate concepts for managing land, water, and energy resources which are responsive to unique development and conservation issues identified in the Village's Comprehensive Plan.

Policy I-3.7.1: Incorporate Innovative Techniques in the Land Development Regulations. The Village shall maintain Land Development Regulations which incorporate land and water resource management techniques which have been demonstrated to be successful and cost effective in resolving development and conservation issues such as surface water management, soil erosion and sedimentation control, land clearing and excessive tree removal, loss of mature plants and wildlife habitat, and conservation of water supply.

Policy I-3.7.2: Coordination of Energy Management. The Village shall participate in regional, State, or local initiatives directed at coordinating energy management within the public and private sectors. These tasks may include joint formulation of energy related decisions with concerned Federal, State, regional, and County agencies as well as with concerned private entities. Such activities shall be directed toward maximizing awareness of energy related problems, issues, alternative techniques for resolving energy related problems and issues, and to identify future areas where joint efforts may enhance mutual goals and objectives.

Policy I-3.7.3: Energy Efficiency in Plans. The Village shall promote a systematic approach to the development of pedestrian and bicycle path networks by the public and private sectors in order to improve energy efficient transportation links between major activity areas such as residential neighborhoods, employment centers, shopping areas, parks, and schools.

Policy I-3.7.4: Energy Conservation in Building and Construction. The Village shall enforce energy efficient building codes and promote efficient energy conservation in building heating and cooling systems. The Village shall promote attendance at regional training workshops in energy efficiency in construction and continue to foster cooperative relationships between building trades, architects, engineers and building officials.

OBJECTIVE I-3.8: INTERGOVERNMENTAL COORDINATION. The Village shall maintain

administrative procedures to ensure efficient coordination of land and water management issues surrounding proposed development are carried out in a timely manner with all public entities having jurisdictional authority.

Policy I-3.8.1: Implementing Intergovernmental Coordination. The Village of Pinecrest shall require that development applications be coordinated, as appropriate, with Miami-Dade County, the Miami-Dade County School Board, other special districts, the South Florida Regional Planning Council (SFRPC), the South Florida Water Management District, as well as applicable State and Federal agencies prior to issuance of a development order or permit. The Village shall coordinate with the SFRPC in meeting regional policies contained in the Regional Plan for South Florida. The Village shall establish a multi-agency review during the site plan review process for all large scale developments. Similarly, the Village shall request and hereby recommends that a reciprocal multi-agency review be carried out by Miami-Dade County and all other public and semi-public entities that are responsible for oversight and/or design or construction of public or semi-public infrastructure, facilities, or other development that transcend a portion of the Village limits and/or impact infrastructure, water supply, wastewater treatment capacity, water quality, or drainage system within the Village limits. The multi-agency review process shall be structured and is intended to inform public official of impending development and/or impending public decisions that may impact the infrastructure and/or service delivery systems of a municipality or other public entity. The multi-agency review shall be advisory to the Village of Pinecrest Council.

OBJECTIVE I-3.9: CONTINUING LAND USE PROGRAMS. The Village shall implement land use goals and objectives by carrying out a continuing program of land use activities below cited.

Policy I-3.9.1: Land Use Information System. Maintain and periodically update the land use information system, integration of the Tax Appraiser property files, Village population, housing, land use and planning data, aerial maps and plats, building permit files, base maps, and all other relevant land use information.

Policy I-3.9.2: Land Use Trends. Monitor and evaluate population and land use trends.

Policy I-3.9.3: Fiscal Management. Implement fiscal management policies of the capital improvement program and budget.

Policy I-3.9.4: Administer Land Use Controls. Administer adopted land use controls, including the zoning ordinance, subdivision regulations, building regulations, housing regulations, water and sewer codes, traffic regulations, and regulations governing streets and sidewalks.

Policy I-3.9.5: Public Assistance. Provide continuing land use information and assistance to the public.

Policy I-3.9.6: Intergovernmental Coordination. Coordinate land development issues where

applicable with other public agencies at all levels of government pursuant to the Intergovernmental Coordination Element of this plan.

Policy 1-3.9.7: Manage Current Development Impacts. Evaluate and manage impacts of proposed development pursuant to existing ordinances, including, but not limited to, public facilities, natural environment, and impact on stable residential neighborhoods.

Policy 1-3.9.8: Urban Design and Community Appearance. Good principles of urban design shall be applied through site plan review procedures in order to enhance general community appearance as well as to preserve and enhance open space and landscape. This program shall assist in protecting major natural and man-made resources within the Village.

Policy 1-3.9.9: Special Land Use Studies. In order to maintain land use policies responsive to changing conditions, problems, and issues, the Village shall undertake special studies as needed to develop specific local strategies for resolving unanticipated land use problems and issues.

OBJECTIVE 1-3.10.1: CONTINUING EVALUATION OF LAND USE ELEMENT EFFECTIVENESS. The Village shall use the following policies as criteria in evaluating the effectiveness of the Land Use Element.

Policy 1-3.10.1: Review the Impact of Change Indicators on Land Use Policy. Trends in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. The policy implications of major trends in land use characteristics shall be evaluated on a continuing basis. Land use policy shall be refined as needed in order to remain responsive to evolving problems and issues.

Policy 1-3.10.2: Schedule, Budget and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed land use activities identified in this Element shall be evidence of the Village's effectiveness in carrying out a systematic program for implementing adopted land use goals, objectives and policies.

Policy 1-3.10.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Land Use Element, the Village shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in land use policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving land use problems and issues.

Policy 1-3.10.4: Achieve Effective Resolution of Land Use Goals, Objectives, and Policies. The effectiveness of the Land Use Element shall be measured by the Village's success in achieving land use goals,

objectives, and policies. This element incorporates a systematic planning process for identifying land use problems and issues and implementing corrective actions.

OBJECTIVE 1-3.11: Vested Rights. The Village shall maintain Land Development Regulations which shall provide a regulatory system for administering "vested rights" issues. The regulations shall provide a procedure for vested rights determinations, through hearing or other procedure containing due process safeguards and shall address the continuing effect of existing judicial, administrative, and executive determinations granting development rights to particular property owners, as well as (where applicable) the expiration of such rights. The Village shall continue to monitor new case law impacting "vested rights" and "takings." The vested rights regulations shall contain, inter alia, the following general criteria:

1. Any developments of whatever use classification contained in an approved DRI, approval for which has not expired, shall be considered vested at the time of plan adoption.
2. Any developments of whatever use classification which have been through all preliminary Village approval procedures and reviews and have obtained all necessary Village development orders, the time for appeal from which has expired, and which have substantially relied upon and acted in furtherance thereof, and which have commenced construction and are proceeding in good faith and in a timely manner toward completion, shall be considered vested at the time of plan adoption.
3. Developments which have obtained a final judicial order or decree at the time of the plan adoption and have complied with all applicable laws and ordinances shall be considered vested as of said date. The Village shall comply with the terms of all judicial orders concerning vested rights in particular cases.
4. The Village may by ordinance institute a hearing procedure for determining the vested rights of properties not falling under the above provisions. The Village may retain an independent hearing examiner to conduct hearings and make determinations regarding vested rights. There shall be the right of an appeal to the Circuit Court from the final determination of the Village Council as provided in Policy.

Policy 1-3.11.1: Vested Rights Determinations. The vested rights regulations shall include the concepts stated below in its procedural provisions governing determination of vested rights and beneficial use and the effect of such determinations:

1. **Vested Rights and Beneficial Determinations.** A determination of vested rights and beneficial use shall require:
 - a. **Application.** An application to be submitted by the applicant to the Village Planner within one (1) year after the effective date of the Comprehensive Plan;

- b. **Review of Application.** The Village may appoint a hearing officer or other qualified person or entity who shall give notice, schedule, and conduct a public hearing on the application;
 - c. **Determinations.** The preparation of a proposed determination including findings of fact and conclusions of law which shall be submitted to the Village Council; and
 - d. **Final Determinations.** A final determination that shall specify the development rights that are vested or the beneficial use to which the landowner is entitled, including:
 - i. The geographic scope of the determination in relation to the total area of the development site;
 - ii. The duration of the determination and an expiration date;
 - iii. The substantive scope of the determination;
 - iv. The applicability of existing and future Village land development regulations;
 - v. Verification that construction has commenced and quarterly reporting requirements to ensure that development is continuing in good faith; and
 - vi. Such other limitations and conditions necessary to assure compliance with the Comprehensive Plan.
2. **Basis of Determinations.** A determination of vested rights shall be based upon one or more valid, unexpired permits or approvals issued by the Village of Pinecrest prior to the effective date of this Comprehensive Plan. The determination of vested rights shall be limited to the development expressly contemplated by said permits or approvals and to those aspects of development which meet the standards and criteria below cited. The applicant for a vested rights determination shall have the burden of proving that:
- a. The applicant has reasonably relied upon an official act by the Village. For the purpose of a vested rights determination pursuant to this Comprehensive Plan, any of the following may constitute an official act:
 - i. One or more valid, unexpired permits or approvals issued by the Village, provided that the zoning or land use designation of property shall not be deemed to constitute a permit or approval for the purpose of a determination of vested rights; or
 - ii. A subdivision plat recorded in the records of the Miami-Dade County Courthouse prior to

the date on which the Village of Pinecrest Comprehensive Plan was adopted which fulfills the criteria established in Section 380.05 (18), F.S.; or

- iii. A valid, unexpired building permit issued prior to the effective date of the Comprehensive Plan; and
- b. The applicant, acting in good faith, has incurred such extensive obligations and expenses that it would be highly inequitable or unjust to affect such rights by requiring the applicant to now conform to current Village Comprehensive Plan and land development regulations. Substantial changes of position or expenditures incurred prior to the official Village act upon which the vested rights claim is based shall not be considered in making the vested rights determination; and
- c. That the development has commenced and has continued in good faith without substantial interruption.

Following the effective date of this Comprehensive Plan, landowners with a valid, unexpired Development of Regional Impact (DRI) approval granted by the Village shall be vested, but only with respect to the portion of the DRI expressly covered by such approval.

3. **Village Actions.** A vested rights determination shall not preclude the Village from mandating that the proposed development comply with the Village Land Development Regulations in effect on the date of the vested rights determination or adopted subsequent to the vested rights determination unless the development is shown to be vested with regard to the subject matter addressed by prior development order and specific requirements pursuant to the procedures and criteria stated above in sub-sections (1) and (2).
4. **Expiration of Vested Rights.** A vested rights determination shall specify an expiration date by which all building permits necessary for development shall have been issued. The expiration date shall be reasonable and in no event later than the date specified in the original development order.
5. **Beneficial Use Procedure.** It is the policy of the Village of Pinecrest that neither provisions of this Comprehensive Plan nor the Land Development Regulations shall deprive a property owner of all reasonable economic use of a parcel of real property which is a lot or parcel of record as of the date of the adoption of the Comprehensive Plan. Accordingly, the Village shall adopt a beneficial use procedure under which an owner of real property may apply for relief from the literal application of applicable land use regulations or of this plan when such application would have the effect of denying all economically reasonable or viable use of that property unless such deprivation is shown to be necessary to prevent a nuisance under Florida law or in the exercise of the Village's police power to

protect the health, safety, and welfare of its citizens. For the purpose of this policy, all reasonable economic use shall mean the minimum use of the property necessary to avoid a taking within a reasonable period of time as established by land use case law.

- a. The relief to which an owner shall be entitled may be provided through the use of one or a combination of the following:
 - i. Granting of a permit for development which shall be deducted from the permit allocation system;
 - ii. Village purchase of all or a portion of the lots or parcels upon which all beneficial use is prohibited;
 - iii. Such other relief as the Village may deem appropriate and adequate.

The relief granted shall be the minimum necessary to avoid a "taking" of the property under existing State and Federal law.

- b. Development approved pursuant to a beneficial use determination shall be consistent with all other objectives and policies of the Comprehensive Plan and Land Development Regulations unless specifically exempted for such requirements in the final beneficial use determination.

CHAPTER 2: TRANSPORTATION ELEMENT
 (Reference §9J-5.019, F.A.C.)

§2-1: TRANSPORTATION GOALS, OBJECTIVES AND POLICIES. This section stipulates goals, objectives, and implementing policies for the Transportation Element pursuant to §9J-5.019, F.A.C.

GOAL 2-1: ENSURE INTEGRATED MULTI-MODAL TRANSPORTATION SYSTEM. Develop and maintain an integrated multi-modal transportation system in the Village of Pinecrest which promotes energy conservation and environmental sustainability; promotes mobility and accessibility to move people and goods in a manner consistent with the local and county-wide land use and environmental protection goals, and which is as well as coordinated with proposed residential and economic developments. Stress multi-modal mobility that offers transportation and transit services to all residents and tourists in the most efficient, convenient, assessable, and affordable manner possible.

OBJECTIVE 2-1.1: MOTORIZED AND NON-MOTORIZED SYSTEM. Develop an integrated multi-modal transportation system that emphasizes safe and convenient movement of pedestrian and non motorized and motorized vehicles, maximizes efficient use of energy resources, and minimizes emission of greenhouse gases within Pinecrest, through the use of management systems.

Policy 2-1.1.1: Establish Level of Service Standards for Major Thoroughfares. The Village shall utilize established of level of service standards for roads and public transit facilities. These are as follows:

FOR NON FLORIDA INTRASTATE HIGHWAY ROADWAYS			
LOCATION	TRANSIT AVAILABILITY		
	NO TRANSIT SERVICE	20 MIN. HEADWAY TRANSIT SERVICE WITHIN 1/2 MILE	EXTRAORDINARY TRANSIT SERVICE (COMMUTER RAIL OR EXPRESS BUS)
Outside Urban Development Boundary	LOS D: State Minor Arterials LOS C: County Roads and State Principal Arterials	Not Applicable	Not Applicable
Between Urban Infill Area ¹ and Urban Development Boundary	LOS D: 90% of Capacity; or LOS E on State Urban Minor Arterials: 100% Capacity	LOS E: 100% Capacity	LOS E: 120% Capacity
Inside Urban Infill Area 1	LOS E: 100% Capacity	LOS E: 120% Capacity	LOS E: 150% Capacity

¹ Urban Infill Area is located east of (and includes) NW and SW 77th Avenue and SR 826, excluding the City of Islandia, and excluding the area north of SR 826 and west of I-95.

FOR FLORIDA INTRASTATE HIGHWAY SYSTEM (FIHS) ROADWAYS					
TYPE FIHS FACILITY	URBAN DEVELOPMENT BOUNDARY LOCATION		ROADWAYS PARALLEL TO EXCLUSIVE TRANSIT FACILITIES²	INSIDE TRANSPORTATION CONCURRENCY MANAGEMENT AREAS²	CONSTRAINED OR BACKLOGGED ROADWAYS
	Outside	Inside²			
Limited Access Facility	LOS B	LOS D [E]	LOS D [E]	LOS D [E]	Manage
Controlled Access Facility	LOS B	LOS D [E]	LOS E	LOS E	Manage

Policy 2-1.1.2: Future Transportation Map Series. The Future Transportation Map Series is described below and are hereby incorporated into the Comprehensive Plan.

1. **Map II-1: Major Thoroughfares by Functional Classification and Number of Lanes (2025)** identifies the 2025 roadway network, including arterial and collector streets, their functional classification, and the number of lanes within each facility. The functional classification system indicates the role of each thoroughfare in meeting current travel demands, assists in defining land use relationships, and reveals the jurisdiction responsible for maintenance.
2. **Map II-2: Limited Access Facilities, Significant Parking Facilities, and Traffic Generators (2025).** This map delineates the limited and controlled access facilities in the Village for the year 2025, as well as the locations of significant parking facilities. The map also indicates sites of major traffic generators/attractors.
3. **Map II-3: Future Transit Facilities (2025)** illustrates Village public transit service areas, exclusive public transit corridors, and level-of-service projected to be within the Village of Pinecrest in the year 2015-2025. This map is consistent with projected population, employment densities and future land use.
4. **Map II-34: Future Pedestrian/Bike Ways (2025)** illustrates the major bicycle and pedestrian ways for the year 2025.
5. **Map 2-9: Future Levels of Service on Major Thoroughfares (2025)** illustrates the projected levels of service for the Village's major thoroughfares.

Policy 2-1.1.3: Establish Transportation Demand Management Programs. The Village shall establish Transportation Demand Management programs to modify peak hour travel demand and reduce the number of vehicle miles traveled per capita within the community and region. This can be done through the

² LOS inside brackets [] apply to general use lanes only when exclusive through lanes exist.

promotion of and assistance in the creation of a County-wide system of interconnected designated bicycle ways and the promotion of the Miami-Dade Bicycle Facilities Plan.

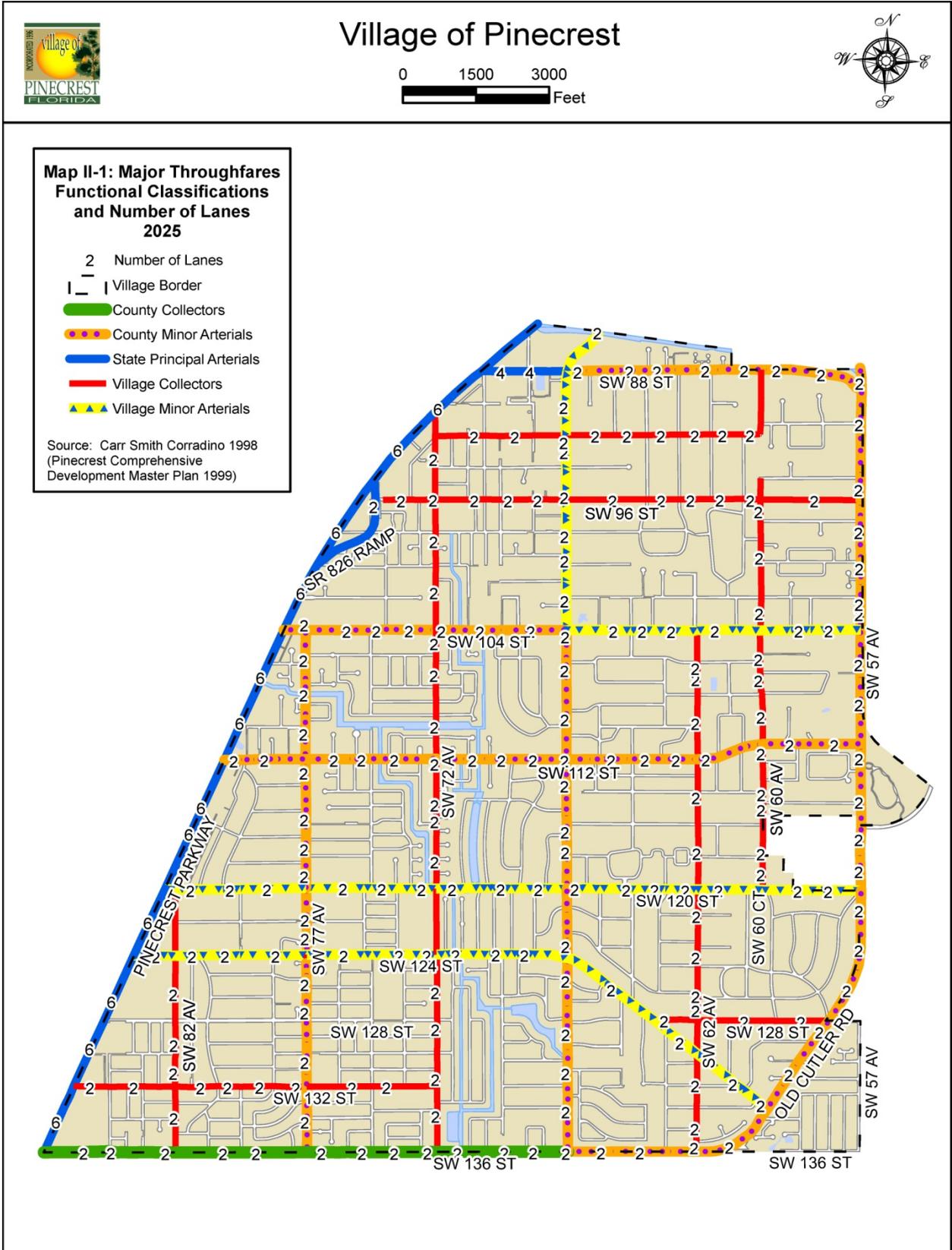
Policy 2-1.1.4: Establish Transportation System Management Strategies. The Village shall establish and maintain Transportation System Management (TSM) Strategies as appropriate to improve system efficiency and enhance safety. Examples of TSM strategies include the use of signage programs, intelligent transportation system, traffic calming strategies, tree planting, textured pavement, roundabouts, signal phasing, and creative parking strategies. The Land Development Regulations includes policies mandating review of all site plans and development proposals for consistency with TSM strategies adopted by the Village. The specific TSM strategy used is dependent on the desired area of Village and actual needs of that area.

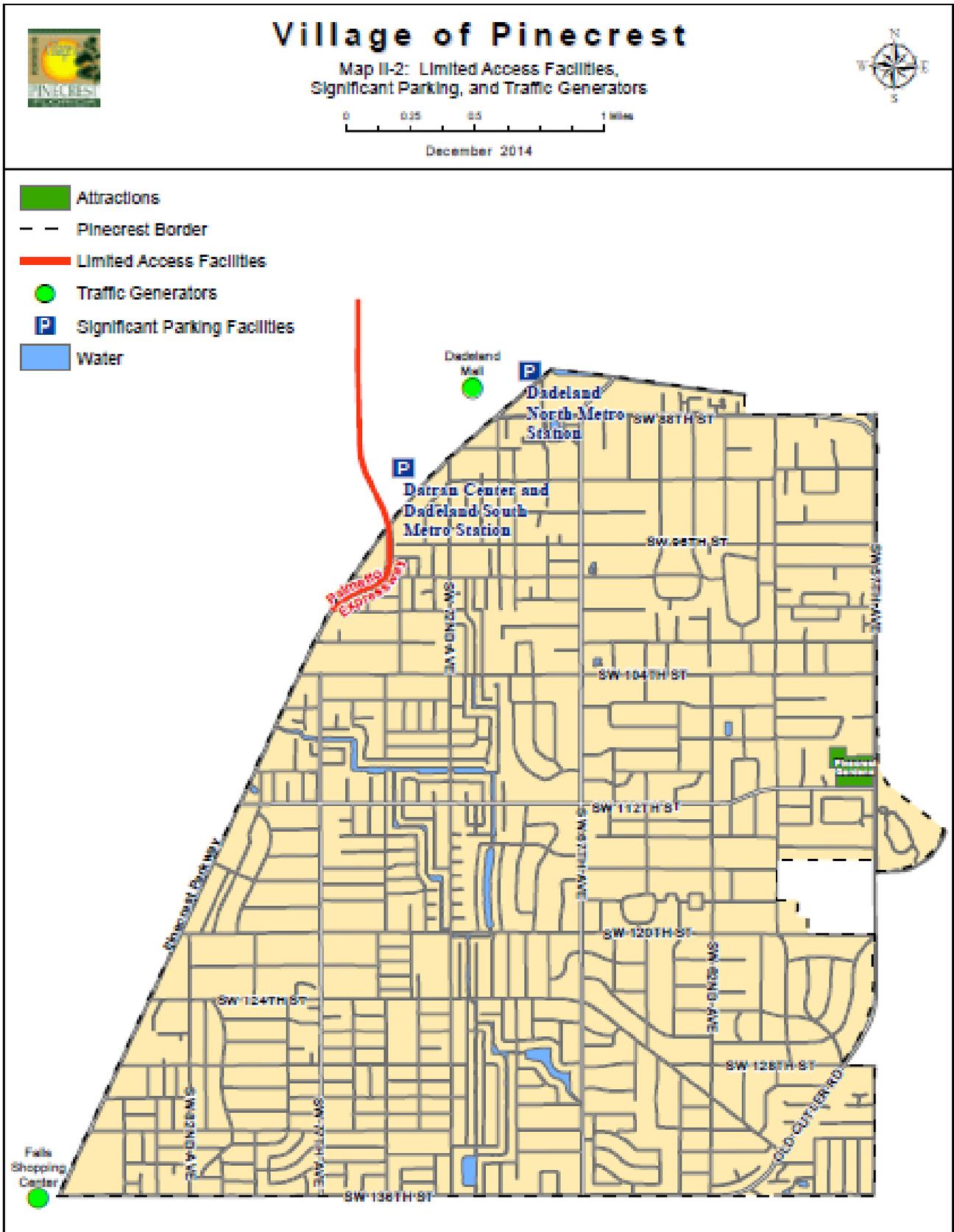
Policy 2-1.1.5: Controlling Vehicular Accessibility to Major Thoroughfares. The Village shall provide an adequate, properly designed and safe system for controlling vehicular accessibility to major thoroughfares through the control of the intersections of access points, including driveways and roads, to connecting roadways. This action shall be facilitated by adopted design standards and procedures as part of the Land Development Regulations which as a minimum shall address:

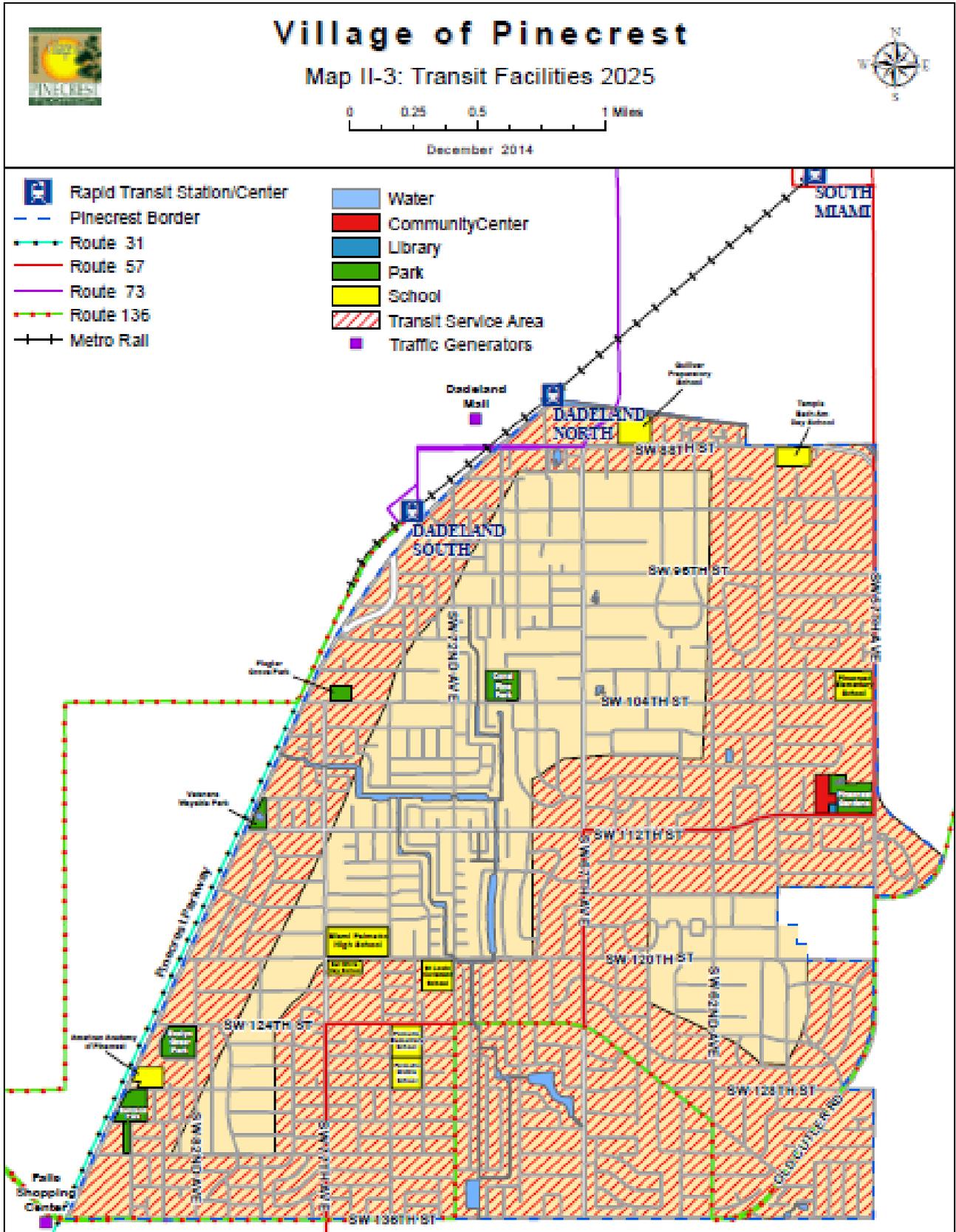
1. Adequate storage and turning bays;
2. Provision of service needs
3. Spacing and design of median openings and curb cuts;
4. Driveway access and spacing; and
5. Traffic operations.

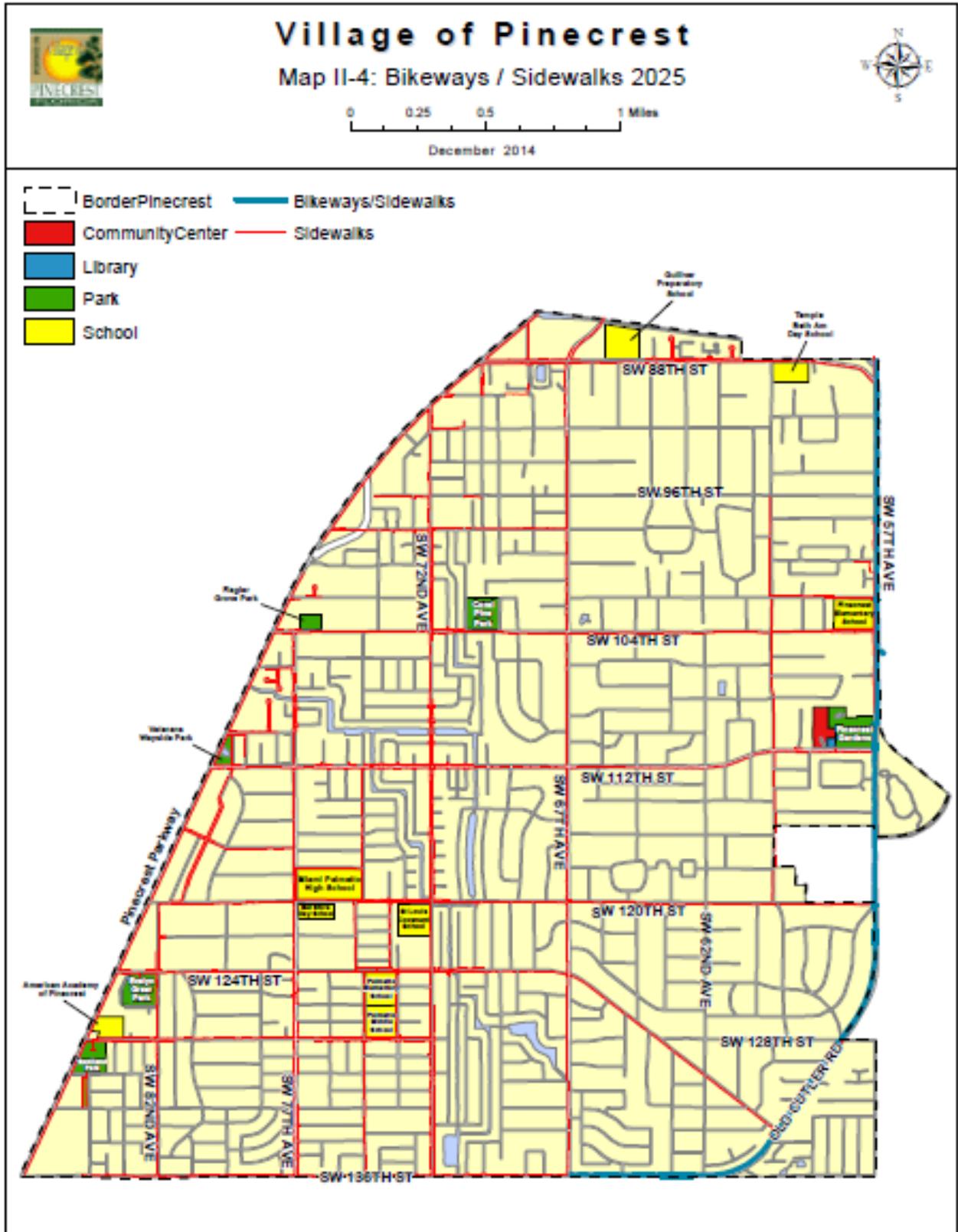
This control shall be coordinated through the building permit process as provided for in the Pinecrest Code of Ordinances.

Policy 2-1.1.6: Multi-Agency Review of Development to Ensure Maintenance of Integrated Multi-modal Transportation System, including LOS Standards. In order to ensure maintenance of adopted level of service standards, the Village of Pinecrest adopted Land Development Regulations requires that all site plans impacting the multi-modal transportation system be submitted to the Miami-Dade County Metropolitan Planning Organization (MPO) for review and comment prior to Village approval of the development. The Land Development Regulations establishes criteria to ensure that no development is approved unless such development is found to be consistent with the adopted level of service standards for roads and transit facilities.









OBJECTIVE 2-1.2: COORDINATE LAND USE AND TRAFFIC CIRCULATION. The Village shall coordinate the transportation system with the Future Land Use Map Series and ensure that existing and proposed population densities, housing and employment patterns, land uses, and all other short and long term development plans are consistent with the transportation modes and services proposed.

Policy 2-1.2.1: Facilitate Use of Bicycles and Pedestrian Movement. In continuing efforts to reduce consumption of energy resources, improve environmental sustainability, and reduce the emission of greenhouse gases, the Village shall provide land use and other strategies to promote the use of bicycles and pedestrian movement. In addition, the Village will establish a multi-agency planning and development review process for proposed public improvement plans for streets, pedestrian and bike ways, as well as any other public improvements which may potentially impact and/or further maintenance of an integrated multi-modal transportation system. In this manner the Village will establish and maintain a continuing technical review and coordination mechanism involving the Miami-Dade County MPO, the Florida Department of Transportation, and adjacent municipalities in furthering objective, policies, and programs related to maintenance of an integrated multi-modal transportation system consistent with adopted level of service standards. The regulations shall require that developments impacting bicycle and pedestrian movement provide improvements that accommodate the safe movement of bicycles and pedestrian.

Policy 2-1.2.2: Establish Parking Strategies along Pinecrest Parkway and Major Generators. The Village shall establish parking strategies along Pinecrest Parkway and the major generators such as schools in order to promote the transportation goals and objectives set forth in this Plan. The strategies shall be enforced in coordinating ongoing and future transportation projects impacting land use and shall require off-street parking.

Policy 2-1.2.3: Establish Land Use, Site and Building Design Standards for Public Transit Corridors. The Village may establish land use, site and building design standards for development in exclusive public transit corridors, specifically along Pinecrest Parkway where Office and Commercial land uses exist. This will assure the accessibility of existing infill and new development to public transit.

OBJECTIVE 2-1.3 COORDINATE WITH MPO AND FDOT. The Village shall coordinate the transportation system services and facilities with the plans and programs of the MPO and FDOT.

Policy 2-1.3.1: Coordinate Roadway and Transit Improvements. The Village shall coordinate roadway and transit service improvements with the needs of the South Miami-Dade_Busway and future public transit related facilities.

Policy 2-1.3.2: Utilization of County and State Numerical Indicators. The Village shall use County and State numerical indicators for measuring the achievement of Village mobility goals.

1. Modal Split: 70% Single Occupant Vehicles; 15% Carpools; 7% Transit; and 3% Pedestrian.
2. Annual Transit Trips Per Capita: 3

3. Automobile Occupancy Rates: 1.45

Policy 2-1.3.3: Coordinate with County, MPO and FDOT for Implementation of Element.

Pinecrest shall work with Miami-Dade County, the MPO, FDOT, and other pertinent agencies to establish strategies, agreements and other mechanisms that demonstrate the area wide coordination necessary to implement the transportation, land use, parking and other provisions of the this transportation element.

Policy 2-1.3.4: Coordinate Transit Planning with Land Use Planning Process.

The Land Development Regulations shall include a mandatory site plan review during which all development shall be reviewed for impacts on transit. Applicable improvements shall be required to facilitate the movement of transit users between major activity centers and nearby transit stops as well as transit stations. Similarly, the Village short and long range planning efforts shall continue to manage new commercial development and redevelopment along the Pinecrest Parkway corridor so that the Village maintains a compact linear commercial core easily accessible to the Miami-Dade rail system and South Miami-Dade Busway system.

OBJECTIVE 2-1.4: EFFICIENT PUBLIC TRANSIT SERVICE. Address the provision of efficient public transit services based upon existing and proposed major trip generators and attractors, safe and convenient public transit stations and/or terminals, land uses, and accommodation of the special needs of the transportation disadvantaged.

Policy 2-1.4.1: Encourage Land Uses that Promote Transit.

Coordinate policies and projects with the future land use element to encourage land uses that promote public transportation along the Pinecrest Parkway corridor. Such land uses include commercial, medium to high density residential, institutional or a mix of all of the above. Commercial uses include hotels, theaters, neighborhood shopping centers, medium sized stores, department stores, and convenience stores. Residential densities between 7 and 25 dwelling units per acre promote transit. Institutional uses include recreational, cultural, day care, parks, educational, religious, and government. In considering land uses, the Village shall consider the two types of transit facilities in the area; the multi-modal Metrorail stations and the South Miami-Dade Busway. The higher intensity development should be focused around these facilities.

Policy 2-1.4.2: Provide Linkages between Transit and Significant Attractors.

Initiate linkage projects that provide access from the major transportation corridors along routes connecting with land uses generating or attracting heavy traffic such as the Dadeland Stations, commercial development along Pinecrest Parkway, schools and other institutional uses, as well as new and future residential developments.

Policy 2-1.4.3: Assisting the Transportation Disadvantaged.

The Village shall continue to coordinate with MDTA to identify and develop programs to serve the Villages transportation disadvantaged. Examples of potential programs include paratransit, such as Dial-a-Ride service and carpools; changes to existing bus routes; an addition of new bus routes.

OBJECTIVE 2-1.5: ESTABLISH A TRAFFIC CIRCULATION SYSTEM THAT PROTECTS COMMUNITY AND NEIGHBORHOOD INTEGRITY. The traffic circulation system will protect community and neighborhood integrity, while providing a system of arterial and collector streets to direct through traffic away from residential neighborhoods served by local streets. The Village shall coordinate with the State, the County, and adjacent local governments to ensure that the functional classification system is responsive to existing development as well as duly approved future land use plans of the Village and adjacent local governments.

Policy 2-1.5.1: Traffic Circulation Projects Sensitive to Surrounding Land Use. Initiate future traffic circulation and access projects that not only provide connectivity between heavy trip generators and attractors, such as the Dadeland Stations, Pinecrest Parkway land uses, schools and other institutional uses; but also initiate strategies that moderate traffic impacts on residential neighborhoods, direct through traffic away from residential neighborhoods that may be impacted, improve efficient use of energy resources, and reduce greenhouse gas emissions.

Policy 2-1.5.2: Improve Pedestrian Crossings on Pinecrest Parkway. The Village shall continue to coordinate with Miami-Dade County to address pedestrian access and crossing of Pinecrest Parkway at the Dadeland North and Dadeland South MetroRail Stations and at the South Miami-Dade Busway locations. This coordination shall include assessing the possibility of extending pedestrian crossing signal phasing and pedestrian walking bridges.

Policy 2-1.5.3: Improve Vehicle Crossing of Pinecrest Parkway. The Village shall continue to coordinate with Miami-Dade County in examining the possibility of adding exclusive turning lanes on streets accessing Pinecrest Parkway as well as examining signal timing geared towards enhancing the ability to cross Pinecrest Parkway.

OBJECTIVE 2-1.6: COORDINATE LAND USE AND TRANSPORTATION ELEMENTS. The Transportation Element will continue to be coordinated with the goals objectives and policies of the Future Land Use Element and other elements of the Comprehensive Plan, to maintain internal consistency and ensure that major thoroughfares meet concurrency management level of service standards. Similarly, the Village shall review new development and redevelopment to ensure that major traffic generators generally remain in the compact liner commercial core along Pinecrest Parkway. This objective is also consistent with the objective of maintaining major employment generators in areas accessible to the Miami-Dade County rail and transit facilities.

Policy 2-1.6.1: Element Consistent with Village and County Comprehensive Plans. The Village shall maintain and enforce a Comprehensive Plan Transportation Element that is consistent with other elements of the Village Comprehensive Plan as well as applicable provisions of the Miami-Dade County Comprehensive Plan.

Policy 2-1.6.2: FLUM to Guide Transportation Planning. The adopted Future Land Use Map shall be

used to guide the planning of future transportation corridors and facilities to ensure the proper coordination between transportation planning and future development patterns. In addition, the Land Development Regulations shall ensure that site plans for future development and redevelopment are reviewed for impacts of projected vehicle trip generation on existing and planned roadway capacity. The Village concurrency management system and adequate facilities ordinance shall assist in avoiding future adverse impacts on roadways.

OBJECTIVE 2-1.7: ENHANCE TRAFFIC CIRCULATION. The Village shall carry out a capital improvements program and budget that addresses existing and future traffic improvement needs.

Policy 2-1.7.1: Traffic Control Devices to Encourage Pedestrian Circulation. The Village shall develop strategies for providing effective traffic controls, including signage, signalization or other means in high traffic areas of the Village. Strategies shall include projects that facilitate safe pedestrian circulation at roadway crossings and in other areas where pedestrian and vehicular conflict may occur.

Policy 2-1.7.2: Continue Acquisition and Preservation of Rights-of-Way. The Village shall continue to maintain measures for identifying and protecting existing rights-of-way as part of the Village's continuing planning operations. In addition, the Village shall continue to maintain the integrity of the Future Land Use Map and the Future Transportation System Map, by monitoring the impacts of development and ensuring consistency of new development with the Future Land Use and Transportation Elements. The Village's long range planning activities shall continue to identify possible needs for additional future rights-of-way based on-going analysis of land use and traffic circulation issues.

Accordingly, in order to ensure that roadways remain in satisfactory condition the Village has budgeted \$500,000 every year for purposes of right-of-way maintenance such as swale maintenance, street drainage maintenance, bridge repairs, traffic signs, restriping and mast head improvements at miscellaneous intersections throughout the Village as needed.

OBJECTIVE 2-1.8 PROMOTE MULTI-MODAL TRANSPORTATION TO IMPROVE ACCESS TO AND FROM PINECREST. Promote multi-modal transportation circulation elements that will improve access to and from Pinecrest and other parts of Miami-Dade County from the intrastate highway.

Policy 2-1.8.1: Protect Functions of Intrastate Highway System. Protect the interregional and interstate functions of the Intrastate Highway System by scheduling improvements to the local traffic circulation system.

OBJECTIVE 2-1.9: IMPROVE FUNCTIONING OF THE TRANSPORTATION NETWORK. Encourage ease of transfer between mass transit and all other modes, where it improves the functioning of the Transportation network.

Policy 2-1.9.1: Future Transit Facilities to Provide Ease of Transfer. Future transit facilities in the

Village of Pinecrest shall incorporate provisions to enhance ease of transfer with other modes (e.g., park-ride garages and lots, bicycle lockers and racks, pedestrian walkways, taxi and jitney stands. This shall be done in conjunction with MDTA.

OBJECTIVE 2-1.10: PROVIDE FOR SAFE, CONVENIENT, AND EFFICIENT MULTI-MODAL CIRCULATION SYSTEM. The Village of Pinecrest shall provide for a safe, convenient and energy efficient multi-modal circulation system.

Policy 2-1.10.1: Improvements to Reduce Accidents in High Accident Locations. Monitor high accident frequency locations within the Village and on the County Highway System to identify design improvements to alleviate hazardous conditions. These improvements shall be incorporated into the Transportation Improvement Plan (TIP).

OBJECTIVE 2-1.11: MODAL CIRCULATION SYSTEM TO PROMOTE COMMUNITY VALUES. Plan and develop a multi-modal transportation system that preserves environmentally sensitive areas, conserves energy and natural resources, reduces the emission of greenhouse gases, and promotes community aesthetic values.

Policy 2-1.11.1: Monitoring of Transportation Element. Continue to provide a safe and convenient energy efficient multi-modal circulation system through the continued monitoring and evaluation of the Comprehensive Plan, especially the Future Land Use and Transportation Elements.

OBJECTIVE 2-1.12: RIGHT-OF-WAY PROTECTION. The Village of Pinecrest shall protect existing and future right-of-way from building encroachment through the implementation of the following policies.

Policy 2-1.12.1: Continue Acquisition and Preservation of Rights-of-Way. Pinecrest shall continue to maintain measures for identifying and protecting existing rights-of-way as part of the Village's continuing planning operations. In addition, the Village shall continue to maintain the integrity of the Future Land Use Map and the Future Transportation System Map, by monitoring the impacts of development and ensuring consistency of new development with the Future Land Use and Transportation Elements. The Village's long range planning activities shall continue to identify possible needs for additional future rights-of-way based on-going analysis of land use and traffic circulation issues. Finally, the Village shall maintain Land Development Regulations which specify building setbacks along desired rights-of-way in order preserve existing and future rights-of-way.

CHAPTER 3: HOUSING

(Reference §9J-5.010(3), F.A.C.)

§3-1: HOUSING GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Housing Element pursuant to ¶163.3177(6)(f), F.S., and §9J-5.010(3)(a-c), F.A.C.

GOAL 3-1: QUALITY RESIDENTIAL ENVIRONMENT. Allocate land area for accommodating a supply of housing responsive to the diverse housing needs of the existing and projected future population and assist the private sector in providing affordable quality housing in neighborhoods protected from incompatible uses and served by adequate public facilities.

Objective 3-1.1: Provide Adequate And Affordable Housing For Current And Future Populations. The Village of Pinecrest shall provide adequate and affordable housing for current and future populations. In order to achieve this objective a Housing Needs Assessment shall be conducted as part of each Evaluation and Appraisal Report and the following policies shall be implemented.

Policy 3-1.1.1: Assessment of Affordable Housing Needs. The Village of Pinecrest shall meet with Miami-Dade County, the City of South Miami, the Village of Palmetto Bay, and the City of Coral Gables by December 31, 2010 to draft a program for evaluating affordable housing needs within the incorporated and unincorporated areas surrounding Pinecrest. The program shall include assessments and recommended actions for the ensuing five years. The assessment of affordable housing needs shall be presented to the Village Local Planning Agency and the Village Council for action every five years.

Policy 3-1.1.2: Use of Village Median Income to Calculate Affordable Housing Need. In calculating Pinecrest's affordable housing needs, the Village shall use the median household income figure for Pinecrest, not Miami-Dade County. The median household income shall be obtained from the most recent data available.

Policy 3-1.1.3: Meeting The Affordable Housing Need. The Village currently has a total affordable housing deficit as shown in Appendix A. Based upon projections done by the Metropolitan Center of Florida International University and shown in Appendix A, the Village expects to maintain a deficit of affordable housing units throughout the planning period (2025). Pinecrest understands that affordable housing is an issue that should be addressed. Therefore, Pinecrest is committed to the following courses of action to improve affordable housing supply on a county and region-wide basis:

1. **Coordination with Miami-Dade County.** The Village of Pinecrest should work with Miami-Dade County on any County-wide affordable housing initiative.
2. **Coordination with Regional Agencies.** The Village of Pinecrest shall participate in the South

Florida Regional Planning Council's affordable housing committees.

3. **Coordination with Appropriate Agencies.** Where appropriate the Village shall coordinate planning efforts with the Miami-Dade County's Housing Authority as well as appropriate Federal and State agencies.
4. **Coordination with State Departments.** The Village shall coordinate siting and permitting activities impacting group home facilities with the State Department of Health and Children and Family Services.

Policy 3-1.1.4: Public Involvement in Housing Production. Pinecrest shall support the involvement of County, regional, State, and Federal agencies in housing production, where appropriate. The Village shall also promote nondiscrimination in access to housing within the Village by promoting fair housing laws and practices.

Policy 3-1.1.5: Use of Public Subsidies. The utilization of Federal, State, and County housing subsidy programs is recognized as a means to provide housing opportunities for very-low, low, and moderate income persons and families, where appropriate.

Policy 3-1.1.6: Technical Assistance, Information and Referral Services. The Village shall provide technical assistance, information and referral services to the private sector in order to maintain a housing production capacity sufficient to meet the projected housing market demand.

Policy 3-1.1.7: Development Review Process. The Village shall maintain Land Development Regulations, including regulations that streamline the development review and permitting process for housing, especially affordable housing, in order to minimize costs and delays, which unnecessarily raise the cost of housing.

Policy 3-1.1.8: Barriers to Affordable Housing within the Land Development Regulations. The Village's Land Development Regulations shall not create barriers to affordable housing.

OBJECTIVE 3-1.2: HOUSING CONDITION AND BLIGHTING INFLUENCES. The Village of Pinecrest shall continue to eliminate substandard housing conditions and blighting influences, and improve structural and aesthetic housing conditions through the implementation of the following policies.

Policy 3-1.2.1: Enforce Building Codes And Zoning Regulations. The Village shall continue to ensure that new housing construction as well as remodeling or rehabilitation of existing residences is done in conformance with local building requirements. The Village shall strictly enforce its zoning regulations, building codes, and ordinances to assure compliance as well as protect and preserve the structural integrity and aesthetics of the Pinecrest's housing stock.

Policy 3-1.2.2: Maintain Accurate Housing Records. The Village shall identify substandard housing units and maintain a record of such units. The Village shall contact owners of substandard housing units in order to communicate necessary corrective actions and inform owners of available Federal, State and local housing assistance programs.

Policy 3-1.2.3: Housing Demolition and Rehabilitation. The Village shall require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community.

OBJECTIVE 3-1.3: ADEQUATE HOUSING SITES. The Village shall support adequate housing sites for all residents of Pinecrest, including very-low, low, and moderate income housing as well as mobile homes and manufactured housing through the implementation of the following policies.

Policy 3-1.3.1: Coordination Among Housing Production Participants. The Village shall coordinate among participants involved in housing production, including the private and non-profit sectors.

Policy 3-1.3.2: Selecting Sites for Affordable Housing for Very Low, Low, and Moderate Income Households. The Village shall continue to promote access to a broad range of housing opportunities with a full complement of urban services through cooperation and coordination with the private sector and Miami-Dade County. Sites for affordable housing for very low, low, and moderate income households shall be approved only if such sites have access to the following facilities, services and/or activity centers:

- Serviced by potable water and central wastewater systems;
- Accessible to employment centers and shopping centers which accommodate stores offering household goods and services needed on a frequent and recurring basis, with use of public transit;
- Located on a paved street accessible to a major street (i.e., included in the Village's major thoroughfare plan);
- Accessible to public parks, recreation areas, and/or open space systems;
- Located on sites having adequate surface water management and solid waste collection and disposal; and
- In close proximity to Metrorail Stations.

Policy 3-1.3.3: Provision of Diverse Housing Types. The Village shall continue to provide land use designations and zoning districts on the Future Land Use Map respectively, to ensure that single family, duplex, and multi-family housing units are allowed within the Village.

Policy 3-1.3.4: Developing Public/Private Partnerships. The Village of Pinecrest shall continue to assist in developing local government partnerships with the private sector in order to improve the efficiency and expand the capacity of the housing delivery system. Actions shall include coordinating the timing and location of potable water services and sanitary sewer facilities in order to promote the timely extension of water and wastewater services to residential areas as necessary. Similarly, the Village shall also coordinate

the installation of community facilities supportive to housing resources.

Policy 3-1.3.5: Location and Building Code Compliance. The Village's land development regulations shall continue to allow mobile and homes manufactured housing within zoning districts where mobile homes and manufactured housing are allowed, provided the housing unit complies with building standards of CH. 320 and 553, F.S.

OBJECTIVE 3-1.4: PROVIDE OPPORTUNITIES FOR GROUP HOMES, HOUSING FOR THE ELDERLY AND FOSTER CARE FACILITIES. Pursuant to the requirements of §163.3177(6)(3), F.S., the Village shall promote housing opportunities to meet the unique housing needs of the elderly, dependent children, the physically and mentally handicapped, and the developmentally disabled.

Policy 3-1.4.1: Foster Care Facilities. The Village shall maintain Land Development Regulations that include performance standards designed to advance the provision of foster care facilities within the Village of Pinecrest. The standards shall provide for single family foster care homes licensed by the Department of Children and Families in all residential districts classified in the Land Development Regulations.

Policy 3-1.4.2: Community Residential Homes. The Village shall maintain Land Development Regulations that include performance standards which allow community residential homes in residential zoning districts providing they meet criteria established in Chapter 419, Florida Statutes. In addition, such facilities shall be regulated in order to manage their location and intensity, including impacts on infrastructure and to encourage development on sites accessible to public and private services generally required by their residents. The location of community residential facilities shall be dispersed throughout the regional housing market to serve persons special housing needs, disabilities, or handicaps. The facilities shall foster non-discrimination and shall provide residential alternatives to institutionalization.

Policy 3-1.4.3: Housing for the Elderly. The Village shall maintain Land Development Regulations encouraging the development of housing alternatives specially designed for the elderly, including but not limited to adult care living facilities. Sites for elderly housing shall be approved only if such sites have access to the following facilities, services and/or activity centers:

- Serviced by potable water and central wastewater systems;
- Accessible to employment centers, including shopping centers which accommodate stores offering household goods and services needed on a frequent and recurring basis;
- Located on a paved street accessible to a major street (i.e., included in the Village's major thoroughfare plan);
- Accessible to public parks, recreation areas, and/or open space systems; and
- Located on sites having adequate surface water management and solid waste collection and disposal.

OBJECTIVE 3-1.5: CONSERVE NEIGHBORHOOD QUALITY AND EXISTING HOUSING STOCK. The useful life of the existing housing stock shall be conserved through effective implementation of laws, ordinances, and programs directed toward preserving neighborhood quality, including conservation of natural resources, maintenance of community facilities, and code compliance activities. In addition, the Village shall promote the preservation and protection of housing resources identified as historically significant. This objective shall be achieved through the implementation of the following policies.

Policy 3-1.5.1: Conservation and Rehabilitation of Existing Housing. The Village shall promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.

Policy 3-1.5.2: Maintain Active Code Compliance. The Village shall maintain an active code compliance program as a means to identify housing accommodations and non-residential structures which fail to comply with minimum specification governing building construction, electrical facilities, water and sewer systems, construction, septic tanks and waste disposal fields, fire protection, flood prevention, and housing. Where structures are found to minimum standard specifications the Village shall duly notice the violation and stipulate conditions for bringing the structure into compliance.

Policy 3-1.5.3: Minimize Potential Blighting Influences. The Village shall minimize potential blighting influences within residential areas by promoting use of best management principles and practices of land use planning, urban design and landscaping in development review. For instance, adverse impacts of land use transition shall be minimized through performance criteria requiring adequate screening, landscaping, and other design features which promote land use compatibility and appropriate land use transition.

Policy 3-1.5.4: Plan Supportive Facilities and Services Necessary for Quality Residential Neighborhoods. The Village shall continue to coordinate with the appropriate entities to ensure that sufficient systems for delivery of public facilities and services supportive to a quality residential environment have been planned, designed and implemented where possible. Such facilities shall include potable water, wastewater services, roadways, and drainage. A capital improvement program and budget predicated on continuing review and evaluation of evolving housing problems and related infrastructure issues shall be the principal tool for realizing this policy.

Policy 3-1.5.5: Preservation of Historically Significant Housing. Currently, the Florida Master Site File includes six residential housing units that have been identified as having local historical significance. The Village shall maintain Land Development Regulations to preserve the identified historically significant housing units. The Village shall update the inventory of historic sites and architecturally significant sites as needed. Until the Village adopts historic preservation regulations any development or redevelopment of the six properties shall be governed by the Miami-Dade County historic preservation regulations which require review and approval by the County's Office of Historic Preservation.

Policy 3-1.5.6: Historical Housing Assessment and Survey. The Village of Pinecrest Land Development Regulations shall state that should a permit application be submitted to the Village for a housing unit 50 years old or older, the Village shall require a historical assessment of the site prior to issuing any permit. Based upon these assessments, the Village shall determine whether a comprehensive professional survey identifying and analyzing potential archeological, architectural and historical sites and structures in Pinecrest is necessary. The Village shall seek the cooperation of the Miami-Dade County Office of Historic Preservation to conduct the comprehensive professional survey. The survey, if necessary, shall primarily focus on structures and properties that are at least 50 years old, and any such structures or sites identified in the survey shall be added to the Village's list of locally significant historical resources.

Policy 3-1.5.7: Implementing Principles and Standards. The Village shall maintain Land Development Regulations that establish principles, standards techniques, and strategies to guide the conservation, rehabilitation, and demolition of housing units.

Policy 3-1.5.8: Compatibility of New Development. The Village of Pinecrest shall not permit any development which is inconsistent, in terms of residential unit type, lot sizes, housing size, and setbacks, with the surrounding neighborhood.

OBJECTIVE 3-1.6: ALTERNATIVE SOLUTIONS TO IMPROVE ACCESS TO AFFORDABLE HOUSING. By December 31, 2010, the Village shall identify and evaluate alternative solutions to improve access to affordable housing. Pinecrest shall achieve this through the implementation of the following policies.

Policy 3-1.6.1: Coordination with Other Agencies. The Village will provide to residents and individuals employed in Pinecrest access to information pertaining to County-wide programs, including housing assistance programs and programs to aid in job training; information pertaining to foreclosed properties, published by the Federal Department of Housing and Urban Development (HUD); and information pertaining to day-care facilities, English language courses, and high school equivalency (GED) classes which are currently provided by the following agencies:

- Florida Department of Children and Families
- Miami-Dade College
- Miami-Dade County Public Schools
- Miami-Dade Department of Human Services
- Miami-Dade Public Housing Agency

Policy 3-1.6.2: DCA/SFRPC Regional Affordable Housing Strategy. The Village shall consider and evaluate a long-range affordable housing implementing policy consistent with the final recommendations of the joint DCA/SFRPC Regional Affordable Housing Strategy and Rule 9J-5.010(3)(c)(10) affordable housing policy, and shall consider adoption of said policy provided it is based on updated, current and relevant socio-

economic indicators and analysis.

OBJECTIVE 3-1.7: RELOCATION HOUSING. The Village of Pinecrest shall apply uniform and equitable treatment of persons and businesses displaced by Village programs consistent with §421.55, F.S. This objective shall be measured through the implementation of the following policies.

Policy 3-1.7.1: Provide Alternative Housing Sites for Displaced Structures and Residents Thereof. The Village shall assist any person that is required to move from any real property as a direct result of the Village's acquisition of such real property for public purposes by locating other sites and housing facilities available to them as replacement dwellings. When planning the location of land acquisition for public purposes the Village shall assess the degree of displacement which may be incurred. The Village of Pinecrest shall not be responsible for relocating Village residents who are displaced as the result of a County, State, or Federal program.

OBJECTIVE 3-1.8: CONTINUING EVALUATION OF HOUSING ELEMENT EFFECTIVENESS. The Village shall use the following policies as criteria in evaluating the effectiveness of the Housing Element.

Policy 3-1.8.1: Review the Impact of Change Indicators on Housing Policy. Major shifts in the magnitude, distribution, and characteristics of population and housing shall serve as indicators of change in various aspects of housing supply and demand. The policy implications of major changes in housing supply and demand shall be evaluated on a continuing basis. Housing policy shall be refined as needed in order to remain responsive to changing problems and issues.

Policy 3-1.8.2: Schedule, Budget and Implementing Programmed Activities. The timely scheduling, programming, budgeting and implementation of housing programs identified in this Element shall be evidence of the Village's effectiveness in carrying out a systematic program for implementing adopted housing goals, objectives, and policies.

Policy 3-1.8.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Housing Element, the Village shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in housing policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving housing problems and issues.

Policy 3-1.8.4: Achieve Effective Resolution of Housing Goals, Objectives, and Policies. The effectiveness of the Housing Element shall be measured by the Village's success in achieving housing goals, objectives, and policies. The Housing Element incorporates a systematic planning process for identifying housing problems and issues and corrective actions.

OBJECTIVE 3-1.9: ENERGY EFFICIENCY, RENEWABLE ENERGY, and ENVIRONMENTAL SUSTAINABILITY. To further reduce the emission of greenhouse gases, reduce energy consumption, and achieve environmental sustainability, the Village shall encourage the construction of energy efficient housing through implementation of innovative policies that promote energy conserving and environmentally sensitive technologies and LEED development and design standards.

Policy 3-1.9.1: Adopt “Sustainable Building Program. The Village shall develop a Sustainable Building Program to encourage the development of residential and commercial construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative’s Green Globes rating system, the Florida Green Building Coalition standards, Energy Star, or other nationally recognized green building rating systems.

Policy 3-1.9.2: Photovoltaic Panels and Wind Turbines. The Village shall develop standards for the appropriate placement of photovoltaic panels and wind turbine systems.

Policy 3-1.9.3: Provide Energy Efficiency Training and Education. The Building and Planning Department shall coordinate at least two training workshops per year for the purpose of educating Village staff in the provisions and requirements of the Pinecrest Sustainable Building Program, and shall provide information and outreach regarding the program and sustainable building practices to residents, businesses, and contractors through newsletters, brochures and other community outreach efforts.

Policy 3-1.9.4: Adopt “Green” Land Development Regulations. In 2011, Village Council will revise the Village of Pinecrest Land Development Regulations to include “green” provisions and standards that will help reduce greenhouse gas emissions, reduce energy resource consumption, and enhance environmental sustainability.

APPENDIX A: HOUSING SUPPLY AND DEMAND ANALYSIS BASED ON PINECREST MEDIAN INCOME

2000 NET AFFORDABLE HOUSING UNITS					
INCOME LEVEL	HOUSEHOLDS	HOUSING UNITS			SURPLUS/DEFICIT
		OWNER	RENTER	TOTAL	
Very Low	1,515	83	738	821	(694)
Low	733	236	161	397	(336)
Moderate	1,281	433	0	433	(848)
TOTAL	3,529	752	899	1,651	(1,878)
2005 NET AFFORDABLE HOUSING UNITS					
INCOME LEVEL	HOUSEHOLDS	HOUSING UNITS			SURPLUS/DEFICIT
		OWNER	RENTER	TOTAL	
Very Low	1,559	66	481	547	(1,012)
Low	779	193	305	498	(281)
Moderate	1,299	359	0	359	(940)
TOTAL	3,637	618	786	1,404	(2,233)
2010 NET AFFORDABLE HOUSING UNITS					
INCOME LEVEL	HOUSEHOLDS	HOUSING UNITS			SURPLUS/DEFICIT
		OWNER	RENTER	TOTAL	
Very Low	1,579	68	491	559	(1,020)
Low	790	200	310	510	(280)
Moderate	1,316	372	0	372	(944)
TOTAL	3,685	640	801	1,441	(2,244)
2015 NET AFFORDABLE HOUSING UNITS					
INCOME LEVEL	HOUSEHOLDS	HOUSING UNITS			SURPLUS/DEFICIT
		OWNER	RENTER	TOTAL	
Very Low	1,599	69	496	565	(1,034)
Low	800	202	314	516	(284)
Moderate	1,333	376	0	376	(957)
TOTAL	3,732	647	810	1,457	(2,275)
2020 NET AFFORDABLE HOUSING UNITS					
INCOME LEVEL	HOUSEHOLDS	HOUSING UNITS			SURPLUS/DEFICIT
		OWNER	RENTER	TOTAL	
Very Low	1,620	70	501	571	(1,049)
Low	810	204	317	521	(289)
Moderate	1,350	380	0	380	(970)
TOTAL	3,780	654	818	1,472	(2,308)
2025 NET AFFORDABLE HOUSING UNITS					
INCOME LEVEL	HOUSEHOLDS	HOUSING UNITS			SURPLUS/DEFICIT
		OWNER	RENTER	TOTAL	
Very Low	1,640	70	507	577	(1,063)
Low	820	207	320	527	(293)
Moderate	1,366	384	0	384	(982)
TOTAL	3,826	661	827	1,488	(2,338)

Source: Metropolitan Center at FIU

CHAPTER 4: PUBLIC FACILITIES ELEMENT
(Reference §9J-5.011(2), F.A.C.)

§4.1: PUBLIC FACILITY GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Public Facilities Element pursuant to §§163.3177(6)(c), F.S., and §9J-5.011(2)(a-c), F.A.C.

**GOAL, OBJECTIVES, AND POLICIES APPLICABLE
TO ALL PUBLIC FACILITY SUB-ELEMENTS**

GOAL 4-1: DELIVERY OF PUBLIC FACILITIES. Ensure availability of needed public facilities associated with wastewater disposal, potable water distribution and treatment, drainage, solid waste collection and disposal, and protection of natural ground water aquifer recharge in a manner that is environmentally sound, protects investments in existing facilities, and promotes orderly, compact growth.

OBJECTIVE 4-1.1: ENSURE THAT INFRASTRUCTURE IMPROVEMENT NEEDS SHALL BE MET AND THAT AVAILABLE PUBLIC FACILITIES MAXIMIZE USE OF EXISTING PUBLIC FACILITIES, AND PREVENT URBAN SPRAWL. The Village of Pinecrest Land Development Regulations include performance standards requiring that requisite public facilities be provided concurrent with the impacts of new development.

The concurrency management program which is part of the Land Development Regulations and shall ensure that existing and planned public facilities shall be used to their maximum feasible extent in order to:

- achieve economy of scale;
- promote compact growth; and
- prevent urban sprawl.

The Village of Pinecrest shall maintain procedures to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available concurrent with the impacts of proposed development.

Policy 4-1.1.1: Level of Service Standards. The level of service standards hereinafter linked with goals for each public facility system are included in the Village's Land Development Regulations and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development. In order to ensure that these levels of service standards are maintained, the attached Capital Improvement Element, Appendix A: Village of Pinecrest Concurrency Management System, has been codified.

Policy 4-1.1.2: Compliance with Level of Service Standards. As a condition of the issuance of

development orders and permits, all public improvements including new facilities or replacements, expansions, or other alterations to public facilities shall be compatible with the adopted level of service standards for the facilities. Issuance of development orders or permits shall be conditioned upon demonstrated compliance with applicable Federal, State, and local permit requirements for potable water, wastewater, drainage, and solid waste facilities.

Policy 4-1.1.3: Demand and Supply Information System. The Village of Pinecrest shall update facility demand and capacity information and, prepare annual summaries of capacity and demand information for respective facilities and/or service areas.

Policy 4-1.1.4: Implementation of Capital Improvements and Coordination between Future Land Use and Public Facilities Needs. The Village Land Development Regulations shall be enforced to ensure that incremental decisions by the Village concerning land development, public facilities needs, plans and the location and timing of improvements shall be consistent with land use and conservation resource management policies and the capital improvements element in the Comprehensive Plan.

Policy 4-1.1.5: Area-wide Planning for Potable Water and Wastewater Systems and Solid/Hazardous Waste Disposal. The Village shall meet no less frequently than annually with the Miami-Dade Water and Sewer Department and the Miami-Dade County Department of Solid Waste Management to review and refine area-wide management strategies for delivery of potable water, wastewater services, and solid waste collection and disposal.

Policy 4-1.1.6: The Village of Pinecrest shall coordinate with the Miami-Dade County Water and Sewer Department to meet the future potable needs of the Village of Pinecrest, and as necessary to meet or exceed the minimum Level of Service Standards established by this Plan.

Policy 4-1.1.7: The Village of Pinecrest has developed and incorporated a Ten Year Water Supply Facilities Work Plan; Data, Inventory, and Analysis Report dated July 10, 2012, authored by the Village of Pinecrest, in accordance with the Water Supply Guidelines of the South Florida Water Management District's Lower East Coast Water Supply Plan. The Village's Ten-Year Water Supply Facilities Work Plan, dated July 10, 2012 authored by the Village of Pinecrest is included in the Data, Inventory and Analysis of the Potable Water Sub-Element of the Public Facilities Element.

Policy 4-1.1.8: The Village of Pinecrest will implement and update its Ten Year Water Supply Facilities Work Plan; Data, Inventory, and Analysis consistent with water supply sources identified within and in coordination with the South Florida Water Management District's Lower East Coast Water Supply Plan. The Work Plan will be updated, at a minimum, every 5 years, and within 18 months, after the South Florida Water Management District's approval of all updates to the Lower East Coast Regional Water Supply Plan.

Policy 4-1.1.9: The Village of Pinecrest shall participate in the planning process with the South Florida

Water Management District with the objective to assist in the development of a regional water supply plan that will reasonably assure adequate quantity and quality of potable water resources needed to meet future demands without creating water use conflicts or unacceptable impacts to natural resources.

OBJECTIVE 4-1.2: MAINTAINING A SCHEDULE OF PUBLIC FACILITY CAPITAL IMPROVEMENT NEEDS TO ENSURE THAT VILLAGE INFRASTRUCTURE RESPONSIBILITIES ARE MET. The Village Comprehensive Plan capital improvement program presented in the Capital Improvements Element shall include a schedule for needed public facility improvements and supportive engineering and design studies. This program shall be maintained and shall be annually updated as stipulated in the Capital Improvements Element, and in accordance with Section 163.3177(3)(b)1. During the process of programming and budgeting for capital outlays, the Village shall investigate new ways to finance public facilities and services, including impact fees. Annual updated Five-Year Schedule of Capital Improvements shall be submitted to DCA as a plan amendment for compliance review.

Policy 4-1.2.1: Capital Improvement Schedule. The Village Council, after considering the recommendations of the Local Planning Agency, shall annually evaluate and rank capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs.

Policy 4-1.2.2: Public Facility Evaluation Criteria. Proposed capital improvement projects shall be evaluated and ranked according to the following guidelines:

- Protect public health and safety.
- Fulfill the Village legal commitment to provide facilities and services.
- Preserve or achieve full use of existing facilities.
- Increases efficiency of existing facilities.
- Prevents or reduces future improvement costs.
- Provides service to developed areas lacking full service or promotes in-fill development.
- Represents a logical extension of facilities and services in a manner consistent with future Land Use Element goals, objectives and policies, including the Future Land Use Map.

WASTEWATER PUBLIC FACILITY SUB-ELEMENT

GOAL 4-2: PROVISION OF WASTEWATER PUBLIC FACILITIES. Ensure that land uses now and in the future have access to a system of wastewater disposal that is environmentally sound, protects investments in existing facilities, promotes orderly, compact growth, and meets adopted level of service standards and applicable State laws as well as administrative rules of the Florida Department of Environmental Protection.

OBJECTIVE 4-2.1: USE OF SEPTIC TANKS. Ensure effective use of septic tank and drain fields for single family residential and duplex land uses where they remain safe, efficient, environmentally sound and the least costly long term method of disposal of sanitary waste. The Village of Pinecrest is virtually built out-all existing single family subdivisions having previously been approved by Miami-Dade County for development serviced by septic tanks so long as the Miami-Dade County sanitary sewer system is not available to service respective lots. Therefore, the following policies shall be implemented to ensure the continued effective use of septic tanks and drain fields:

Policy 4-2.1.1: Conditions Governing Septic Tank Usage on Vacant Lots. Vacant single family residential lots can be developed and septic tanks and drain fields installed provided the following conditions are met:

- Sewage loadings of gallons per day per square foot shall not exceed those established by the Miami-Dade County Department of Environmental Resource Management.
- The density and intensity of development and the soils, ground water level, and other natural features of the site shall be adaptive to septic tanks and no septic tank shall cause potential adverse effects on existing private wells.
- Placement and design shall comply with criteria established by the Miami-Dade County Department of Environmental Resource Management.
- Connection to sanitary sewer shall be required upon availability of such service.
- A permit for the principal structure must first be issued and a plan for the site preparation and construction shall first be approved.

Additional septic tanks should not be permitted for the disposal or discharge of non-residential waste nor should septic tanks be permitted where seasonally high water table will impair proper functioning. Septic tanks should be avoided in wellfield protection areas or where private wells are in use. Under Miami-Dade County regulations and procedures, septic tanks may be permitted where connection to a public sewer is not feasible.

Policy 4-2.1.2: Maintenance of Septic Tanks Required. The Miami-Dade County Department of Environmental Resource Management shall require and enforce the proper maintenance of septic tanks by the owner to prevent pollution of groundwater.

Policy 4-2.1.3: Permits Required for Private System Modifications. The Village shall require that an owner of property served by a septic tank and drain field obtain a permit or written affidavit from the Miami-Dade County Department of Environmental Resource Management whenever proposed modifications to the land or structures on the property which may affect the quantity, quality or peak to average loading ratio of the effluent disposal into the septic tank and drain field. Such permit and/or clearance from the Miami-Dade County Department of Environmental Resource Management shall be obtained and submitted to the Village prior to release of a building permit.

OBJECTIVE 4-2.2: MAINTENANCE AND EXPANSION OF SANITARY SEWER SYSTEM. As directed by the policies below, the Village shall pursue maintenance and extension of the Miami-Dade County sanitary sewer system to all non-residential development within the Village and other such areas as may be required in order to ensure preservation of water quality and prevent threats to the public health, safety and welfare consistent with state and County laws and applicable administrative rules. Implementation of this objective shall require effective coordination with the Miami-Dade Water and Sewer Department (WASD) to ensure Miami-Dade County's effective extension of the wastewater collection system and treatment of effluent generated by existing and future development within the Village. This will require equitable treatment of the interests of all incorporated and unincorporated areas within Miami-Dade County.

Policy 4-2.2.1: Extensions of Central Wastewater System to Serve Multi-family and Non-residential Uses. The Village shall meet at least annually with Miami-Dade Water and Sewer Department (WASD) to determine strategies for ensuring extension of sewer lines to all multi-family and non-residential development from 98th Street south to the C-100A Canal by the year 2010. Land uses, other than single family residential and duplex that are presently on septic systems, shall be provided with sanitary sewer service on a priority basis as feasible. The Land Development Regulations shall include a development review process and performance standards which require that all future development provide septic tanks or central wastewater disposal meeting all applicable State and County regulations as well as Village performance criteria, including concurrency management regulations.

Policy 4-2.2.2: Sanitary Sewer Requirements for New Developments. New developments shall be required to connect to the sewer system where available and connections shall comply with Miami-Dade Water and Sewer Department policies.

Policy 4-2.2.3: Sanitary Sewer LOS. Existing sanitary sewer systems within the Village's jurisdiction shall be operated at levels of service not less restrictive than that provided for in the Code of Miami-Dade County Chapter 24, Environmental Protection, as amended, and the Miami-Dade Comprehensive Development Master Plan, Policy WS-2A. All sanitary sewer systems within the Village jurisdiction shall be operated to provide at least the minimum Levels of Service (LOS) as herein described:

1. Regional wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily sewage flow.
2. Effluent discharged from the wastewater treatment plants shall meet all Federal, state and county standards.
3. The system shall maintain the capacity to collect and dispose of 102 percent of the average daily per capita sewage system demand for the preceding five years.

OBJECTIVE 4-2.3: MAINTAINING AND FUNDING SEWER SYSTEM IMPROVEMENT NEEDS. Miami-Dade County shall provide an adequate level of service for sanitary sewer system improvements to meet both existing and future needs identified in this Plan through implementation of required extension of collection lines and routine system maintenance to be funded through user fees. Extension of sewer lines shall be funded by the developments being served on an equitable pro rata cost sharing basis. All improvements for replacement, expansion or increase in system capacity shall conform to the adopted level of service standards.

Policy 4-2.3.1: Continuing Maintenance of Sewer System Components. The Miami-Dade Water and Sewer Department (WASD) shall undertake continuing maintenance of the sanitary sewer system. Sanitary sewer system improvements shall be evaluated for funding in accordance with the following criteria:

1. Improvements which are necessary to protect the health, safety and environmental integrity of the village, consistent with the policies of this plan and applicable Federal, State, and County laws and regulatory requirements.
2. Improvements which are necessary to meet existing deficiencies in the capacity or in system performance. These include the retrofitting of deteriorating facilities, which fail or threaten to fail to meet health, safety or environmental standards.
3. Improvements which extend service to previously unserved developed areas in the village.
4. Improvements which have been identified in adopted functional plans and address system details which are beyond the scope of the comprehensive plan for sanitary sewer facilities, and are consistent with the goals, objectives and policies of the comprehensive plan.
5. Cost-effective improvements to expand capacity, maximize operational efficiency, and increase productivity.

The Miami-Dade Water and Sewer Department (WASD) shall undertake to fully implement system improvements pledged in agreements made between Miami-Dade County, the Florida Department of Environmental Protection, and the United States Environmental Protection Agency, and maintain a regular ongoing inspection and repair program for existing sewers, and schedule substandard collector systems for rehabilitation or replacement. Similarly, WASD shall undertake continuing maintenance of the wastewater system, including gravity sanitary sewers, pump stations, and force main systems. WASD shall monitor the following on a periodic basis:

- Capacities, compared to loading demands
- Physical conditions, need for repairs, replacement
- The annual reports would be detailed and complete sufficient to support critical analysis of the

systems condition and future needs

- Infiltration and inflow
- Operating pressures
- Age, remaining service life
- Reliability in emergency situations

Policy 4-2.3.2: Maintaining and Monitoring Sewer System LOS Standards And Ensuring Connections to Available Facilities. The Village shall ensure that the adopted sewer system level of service (LOS) standard is maintained by enforcing the concurrency management system (CMS). Enforcement of the CMS shall ensure that new developments connect to available sanitary facilities with sufficient capacity to meet projected demands. All applicants for development who propose a sewer connection shall be required to provide the Village with a permit or written affidavit stating that the Miami-Dade County Water and Sewer Department has approved the proposed sewer connection and the system has sufficient capacity to meet anticipated demands generated by the project.

Policy 4-2.3.3: Water Conservation. As a major initiative for water conservation, the Village of Pinecrest urges Miami-Dade County Water and Sewer Department to investigate and determine the feasibility of providing reclaimed effluent to the Village and its residents for irrigation purposes. System improvements should integrate proven technology in order to enhance cost effectiveness, conserve natural resources, and promote multiple use of water resources.

POTABLE WATER PUBLIC FACILITY SUB-ELEMENT

GOAL 4-3: PROVISION OF POTABLE WATER PUBLIC FACILITIES. Ensure that all land uses now and in the future have access to a safe system of potable water treatment and distribution with sufficient quantity and quality to serve the existing and projected population and the business community. The system shall be environmentally sound, protect investments in existing facilities, promotes orderly, compact growth, and meet adopted level of service standards and applicable State laws as well as administrative rules of the Florida Department of Environmental Protection.

OBJECTIVE 4-3.1: MAINTENANCE AND EXPANSION OF POTABLE WATER SYSTEM. As directed by the policies below, the Village shall pursue maintenance and extension of the Miami-Dade County potable water system to all non-residential development within the Village and other such areas as may be required in order to ensure preservation of a safe dependable source of potable water and prevent threats to the public health, safety and welfare consistent with state and county laws and applicable administrative rules. Implementation of this objective shall require effective coordination with the Miami-Dade Water and Sewer Department (WASD) to ensure Miami-Dade County's effective extension of the potable water treatment and distribution system to meet demands generated by existing and future

development within the Village. This will require equitable treatment of the interests of all incorporated and unincorporated areas within Miami-Dade County.

Policy 4-3.1.1: Extensions of Central Potable Water System. The Village shall meet at least annually with Miami-Dade Water and Sewer Department (WASD) to determine strategies for ensuring extension of potable water distribution mains, in accordance with the January 2008 Water Master Plan Report, to all multi-family and non-residential development. Land uses, other than single family residential and duplex that are presently on individual wells, shall be provided an available source of central potable water service on a priority basis as feasible. The Land Development Regulations shall include a development review process and performance standards which require that all future development provide central water meeting all applicable State and County regulations as well as Village performance criteria, including concurrency management regulations. Exceptions shall be provided for single family residential lots which have no available source of central potable water.

In addition, the Village shall participate in an engineered plan preferably in concert with Miami-Dade WASD. The engineered plan shall determine the feasibility of implementing a program for extending the potable water system to service all areas within the Village, including delivery of adequate fire flow. The plan should consider the issues related to the potential construction of a potable water transmission line to tie into the City of Coral Gables potable water lines and accomplish an area-wide loop in the distribution system. Highest priority shall be directed to making potable water available to non-residential development and to any areas where existing private wells are found to pose a potential threat to the public health or the environmental integrity of the Village. The plan should assume continued provision of a safe dependable source of treated potable water by the Miami-Dade WASD. The plan shall also address financing, management and operational concepts and strategies for implementing a program to ensure the extension of potable water distribution lines to existing and future areas in need of a safe dependable source of potable water.

Policy 4-3.1.2: Potable Water Requirements for New Developments. New developments shall be required to connect to the central potable water system where available and the connection shall comply with Miami-Dade Water and Sewer Department policies. Exceptions may be provided for residential estates and single family dwelling within subdivisions approved prior to the effective date of this the 1999 Edition of the Comprehensive Plan, only where primary drinking water quality standards as specified in the Florida Administrative Code can be met without treatment and the site is approved by the Miami-Dade County Department of Environmental Resource Management as compliant with County standards for individual wells.

Individual potable water supplies, including private wells, shall be considered interim facilities to be used only where no alternative public water is available and land use and water resources are suitable for an interim water supply. Such interim water supply systems shall be phased out as a central water system becomes available.

Policy 4-3.1.3: Potable Water LOS. Existing potable water systems within the Village's jurisdiction shall be operated at levels of service (LOS) standards not less restrictive than those standards adopted by Miami-Dade County, within Policy WS-2A of the Miami-Dade Comprehensive Development master Plan as hereinafter may be amended. All sanitary sewer systems within the Village jurisdiction shall be operated to provide at least the minimum LOS standards as herein described:

1. The regional treatment system shall operate with a rated capacity that is no less than two (2) percent above the maximum daily flow for the preceding year and an average daily capacity two (2) percent above the average daily system demand for the preceding five (5) years.
2. Potable water quality distributed from the treatment plants shall meet all Federal, state and county primary standards.
3. Storage capacity for finished water shall equal no less than 15 percent of the County-wide average daily demand. The regional treatment system shall operate with a rated maximum daily capacity which is 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 per capita sewage system demand for the preceding five years.
4. Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade County Fire Rescue Department, minimum fire flow based on the land uses served shall be maintained as follows:

FIRE FLOW LEVEL OF SERVICE STANDARDS	
FUTURE LAND USE MAP DESIGNATION	MINIMUM FIRE FLOW (GAL/MIN)
Residential Estates	500
Single Family Residential	750
Multi-Family Medium and High Density Residential and Offices	1,500
Public and Semi-Public Uses and Recreation Uses	2,000
Commercial Development, excluding Offices	3,000

OBJECTIVE 4-3.2: MAINTAINING AND FUNDING POTABLE WATER SYSTEM. Miami-Dade County shall provide an adequate level of service for potable water to meet both existing and future needs identified in this Plan through implementation of required extension of distribution lines and routine system maintenance to be funded through user fees. Extension of potable water lines shall be funded by the developments being served on an equitable pro rata cost sharing basis. All improvements for replacement, expansion or increase in system capacity shall conform to the adopted level of service standards.

Policy 4-3.2.1: Continuing Maintenance of Potable Water System Components. The Miami-Dade Water and Sewer Department (WASD) shall undertake continuing maintenance of the potable water system. Potable water system improvements shall be evaluated for funding in accordance with the following criteria:

1. Improvements which are necessary to protect the health, safety and environmental integrity of the Village, consistent with the policies of this Plan and applicable Federal, state, and county laws and regulatory requirements.
2. Improvements which are necessary to meet existing deficiencies in the capacity or in system performance. These include the retrofitting of deteriorating facilities, which fail or threaten to fail to meet health, safety or environmental standards.
3. Improvements which extend service to previously unserved developed areas in the Village.
4. Improvements which have been identified in adopted functional plans and address system details which are beyond the scope of the comprehensive plan for potable water facilities, and are consistent with the goals, objectives and policies of the comprehensive plan.
5. Cost-effective improvements to expand capacity, maximize operational efficiency, and increase productivity.

Policy 4-3.2.2: Maintaining and Monitoring Sewer System LOS Standards And Ensuring Connections to Available Facilities. The Village shall ensure that the adopted sewer system level of service (LOS) standard is maintained by enforcing the concurrency management system (CMS). Enforcement of the CMS shall ensure that new developments connect to available sanitary facilities with sufficient capacity to meet projected demands. All applicants for development who propose a sewer connection shall be required to provide the Village with a permit or written affidavit stating that the Miami-Dade Water and Sewer Department has approved the proposed sewer connection and the system has sufficient capacity to meet anticipated demands generated by the project.

1. **Development Review and Water System Implications.** The Village staff shall ensure that the Miami-Dade WASD staff and the Miami-Dade Fire Rescue Department are involved in the plan review process in order to advise the Village Planner and Building Official of necessary improvements to the water system and whether individual construction permits should also include water system improvements.
2. **MD WASD Analysis of Water System Improvement Needs.** The Miami-Dade Water and Sewer Department (WASD) shall be encouraged to conduct an analysis of the existing system, determine, in cooperation with the Village of Pinecrest, the exact magnitude of necessary

improvements, and prepare a program for construction which will rank priorities, establish pipe sizes, determine where fire hydrants are needed, and propose location and routing of pipelines. Such work should be undertaken in a manner to assure coordination of County and Village resources, development standards, design aesthetics, and long range Village objectives and policies, including the Village Comprehensive Plan. The County shall be encouraged to investigate possible sources of financing for the water system improvements.

OBJECTIVE 4-3.3: CONSERVATION OF POTABLE WATER RESOURCES. The Village shall support the Miami-Dade Water and Sewer Department (WASD) initiative directed toward developing and implementing a comprehensive water conservation program to ensure that a sufficient, economical supply of fresh water is available to meet current and future demand for potable water without degrading the environment.

Policy 4-3.3.1: Area-wide Water Conservation Initiative. The following activities comprise the Miami-Dade County water conservation initiative:

1. All potable water distribution systems shall reduce unaccounted for water loss to less than 15 percent of the water entering the system.
2. Where feasible, all potable water treatment plants and sewage treatment plants shall adopt methods which reuse water that would otherwise be consumed in the treatment process.
3. Miami-Dade County shall seek to reduce potable water consumption by domestic, industrial and institutional customers through the continued examination and implementation of incentives such as conservation season and marginal cost-based rate structures.
4. Promote an educational program for residential, commercial and industrial consumers which will discourage waste and conserve water.
5. Enforce requirements, and establish new requirements and procedures as needed, to assure that low water usage plumbing fixtures are used in all new building or in conjunction with permitted renovations in accord with Florida's Water Conservation Act, Section 553.14, F.S. Improved procedures for plumbing inspections and mechanisms for approving products for installation shall be considered.
6. Miami-Dade County shall take all necessary steps to ensure compliance with the 1995 Miami-Dade County Landscape Ordinance, and shall establish mechanisms to monitor and measure the effectiveness of the ordinance and its major provisions.

The above initiatives are subject to change as the County's Water Conservation Program is otherwise

implemented according to the criteria in Policies WS-5A through WS-5F in the Miami-Dade Comprehensive Development Master Plan, as may be amended.

All new development in the Village of Pinecrest is required to comply with water use efficiency techniques for indoor water use in accordance with sections 8-31, 32-84, and 8A-381 of the Code of Miami-Dade County.

SOLID WASTE PUBLIC FACILITY SUB-ELEMENT

GOAL 4-4: PROVISION OF SOLID WASTE PUBLIC FACILITIES. Ensure that all land uses now and in the future have access to a safe system of solid waste collection and disposal characterized by an integrated management system in conformity with Federal, State and County law. The system shall promote the public health, sanitation, environmental protection, operational efficiency, beneficial land use and growth patterns and shall be funded through fair and equitable means.

OBJECTIVE 4-4.1: PROVISION AND MAINTENANCE OF AN INTEGRATED SOLID WASTE MANAGEMENT SYSTEM. In order to ensure that all residents and businesses within the Village have access to a safe and dependable source of solid waste collection and disposal consistent with Federal, state and local laws, ordinances and administrative rules, the Village shall ensure that appropriate service agreements are in effect.

Policy 4-4.1.1: Solid Waste Coordination and Management Activities. The Village shall continue to maintain an interlocal agreement with Miami-Dade County for use of Miami-Dade County solid waste collection, transfer and disposal services for all residential development with cost of operation being covered through Miami-Dade County user fee assessments. The Village shall provide through franchise agreements the availability of private haulers for collection of non-residential solid waste and disposal of such waste at various sites in Miami-Dade and Broward Counties.

Policy 4-4.1.2: Intergovernmental Coordination and Review of Solid Waste System Issues. The Village shall meet at least annually with Miami-Dade County Department of Solid Waste Management (DSWM) to identify solid waste system issues and opportunities of mutual concern and to determine strategies for resolving issues and capturing opportunities. The Land Development Regulations shall include a development review process and performance standards which requires that all future development include an approved system for solid waste collection and disposal meeting all applicable State and County regulations as well as Village performance criteria, including concurrency management regulations. The Village shall assist Miami-Dade County in resolving any recurring problems and issues such as:

- Enhancing solid waste collection and transfer operations;

- Management strategies for implementing recycling efforts;
- Curbing illegal dumping of solid waste as well as disposal activities which adversely impact natural systems;
- Developing improved information dissemination regarding hazardous waste generators;
- Determining feasibility of hazardous waste storage/transfer facilities;
- Improving management of the collection and disposal of hazardous waste;
- Drafting policy for appropriate regulatory measures governing solid waste and hazardous waste including identification of long term operating costs and capital improvement needs associated with various policy options.
- Ensuring that adequate procedures and requirements are maintained as needed to ensure that all proposed development regardless of size, contributes its proportionate share of the cost of providing solid waste facilities necessary to accommodate the impact of proposed development.

OBJECTIVE 4-4.2: MAINTENANCE OF AN ADEQUATE LOS STANDARD FOR SOLID WASTE FACILITIES. As directed by the policies stated below, the Village shall ensure through interlocal agreements, through continuing development review as well as concurrency management, and through coordination with Miami-Dade County and private contractors that the level of service (LOS) standard for solid waste facilities is maintained.

Policy 4-4.2.1: Solid Waste Facilities LOS Standard. The Village hereby adopts a level of service (LOS) standard for solid waste of 9.9 pounds per person per day. The Village shall also adopt the County's LOS standard to maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of five years. The Village shall coordinate with Miami-Dade County in resolving future issues impacting municipalities served by Miami-Dade County, including any impacts identified by the County in their continuing monitoring and evaluation of the solid waste system to ensure that the level of service standards for solid waste are met.

Policy 4-4.2.2: Coordinate with Miami-Dade County as Needed to Ensure that Solid Waste System Deficiencies Are Reconciled. The Village shall undertake intergovernmental coordination with Miami-Dade County and private franchise contractors as identified in Policy 4-4.1.2 and shall coordinate with Miami-Dade County in addressing issues related to solid waste system deficiencies such as:

- Improvements necessary to protect the health, safety and environmental integrity of the Village, consistent with the policies of this Plan, the Miami-Dade County Plan, and applicable Federal, State, and County regulatory requirements.
- Improvements which are necessary to meet existing deficiencies in capacity or in performance. These include retrofitting of deteriorating facilities which fail or threaten to fail to meet health, safety, or environmental standards.
- Improvements which promote the recycling or reuse of materials prior to disposal or which enable

or encourage use by the County and/or the Village of products made from recycled materials.

- Improvements which have been identified in adopted County functional plans and address system details impacting the Village and which are beyond the scope of the solid waste sub-element and are consistent with the goals, objectives and policies of the Comprehensive Plan.
- Cost effective improvements to expand, capacity, maximize operational efficiency and increase productivity.

OBJECTIVE 4-4.3: MAINTAIN AND FURTHER QUALITY SOLID WASTE MANAGEMENT.

The Village shall coordinate with Miami-Dade County to ensure that solid waste disposal facilities and services are provided in a manner which places a high priority on the maintenance of environmental quality and quality of life.

Policy 4-4.3.1: Implementing Quality Controls in Solid Waste System. The Village shall coordinate on a continuing basis with the Miami-Dade County Department of Solid Waste Management (DSWM) to ensure that solid waste system facilities comply with the following County policies:

- Meet all applicable Federal, state and county environmental health and safety rule and regulations.
- Minimize adverse human and natural environmental impacts.
- Minimize environmental and economic risk.

Policy 4-4.3.2: Reduction of Solid Waste Stream. Assist the County in cost-effective measures to reduce the amount of waste requiring disposal through an increased reliance on recycling programs to the extent that the County waste management system shall maintain a recycling rate consistent with the requirements of the Florida State Solid Waste Management Act.

Policy 4-4.3.3: Expand Markets for Recycled Products. Assist the County in promoting new and expanded markets for products and materials created from recycled wastes through cooperative State and Federal efforts, County and Village purchasing policies, and by encouraging the purchase of such products by County and Village vendors, clients and citizens.

Policy 4-4.3.4: Reduction in Per Capita Solid Waste Generation. Assist the County in providing for the reduction of per capita production of solid waste by encouraging the use of waste reduction technologies and recyclable packaging materials, to the extent possible.

Policy 4-4.3.5: Minimize Disposal of Yard Trash at the Landfill. Assist the County in minimizing the amount of yard trash disposed of in landfills through the development of trash-to-fuel technologies, yard trash mulching and the encouragement of yard waste reuse at the household level.

Policy 4-4.3.6: Facilitating Recycling. Assist the County in facilitating recycling and the proper disposal of solid waste by the general public, by promoting greater use of the County's Neighborhood Trash and Recycling Centers for receiving trash.

OBJECTIVE 4-4.4: DEVELOPING INTEGRATED SOLID WASTE SYSTEM BASED ON PROVEN TECHNOLOGY. The Village shall assist the County in resolving issues impacting the Village which are linked with the development of a solid waste disposal system using proven technologies, appropriate regulation, and equitable and responsible financing practices.

Policy 4-4.4.1: Implementing Solid Waste System Improvements. The Village shall through periodic intergovernmental coordination as provided for in Policy 4-4.1.2, address the municipal impacts of the following issues confronting the Miami-Dade County solid waste disposal system:

- Seek to achieve a balanced program of solid waste disposal which will include recycling, resources recovery, and land filling.
- Provide for all solid waste disposal facilities within the County through the continued development and management of a single consolidated system and shall prohibit the establishment of disposal facilities not integrated into this system.

OBJECTIVE 4-4.5: REDUCING OR MINIMIZING HOUSEHOLD HAZARDOUS WASTES. Within the Village limits, the Village shall assist the County in identifying the source of any unsafe or improper disposal of household hazardous wastes and used motor oil in order to reduce or minimize such unlawful activity.

Policy 4-4.5.1: Implementing Hazardous Waste Reduction. The Village shall through periodic intergovernmental coordination as provided for in Policy 4-4.1.2 address the municipal impacts of Miami-Dade County initiatives to reduce or minimize unsafe or improper disposal of household hazardous wastes and used motor oil.

DRAINAGE PUBLIC FACILITY SUB-ELEMENT

GOAL 4-5.1: PROVISION OF DRAINAGE AND STORM WATER MANAGEMENT PUBLIC FACILITIES. Ensure existing and future land uses have access to drainage and storm water management systems that are environmentally sound, protect and conserve water quality, safeguard investments in existing facilities, abate flood conditions, prevent degradation of the quality of receiving waters, and assist in maintaining adopted level of service standards and applicable State laws as well as administrative rules of the Florida Department of Environmental Protection.

OBJECTIVE 4-5.1: PLAN AND COORDINATE SURFACE WATER MANAGEMENT SERVICES TO MEET EXISTING AND FUTURE SURFACE WATER MANAGEMENT NEEDS, INCLUDING PREPARATION OF AN ENGINEERED STORMWATER MANAGEMENT PLAN AND ENSURE PLAN IMPLEMENTATION. To maximize the use of existing surface water

management facilities and reconcile existing problems identified in the Drainage Sub-element Data Inventory and Analysis, by fiscal year 2011-12 the Village shall commence an engineered stormwater management plan which shall identify existing and projected short term (2012) and long term (2025) stormwater management needs. The master plan shall include an inventory of existing natural and structural features included in the Village drainage system. In addition, the plan shall assess related problems and issues building on the analysis contained in the comprehensive plan. The plan shall address criteria in Policy 4-5.1.1 and shall document findings and recommendations associated with this criteria. The plan is scheduled as a capital project in the capital improvement element during FY 2011-12. In FY 2011-12, the Village shall incorporate recommended capital improvements into an amended capital improvements schedule which may require the amendment of the Land Development Regulations to include recommended regulatory measures directed toward meeting level of service criteria as well as managing impacts of stormwater runoff on water quality in a manner consistent with goals, objectives and policies of the comprehensive plan.

Policy 4-5.1.1: Stormwater Management Plan. By FY 2011-12, the Village shall commence an engineered stormwater management plan. By the end of year 2011 the Village shall adopt a capital improvement program which includes funding for the construction of drainage improvements recommended in the adopted master drainage plan. The study shall build on available Miami-Dade County and South Florida Water Management District plans, including the 1995 SWIM Report for Biscayne Bay, for drainage and storm water management. In addition, the Study shall accomplish the following:

1. Assess sub-drainage basins, identify stormwater management resources, direction of flow, condition of natural and man-made canals and drainageways, implications of flood conditions during peak rains, such as the 5, 10, 25, 100, and 500 year rain;
2. Evaluate water quality issues;
3. Evaluate existing stormwater management system, including projected stormwater runoff versus actual stormwater runoff conditions and existing levels of services by sub-basin;
4. Determine impacts of existing and anticipated development and calculate short-term (2015) and long-term (2025) impacts on the drainage system in terms of storage capacity and water quality impacts;
5. Stipulate priorities for drainage facility replacement, correcting existing facility deficiencies, and providing for future needs;
6. Identify major problems and issues anticipated in providing the designated minimum level of service for existing and future development;
7. Recommend a program of improvements (i.e., needed replacements, retrofitting, or new facility

sites) for the short (2015) and long term (2025) time frames for resolving stormwater management issues including establishing a schedule for correcting existing system deficiencies and providing for future facility needs. Meeting existing system deficiencies shall receive first priority in the expenditure of public funds.

8. Recommend a framework for funding needed sub-basin system improvements such as a stormwater utility, and for monitoring the performance of the system. The Village shall amend the capital improvements schedule as needed to incorporate programs and funding allocations to implement the stormwater management plan.
9. Recommend measures for protecting and maintaining natural and man-made drainage corridors and other drainage features, including acquiring necessary drainage easements;
10. Address the impacts of existing and projected runoff, including non-point source pollutants and related impacts on water quality.
11. Specify management frameworks, including adjustment in the management and operation of the stormwater utility, which may be used to fund necessary improvements. Recommend a regulatory framework for alleviating and/or preventing increased surface water management problems and issues generated by development and/or redevelopment activity.
12. Recommend level of service standards through best management practices (BMP).
13. Incorporate all appropriate recommendations from the 1995 SWIM Report for Biscayne Bay.

Policy 4-5.1.2: Drainage Level of Service Standard. The following is the level of service standard for drainage and surface water management applicable to new development. The Village shall adopt a level of service standard that is predicated on the data, analysis and recommendations of the Master Drainage Plan explained in Policy 4-5.1.1. The level of service standard for new development shall be the Miami-Dade County level of service standards stated below:

- **Water Quality Standard:** Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 62-25, §25.025, F.A.C., with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Ch. 62-302, §62-302.500, F.A.C.
- **Water Quantity Standard:** Where two or more standards impact a specific development, the most restrictive standard shall apply:
 - a. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm

event, up to and including an event with a 24-hour duration.

- b. Treatment of the runoff from the first one inch of rainfall on-site or the first half inch of runoff whichever is greater.

Policy 4-5.1.3: Maintenance of Drainage Level of Service Standard through Development Review and Concurrency Management. The Land Development Regulations shall include a development review process and performance standards which require that all future development include an approved system for drainage and storm water management which meets the adopted level of service standard for drainage and all applicable State and County regulations as well as Village performance criteria, including concurrency management regulations. Upon completion of the stormwater management plan, the Village shall reevaluate the Land Development Regulations' drainage performance criteria and shall amend the regulations as needed to adequately address the following issues:

1. The Village shall coordinate with the South Florida Regional Planning Council, the Florida Department of Environmental Protection (DEP) and the South Florida Water Management District (SFWMD) in identifying any urban drainage systems which are not compliant with Chapter 17-25, F.A.C. Where such non-compliant systems are found to contribute significantly to the degradation of surface waters, the Village shall coordinate with the DEP, SFWMD, and Miami-Dade County in order to achieve a regional approach to improved drainage and retrofitting as may be appropriate;
2. Existing stormwater engineering, design and construction standards for on-site systems should be evaluated and amended as needed;
3. Existing standards for erosion and sediment controls should be evaluated and amended, if necessary;
4. Periodic inspection of on-site systems shall be required to ensure continuance of system design and maintenance.

Policy 4-5.1.4: Compliance with Drainage Facility Capital Improvements Element. All major public facility projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this plan, as may be hereinafter amended.

Policy 4-5.1.5: Priority for Correcting Existing Deficiencies. In developing the annual schedule of capital improvement projects, the Village shall assign highest priority to those projects required for purposes of correcting existing deficiencies.

Policy 4-5.1.6: Existing Deficiencies Shall Not Be Increased by New Development. The Village shall issue no development order for new development which would not meet adopted level of service standards. The Village shall include an adequate facilities requirement as part of the updated Land

Development Regulations. The adequate facilities ordinance shall mandate that future applications for development shall include a written evaluation of the impact of the anticipated development on the levels of services for the drainage. Prior to issuing a site plan or building permit (whichever is first applicable), the Village shall render a finding that the applicant has provided written assurance that the proposed development shall meet adopted level of service criteria. The developer's application shall include written assurances that any required improvements shall be in place concurrent with the impacts of the development.

Policy 4-5.1.7: Related Water Conservation Practices. Water conservation, natural resource conservation and related policies will be supported by inclusion in positive drain systems of pollution control facilities which will separate oils and greases as well as sediment and grit from the discharge waters, as resources permit.

Policy 4-5.1.8: Pollution Control for Drainage Facilities. All new drainage facilities should be provided with pollution control to the level approved and locally accepted as best management practices consistent with existing regulatory requirements, including but not limited to the following when applicable:

- Retention of stormwater
- Flow of stormwater over grassed and vegetated areas
- Sumps
- Grease separation baffles
- Infiltration and percolation prior to overflow or outfall discharge

NATURAL GROUNDWATER AND AQUIFER RECHARGE PROTECTION SUB-ELEMENT

GOAL 4-6: PROVIDE FOR THE ENVIRONMENTALLY SOUND USE OF LAND AND WATER WHILE PROTECTING THE FUNCTION OF AQUIFER RECHARGE AREAS AND GROUNDWATER QUALITY.

OBJECTIVE 4-6.1: MANAGING AQUIFER RECHARGE CONDITIONS. The Village shall manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. This objective shall be achieved through the implementation of the following policies. The Village shall coordinate with Miami-Dade County and the South Florida Water Management District in maintaining aquifer recharge area functions. The Land Development Regulations shall include performance criteria for managing aquifer recharge.

Policy 4-6.1.1: Improving Groundwater Recharge. During the site plan review process the Village shall manage improved groundwater recharge by requiring all new construction projects to consider providing:

- Greater pervious open and green space;
- Require enforcement of the drainage level of service standard, including water quality criteria as well as criteria for managing aquifer recharge;
- French drains, slab-covered trenches or drainage wells, and limit overflows;
- Allow direct overland flow discharge to surface waters only when no other practical or effective method of stormwater discharge is possible; and
- Allow positive drainage discharges to surface waters only when other methods are impractical or impossible, and only when adequate pollution control (grit and grease) is provided.

POLICY 4-6.1.2: Maintaining Compliance with Stormwater Disposal Methods. Comply with SFWMD and Miami-Dade County Code and environmental protection rules for stormwater disposal methods. Refer to the LOS for drainage for retention standards to be met.

Policy 4-6.1.3: Provide Adequate On-Site Retention and Ground Water Recharge while Directing the Surplus Run-off to Receiving Waterways in a Manner which Prevents Imbalance to their Ecosystems. The Land Development Regulations shall include and use controls, such as subdivision regulations, zoning, including site plan review and performance criteria as well as special erosion controls, water quality control, landscaping and flood management ordinances which shall assist in implementing stormwater management and water quality controls. The programs shall be continually updated based on improved knowledge of problems, issues, and best management practices.

Policy 4-6.1.4: Coordinate Watershed Management Plans and Policies with Appropriate Public Agencies. Ensure coordination of watershed management plans and policies, with appropriate local, regional, State and Federal agencies, including Miami-Dade County, the South Florida Water Management District, South Florida Regional Planning Council, the State Department of Environmental Regulation, the Agricultural Extension Service, the United States Army Corps of Engineers, the U.S. Fish and Wildlife Service, and other appropriate agencies.

On a continuing basis the Village shall further protect groundwater from point and nonpoint pollution sources by assisting the State and South Florida Water Management District in managing water quality by preventing the discharge of inadequately treated wastewater and poor quality stormwater into public water bodies. The schedule stormwater management plan shall recommend specific capital improvements and regulatory measures required to enhance water quality management.

Policy 4-6.1.5: Conservation of Potable Water Supply. In order to comply with potable water conservation policies of the South Florida Regional Planning Council, and achieve a reduction in the current rates of water consumption, land development regulations shall incorporate the following performance standards:

- I. Where non-potable alternative sources of irrigation water are available, potable water supplies may

not be used to meet irrigation needs.

2. Require the use of water-saving plumbing fixtures on all new development.
3. In order to reduce demand for irrigation water (which in turn often places greater demand upon potable water sources), the Land Development Regulations shall incorporate principles of xeriscaping in order to reduce water demand.
4. The Village will review and evaluate Water Use Efficiency requirements developed by Miami-Dade County.

Additionally, all new development in the Village of Pinecrest is required to comply with water use efficiency techniques for indoor water use in accordance with sections 8-31, 32-84, and 8A-381 of the Code of Miami-Dade County.

CHAPTER 5: CONSERVATION ELEMENT
(Reference §9J-5.013)

§5.1: CONSERVATION GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Conservation Element pursuant to §§163.3177(6)(d), F.S., and §9J-5.013(2), F.A.C.

GOAL 5-1: NATURAL AND ENVIRONMENTAL RESOURCES. To conserve, manage, use, and protect the natural and environmental resources of Pinecrest to ensure continued resource availability and environmental quality.

OBJECTIVE 5-1.1: AIR QUALITY. The Village of Pinecrest shall maintain the best possible air quality, meeting or exceeding State and Federal air quality standards through the implementation of the following policies.

Policy 5-1.1.1: Air Quality Standards. The Village shall support enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality.

Policy 5-1.1.2: Combat Erosion and Generation of Dust Particles. The land development regulations shall incorporate performance standards which combat erosion and generation of fugitive dust particles. The regulations shall require that measures be taken on building sites or cleared areas which ensure that exposed, destabilized, or other altered soil is expeditiously covered with an acceptable erosion control material.

OBJECTIVE 5-1.2: POTABLE WATER AVAILABILITY. Secure provision of potable water in sufficient quantity to meet present and projected needs, commensurate with reasonable demand through the implementation of the following policies.

Policy 5-1.2.1: Protection and Conservation of Potable Water Supply. The Village of Pinecrest has no wellfields and has no need for a wellfield protection ordinance. In order to comply with policies of the South Florida Water Management District directed toward conservation of potable water supply and to achieve a reduction in the current rates of water consumption, land development regulations shall be amended to incorporate the following performance standards:

1. The potable water supply shall be conserved by enforcing potable water standards to be developed as part of the land development regulations.
2. Where non-potable alternative sources of irrigation water are available, potable water supplies may not be used to meet irrigation needs. The Village shall encourage Miami-Dade Water and Sewer

Department (WASD) to study the feasibility of using reclaimed water as one method for reducing the amount of potable water used for non-potable activities.

3. Require the use of water-saving plumbing fixtures on all new development.
4. In order to reduce demand for irrigation water (which in turn often places greater demand upon potable water sources), at least seventy (70%) percent of all landscaping material obtained from off-site sources for use on any site should be native plant material adapted to soil and climatic conditions existing on the subject site. Further, at least fifty (50%) percent of all trees used in landscaping shall be native species adapted to soil and climatic conditions existing on-site in order to lessen water demand.

Policy 5-1.2.2: Intergovernmental Coordination for Water Conservation. The Village shall cooperate with local, regional, State and Federal agencies for the management of fresh water resources to maintain adequate fresh water supplies during dry periods and to conserve water where practicable.

Policy 5-1.2.3: Implementation Water Demand Management Policies and Programs. The Village shall continue to cooperate with WASD and the South Florida Water Management District (SFWMD) for the implementation of water demand management policies and programs.

Policy 5-1.2.4: Enforcing Water Quality Standards. All Federal, State, and regional water quality standards shall be enforced in Pinecrest.

Policy 5-1.2.5: Emergency Water Conservation. Pinecrest shall cooperate with WASD and SFWMD to conserve water resources during emergencies.

Policy 5-1.2.6: Best Management Practices. The Village will require best management practices for the use, handling, storage, and or disposal of regulated substances so as to prevent ground water contamination.

Policy 5-1.2.7: Water Needs. The Village shall assess projected water needs and sources in coordination with the Lower East Coast Water Supply Plan and the Village's adopted Ten Year Data, Inventory and Analysis Report to ensure that adequate water supplies and facilities are available.

Policy 5-1.2.8: Water Conservation. Encourage water conservation through the use of "Green Building" construction and design techniques

Policy 5-1.2.9: Public Education. Continue to promote water conservation through public education programs including, but not limited to information regarding the Village's Ten Year Water Supply Data, Inventory and Analysis Report.

Policy 5-1.2.10: Irrigation. Continue irrigation restrictions consistent with the Village's Code of Ordinances and modify restrictions when necessary in coordination with the South Florida Water Management District's water conservation initiatives and requirements.

OBJECTIVE 5-1.3: MAINTENANCE OF FLOODPLAIN. The Land Development Regulations shall include performance criteria designed to protect the natural functions of the 100-year floodplain in order to protect and maintain its flood-carrying and flood storage capacity.

Policy 5-1.3.1: Enforce Policies to Maintain Floodplain. The Village shall maintain the surface water management and flood damage prevention regulations. New development encroaching into the floodplain shall incorporate flood protection measures sufficient to protect against the 100-year flood. The Village's Stormwater Management and Flood Protection Ordinance shall maintain consistency with program policies of the Federal Insurance Administration. The Village shall monitor new cost effective programs for minimizing flood damage. Such programs may include modification to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

OBJECTIVE 5-1.4: PROTECTION OF NATURAL RESOURCES. The Village shall conserve and protect the remaining natural systems of Pinecrest, in recognition of the inherent values of these areas left in their natural state, through appropriate land use designations and regulation. The Land Development Code Regulations shall enforce regulations which ensure that development and conservation activities shall protect natural resources as directed by the below policies.

Policy 5-1.4.1: Designation of Conservation Areas. The Future Land Use Map series shall delineate conservation land resources defined as wetland, vegetative communities, and the 100 year flood plain. All conservation land resources shall either remain undeveloped or shall undergo "restricted development." The term "restricted development" shall be defined as those development options provided for pursuant to development rights and restrictions stipulated in the Comprehensive Plan and Land Development Regulations as may be hereinafter amended.

Policy 5-1.4.2: Policies for Managing Environmentally Sensitive Lands. Policies in this Element for managing environmentally sensitive natural systems, including, but not limited to, water resources, wetlands, native habitats and other environmentally sensitive resources shall be carried out through performance criteria in the Land Development Regulations. These and other natural resources identified on the Future Land Use Map series shall be protected and/or preserved pursuant to goals, objectives, and policies stipulated in this Element. The Land Development Regulations shall provide more detailed procedures and performance criteria to implement conservation and natural resource protection.

Policy 5-1.4.3: Intergovernmental Coordination and Natural Resource Management. The Village shall coordinate with the State, SFWMD, the South Florida Regional Planning Council, Miami-Dade County, state agencies, and other agencies concerned with managing natural resources. Such intergovernmental

coordinating activities shall be directed toward protecting the values and functions of respective natural systems. The methods for coordinating with other local government, State, Federal, and private plans/programs for conservation of natural resources shall be incorporated into the Village's planning process detailed in the Land Development Regulations.

Policy 5-1.4.4: Protecting Flora and Fauna Having Special Status. The Village Land Development Regulations shall incorporate provisions which restrict development activities known to adversely impact wildlife and wildlife habitats that are endangered, threatened, or species of special concern. The Village shall further protect wildlife and wildlife habitats by promoting public acquisition and the dedication of conservation easements or reservations.

Policy 5-1.4.5: Managing Stormwater Run-off. The developer/owner of any site shall be responsible for managing on-site run-off. All new development shall comply with adopted level of service standards for surface water management.

Policy 5-1.4.6: Managing and Regulating Wetlands. Wetlands should be used for purposes which are compatible with their natural values and functions, and land development regulations shall be adopted to provide these areas with the maximum possible protection. The Land Development Regulations provide for wetland preservation, compensatory wetland mitigation, and dedication of conservation easements for preserving open space. Such policies shall be applied in order to protect and preserve natural resources which may in the future be threatened by development expectations.

Policy 5-1.4.7: Designation of Wetlands on the Future Land Use Map. The Village shall protect the wetlands within Pinecrest by continuing to designate those areas as "Conservation" on the Future Land Use Map, and furthermore, the Village shall designate any wetland areas annexed into Pinecrest as "Conservation" on the Future Land Use Map. If it is impractical to designate an area containing wetlands as Conservation due to size, location, or other factors, the Village shall have the option of obtaining a conservation easement from the property owner(s) to protect the area.

Policy 5-1.4.8: Enforcement Activities. The Land Development Regulations that protect and conserve the natural functions of existing soils, fisheries, rivers, lakes, floodplains, and other environmentally sensitive areas, shall include the enforcement of State, and Federal regulations designed to protect and conserve these functions.

OBJECTIVE 5-1.5: MANAGE IMPACTS OF DEVELOPMENT AND PRESERVE NATURAL RESOURCES. The Future Land Use Element shall assign land use designation, including densities and intensities to land within the Village with a view to preserving the physical and biological functions of natural systems. All future development or redevelopment of land shall be consistent with the Comprehensive Plan and the Land Development Regulations. The Land Development Regulations shall provide performance standards for regulating density throughout the Village. The performance criteria shall address:

- Concurrency Management System
- Erosion and Sedimentation Control
- Minimum Open Space Criteria
- Stormwater Management
- Preservation of Wetlands
- Floodplain Protection
- Perimeter Landscaping, Screening/Buffering
- Protection of Flora and Fauna
- Recreation Land and Facilities

Policy 5-1.5.1: Comprehensive Plan Implementation and Land Development Regulations. The Village shall ensure that during the development review process the Village shall enforce qualitative and quantitative performance criteria consistent with the Comprehensive Plan policies governing the preservation of open space and vegetation, including wetlands (Cross-reference: Policies 1-1.1.1, 5-1.4.6, 5-1.4.7), and stormwater management (Cross-reference Policy 4-3.1.1-8). Furthermore, the Village shall require maintenance and continuing adherence to these standards. The Village's Land Development Regulations shall be enforced and shall be revised in order to: 1) effectively regulate future land use activities and natural resources identified on the FLUM; 2) adequately protect property rights; and 3) implement the Plan's goals, objectives, and policies. The Land Development Regulations shall include a regulatory framework to:

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;
3. Protect the environmentally sensitive lands as well as flora and fauna as stipulated in the Comprehensive Plan.
4. Regulate land use and minimum building elevations in areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Regulate signage;
6. Ensure safe and convenient on-site and off-site traffic flow and vehicle parking needs and prohibit development within future rights-of-way.
7. Provide that development orders and permits shall not be issued which result in a reduction of levels of services for impacted public facilities below the levels of service standards which shall be adopted by the Village Council.

8. Regulatory techniques such as conservation easements and qualitative standards requiring protection of natural resources as well as historically and archaeologically significant sites shall be integrated into the Land Development Regulations.

Policy 5-1.5.2: Protecting Conservation Areas. Those areas designated on the Future Land Use Map for conservation will not be subject to development, with the only allowable exception for open space and recreational uses after the review and approval of the Village Council.

Policy 5-1.5.3: Required Site Plan Review. The Village shall require site-plan review of all proposed development or redevelopment to prevent unnecessary destruction or inappropriate use of existing natural resources and natural sites.

Policy 5-1.5.4: Landscaping Standards. The Village's Landscaping standards shall require the preservation of existing natural growth where practical, and the removal of invasive, exotic plant species.

Policy 5-1.5.5: Regulating Development to Promote Natural Resource Conservation. The Village shall use the best available technical criteria and information for the formulation of regulations and ordinances to ensure that future development is compatible with the functioning of existing natural systems and resources conservation.

Policy 5-1.5.6: Interlocal Coordination for Natural Resource Protection. The Village shall continue to cooperate with adjacent municipalities and Miami-Dade County to preserve and protect natural resources and natural areas.

Policy 5-1.5.7: Intergovernmental Coordination for Protection of Endangered/Threatened Species and Habitats. The Village shall cooperate with the appropriate State and Federal agencies for the protection of endangered and threatened species and significant plant and animal habitat.

OBJECTIVE 5-1.6: PROTECT MINERALS, SOILS, AND NATIVE VEGETATIVE COMMUNITIES. Conserve, appropriately use, and protect minerals, soils and native vegetative communities. Assure the maintenance and conservation of trees within Pinecrest, through continued maintenance of trees within Village properties and the site plan review process for new development.

Policy 5-1.6.1: Regulating Protection of Native Trees. Native trees shall be preserved during development or redevelopment wherever possible, and if any native tree must be removed during development or redevelopment, another native tree shall be replanted to replace the removed tree.

Policy 5-1.6.2: Prohibition Against Mining Activities. Land Development Regulations shall prohibit mining of minerals based on the irretrievable losses which such intense activities may potentially impose on the Village's fragile ecosystem.

OBJECTIVE 5-1.7: MANAGING DISPOSAL OF WASTES. Assure that generation, storage, transport, and disposal of wastes in Pinecrest is managed with the best available technology to protect environmental quality.

Policy 5-1.7.1: Mandatory Wastewater System Connecting. When new sewers are extended into an area currently using septic systems for wastewater disposal, mandatory connection with the public wastewater collection system shall be regulated pursuant to Florida Statutes (cross reference §381.0065, F.S.)

Policy 5-1.7.2: Regulating New Subdivisions and Sewerage Connections. New subdivisions which are reasonably accessible to sanitary sewers are required to provide sewerage and connections for each lot in the development.

Policy 5-1.7.3: Septic Tank Standards. The Village shall include in the Land Development Code Regulations septic tank system standards and procedures for permitting.

Policy 5-1.7.4: Intergovernmental Coordination for Solid and Hazardous Waste. The Village shall cooperate with Miami-Dade Department of Solid Waste Management to assure that solid and hazardous wastes generated within the Village are properly managed to protect the environment.

Policy 5-1.7.5: Managing Hazardous Waste. The Village shall enforce Land Development Regulations which incorporate development restrictions directed toward preserving natural systems. The Village shall encourage Miami-Dade County in developing an improved area-wide solid waste management program which includes more innovative solid and hazardous waste management technologies that save energy, produce renewable energy and effectively manage hazardous waste.

OBJECTIVE 5-1.8: PROTECTION OF ARCHAEOLOGICAL AND HISTORIC RESOURCES. The Village Land Development Regulations shall ensure that future land development activities shall incorporate appropriate measures to prevent damage to archaeologically and historically significant resources of State significance.

Policy 5-1.8.1: Programming for Archaeological and Historic Sites. The Village shall coordinate with the State and Federal government in developing programs for implementing Village, State, and Federal policies for identifying, preserving, and enhancing sites of historical and archaeological significance. Programs for identification, evaluation of relative significance, protection, preservation, and enhancement shall be promoted, utilizing available public resources at the local, State, and Federal level as well as available private sector resources.

Policy 5-1.8.2: Preventing Adverse Impact of Development on Historic or Archaeological Sites. Development activities shall include precautions necessary to prevent the following adverse impacts to

historic or archaeological sites of significance, including the historically significant properties at Pinecrest Gardens: 1) destruction or alteration of all or part of such site; 2) isolation from or significant alteration to its surrounding environment; 3) introduction of visible, audible, or atmospheric elements that are out of character with the property or significantly alter its setting; 4) transfer or sale of a site of significance without adequate conditions or restrictions regarding preservation, maintenance, or use; and 5) other forms of neglect resulting in its deterioration. Until the Village adopts historic preservation regulations any development or redevelopment of the identified historic resources shall be governed by the Miami-Dade County historic preservation regulations and/or Chapter 74-100 Laws of Florida, as applicable.

Policy 5-1.8.3: Preservation of Historically Significant Resources. Currently, the Florida Master Site File designates six residential housing units and Pinecrest Gardens as having historical significance. Also, the State has identified Old Cutler Road as a Historic Highway. The Land Development Regulations shall preserve the identified historically significant resources. Until the Village adopts historic preservation regulations any development or redevelopment of the identified historic resources shall be governed by the Miami-Dade County historic preservation regulations and/or Chapter 74-100 Laws of Florida, as applicable.

OBJECTIVE 5-1.9: CONSIDER APPLICATION OF INNOVATIVE LAND AND WATER RESOURCE MANAGEMENT AND ENERGY CONSERVATION CONCEPTS. The Land Development Regulations shall incorporate concepts for managing land, water, and energy resources which are responsive to unique development and conservation issues identified in the Village's Comprehensive Plan.

Policy 5-1.9.1: Incorporate Innovative Techniques in the Land Development Regulations. The Land Development Regulations shall incorporate land and water resource management techniques which have been demonstrated to be successful and cost effective in resolving development and conservation issues such as surface water management, soil erosion and sedimentation control, land clearing and excessive tree removal, loss of mature plants and wildlife habitat, and conservation of water supply.

Policy 5-1.9.2: Coordination of Energy Management. The Village shall participate in regional, State, or local initiatives directed at coordinating energy management within the public and private sectors. These tasks may include joint formulation of energy related decisions with concerned Federal, State, regional, and County agencies as well as with concerned private entities. Such activities shall be directed toward maximizing awareness of energy related problems, issues, alternative techniques for resolving energy related problems and issues, and to identify future areas where joint efforts may enhance mutual goals and objectives.

Policy 5-1.9.3: Energy Efficiency in Plans. The Village shall promote a systematic approach to the development of pedestrian and bicycle path networks by the public and private sectors in order to improve energy efficient transportation links between major activity areas such as residential neighborhoods, employment centers, shopping areas, parks, and schools.

Policy 5-1.9.4: Energy Conservation in Building and Construction. The Village shall enforce energy efficient building codes and promote efficient energy conservation in building heating and cooling systems. The Village shall promote attendance at regional training workshops in energy efficiency in construction and continue to foster cooperative relationships between building trades, architects, engineers and building officials.

Policy 5.1.9.5: Environmental Sustainability. The Village shall continue to seek ways and opportunities to implement green and sustainable initiatives regarding, but not limited to, greenhouse gas reduction, water conservation and reuse, recycling, waste and energy reduction, reuse of resources, land use and transportation practices, pollution prevention, and environmental improvements.

OBJECTIVE 5-1.10 CONTINUING EVALUATION OF THE CONSERVATION ELEMENT EFFECTIVENESS. The Village shall use the following policies as criteria in evaluating the effectiveness of the Conservation Element.

Policy 5-1.10.1: Review the Impact of Changing Conditions on Conservation Policy. The Village shall monitor and evaluate significant changes in the characteristics of natural resources within the Village. Policy implications of such changes shall be examined and corrective measures shall be pursued. Conservation policies shall be refined as needed in order to remain responsive to evolving problems and issues.

Policy 5-1.10.2: Schedule, Budget and Implement Programmed Activities. The timely scheduling, programming, budgeting and implementation of programmed conservation activities identified in this Element shall be evidence of the Village's effectiveness in carrying out a systematic program for implementing conservation goals, objectives, and policies.

Policy 5-1.10.3: Coordinate with Public and Private Sectors. While continually implementing and evaluating the Conservation Element the Village shall maintain a process of intergovernmental coordination as well as coordination with private sector groups interested in conservation policy and programs. The effectiveness of this approach shall be evaluated by the success of coordination mechanisms in resolving conservation problems and issues.

Policy 5-1.10.4: Achieve Effective Resolution of Conservation Goals, Objectives and Policies. The effectiveness of the Conservation Element shall be measured by the Village's success in achieving conservation goals, objectives and policies. The Conservation Element incorporates a systematic planning process for identifying conservation problems and issues and implementing corrective measures.

CHAPTER 6: RECREATION AND OPEN SPACE ELEMENT
(Reference §163.3177(6)(e), F.S.)

§6-1: RECREATION AND OPEN SPACE GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Recreation and Open Space Element pursuant to §163.3177(6)(e), F.S.

GOAL 6-1: PROVIDE ADEQUATE RECREATION AND OPEN SPACE. Provide a comprehensive system of public/semi-public recreation and open space sites which meet needs of existing and projected user groups.

OBJECTIVE 6-1.1: SYSTEM OF PARKS AND RECREATION. The Village shall on an annual basis and prior to adoption of the annual capital budget, review the need for new recreation sites and facilities and the need for improvements, repairs, and general preventive maintenance. The analysis shall be predicated on data, standards, and policies contained in the Comprehensive Plan, and shall be directed towards maintaining a system of recreational sites and facilities which is responsive to user needs.

Policy 6-1.1.1: Level of Service Standards for Parks and Recreation Facilities. The Village shall promote development of undeveloped and underdeveloped park land resources identified in the recreation and open space inventory and analysis contained in the Comprehensive Plan: Data Inventory and Analysis. The park development plans shall be programmed and scheduled in the capital improvement program and budget. The Village shall adopt a level of service standard for recreation sites of 3 acres per 1,000 population.

Policy 6-1.1.2: Monitor and Update Recreation Demand and Supply Analysis. The Village shall update on a continuing basis the recreation land and facility demand/supply analysis contained in the Comprehensive Plan: Data Inventory and Analysis. If the analysis identifies any deficiencies, the Village shall identify a method for meeting the deficiency and indicate the funding in the annual Capital Improvement Plan.

Policy 6-1.1.3: Mandatory Land Dedication or Fees In Lieu Thereof. The Land Development Regulations include provisions for the mandatory dedication of land for parks and recreation or fees in lieu thereof. The formula shall be a pro rata formula based on Village demand and supply analysis. The regulations are intended to ensure that new development provides necessary recreation lands, facilities, and/or fees in lieu thereof in order to accommodate the demands generated by new development.

Policy 6-1.1.4: Future Recreation Capital Improvements. If in the future the Village identifies recreation improvements for which public funds are needed, as opposed to developer financed improvements, the Village shall schedule and incorporate such projects costing \$25,000.00 or more in the Capital Improvements Element.

CHAPTER 6: RECREATION AND OPEN SPACE ELEMENT

Policy 6-1.1.5: Maintenance of Existing Recreation Land and Facilities. The Village shall maintain existing recreation and facilities through the use of proper management and funding techniques. The Village shall ensure that recreation facilities are well managed, well maintained, and that quality recreation programs are available to all residents. This shall be partially achieved by continuing efforts toward collecting, maintaining, and updating data concerning public and private resource inventory, recreation improvement, and demand factors, and by improving design criteria and evaluation to attain a high quality park and recreation system.

Policy 6-1.1.6: Utilize Creative Concepts of Urban Design and Conservation of Environmentally Sensitive Open Space. All plans for development or redevelopment of park land resources shall incorporate creative concepts of urban design and landscape. Active and passive recreation areas shall be planned in a manner compatible with unique natural features of the site. Park development plans shall be designed to preserve environmentally sensitive features of the site. The design shall provide a circulation system to minimize conflict between pedestrians and vehicles. Adequate landscape and screening shall be integrated into park development plans to minimize land use conflicts, protect stability of established residential areas, and enhance community appearance.

Policy 6-1.1.7: Promote Environmental Concern as Part of Recreational Programs. The Village shall promote environmental education and management as an integral part of park and recreation policies and programs. Support for cooperative programming between resource agencies and local educational advisors will provide park and recreation resources as an instrument for environmental teaching, and as a means for accomplishing this objective.

Policy 6-1.1.8: Designation or Acquisition of Natural Reservations. "Natural reservations" are areas designated for conservation purposes, and operated by contractual agreement with or managed by a Federal, State, regional or local government or nonprofit agency; lands purchased under the Florida Communities Trust; sanctuaries and preserves; and monuments, archaeological sites, and historic sites. As such land, facility, and improvement needs are identified, the Village shall investigate the potential of funding such conservation programs through use of public or private not-for-profit agency resources.

OBJECTIVE 6-1.2 ALLOCATING LAND FOR PUBLIC AND PRIVATE PARKS AND RECREATION FACILITIES (PR). The Future Land Use Map I-I shall indicate land for public and private parks and recreation facilities, including open space systems, with a land use designation of PR. All future development or redevelopment of land assigned a PR designation shall be consistent with the Comprehensive Plan and the Land Development Regulations. This objective shall be achieved through the implementation of the following policies.

Policy 6-1.2.1: Allocating Park and Recreation Facilities on the Future Land Use Map (FLUM). The Public and Private Parks and Recreation Facilities (PR) land use designation is intended to accommodate existing public and private parks and recreation facilities. The Village shall allocate land for public and private

CHAPTER 6: RECREATION AND OPEN SPACE ELEMENT

parks and recreation facilities, including open space systems, on the FLUM based on the following considerations:

- Accommodating the land needs of existing public and private parks and recreation facilities, including open space systems;
- Provision, maintenance, and conservation of quality parks and recreation facilities required to meet the needs of existing and projected future population magnitude, distribution, and characteristics;
- Preserve unique natural resources and areas of historic significance such as Pinecrest Gardens;
- Protect established residential areas from encroachment by non-residential development;
- Ensure compatibility with adjacent land uses to the greatest practical extent by providing landscaping and buffer areas to protect adjacent residential development from the off-site impacts of parks and recreation facilities;
- Monitor the need for additional land area for parks and recreation facilities to meet the Village's changing needs; and
- Provision and maintenance of transportation and infrastructure system improvements.

Policy 6-1.2.2: Performance Standards for Regulation Development, Including Park and Recreation Facilities. The Land Development Regulations shall provide performance standards for regulating all development within the Village, including parks and recreation facilities. These performance standards shall address:

- Stormwater Management
- Preservation of Wetlands
- Floodplain Protection
- Minimum Open Space Criteria
- Protection of Flora and Fauna
- Recreation Land and Facilities
- Perimeter Landscaping, Screening and Buffering
- Erosion and Sedimentation Control
- Concurrency Management System

Policy 6-1.2.3: Intensity of Public and Private Parks and Recreation Facilities. The intensity of land uses developed for parks and recreation facilities shall be measured and regulated pursuant to floor area ratios herein stated. The maximum floor area ratio for any land use within an area designated PR on the Future Land Use Map shall be 0.40 at one (1) story and shall be increased by 0.11 for each additional story. Parking structures shall not count as part of the floor area, but shall be counted in computing building height and number of stories. The Land Development Regulations shall establish maximum building heights, maximum lot coverage, and other size and dimension regulations to achieve objectives stated in Objectives 1-2.4.

OBJECTIVE 6-1.3: PROTECT OPEN SPACE SYSTEMS. The Land Development Regulations shall include performance criteria designed to protect lands designated as open space from incompatible land uses and such designated lands shall remain functionally intact.

Policy 6-1.3.1: Implementing Land Development Regulations and Ensuring Provision of Open Space. The Village's Land Development Regulations shall include specific open space definitions and

standards for open space, natural vegetation, and landscape. Regulations shall include stipulations governing the provision and use of open space for buffering, protection of natural corridors, including drainageways, as well as other commonly accepted uses.

Policy 6-1.3.2: Standards for Review and Maintenance. When public recreation and open space system improvements are proposed, the Village shall carry out a site plan review process which shall ensure that site improvements adequately address access, adequate drainage, vehicular parking, pedestrian circulation, and perpetual maintenance. Land Development Regulations shall include specific criteria for design of these improvements. During this site plan review process the Village shall mandate that proposed recreation and open space improvements comply with adopted level of service standards for drainage.

OBJECTIVE 6-1.4: ACCESS FACILITIES. All public recreational facilities shall be made accessible to automobiles, bicycles and pedestrians.

Policy 6-1.4.1: Right-of-Way Improvements. As future roadway improvements are analyzed and designed, the Village shall provide for non-motorized transportation needs using FDOT design standards for bicycle facilities.

Policy 6-1.4.2: Design of Access Facilities. Public parks and facilities shall be designed and constructed with accessways which are compatible with the character and quality of on-site natural resources. In planning and designing these accessways, the Village shall remove barriers limiting access to the physically handicapped.

Policy 6-1.4.3: Bicycle/Pedestrian Accessways. All public and private parks and recreation facilities shall be provided with bicycle and pedestrian accessways.

Policy 6-1.4.4: Parking Areas and Bicycle Accommodations. The Village shall provide parking spaces and bicycle racks at recreation sites.

Policy 6-1.4.5: Facilities for Handicapped and Elderly. The Village shall assure that public and private facilities including recreation improvements are designed in a manner which incorporates facilities accessible to the handicapped and the elderly.

OBJECTIVE 6-1.5: PUBLIC AND PRIVATE COORDINATION IN PLANNING AND IMPLEMENTING RECREATION IMPROVEMENTS. During its annual review of recreation site and facility needs (See Objective 6-1.1.), the Village shall coordinate planning for recreation improvements with each level of government, including the Miami-Dade County School Board, major civic groups, and the private sector in order to promote recreational opportunities, including environmental education activities, in a cost effective manner.

CHAPTER 6: RECREATION AND OPEN SPACE ELEMENT

Policy 6-1.5.1: Joint School-Park Concept. The Village may promote the implementation of the joint school-park concept by working with the Miami-Dade County School Board. The Village may attempt to maximize joint use of school sites for both school and recreational activities. This concept promotes economy and efficient use of potential park and recreation resources centrally located to potential user groups. The Village shall consider whether to negotiate interlocal agreements with the Miami-Dade County School Board to implement recreation facilities at one or more of the following sites: Pinecrest Elementary School; Palmetto Elementary and Middle School site; and/or Miami Palmetto Senior High School.

Policy 6-1.5.2: Use of Private Recreation Programs. The Village of Pinecrest shall use civic and private groups to provide recreation programs, such as baseball, soccer, and softball, for residents within public parks. The Village shall provide recreational facilities for these programs.

Policy 6-1.5.3: Private Recreation and Open Space Systems. Passive recreational open space required as a condition of development approval shall be provided and maintained in perpetuity by the applicant or successors in title. The Land Development Regulations shall include criteria requiring that where such passive recreational open space is required as a condition of development approval, the applicant shall provide written assurances acceptable to the Village's legal counsel which ensures the perpetual use and maintenance of the recreational open space. Notwithstanding, the Village and an applicant for development approval may enter an agreement whereby the applicant dedicates the recreational open space to the Village, thereby ensuring the recreational use and maintenance of said property in perpetuity.

Policy 6-1.5.4: Coordinate with the Private Sector. The Village shall continue to use its pro rata share of the recreation and parks impact fee levied by Miami-Dade County to obtain equitable participation from new development within the Village. In addition, the Village shall work through citizen advisory/focus groups to identify potential opportunities for planning special events, picnics, festivals, and parades for families and kids; establishing a youth corps for good students to assist civic improvements and clean-up; organizing "adopt a street or park" programs using civic clubs as catalysts; and creating programs for the youth using seniors as mentors.

Policy 6-1.5.5: Utilize Grantsmanship and Other Appropriate Fiscal Advisors. The Village shall ensure that the advantages of all appropriate local and non-local sources of financial and technical assistance are sought and received. Alternative funding sources and impacts must be monitored continually so that appropriate evolving State and Federal assistance programs shall be aggressively pursued to ensure the attainment of recreation objectives in a cost effective and fiscally equitable manner.

Policy 6-1.5.6: Inform Citizens of Existing Recreation Opportunities and Issues. Outreach efforts shall target residents such as the handicapped or economically disadvantaged who do not regularly participate in recreation programs, as well as more traditional user groups.

CHAPTER 6: RECREATION AND OPEN SPACE ELEMENT

Policy 6-1.5.7: Cooperative Programs. Park and recreation resources shall be used by the Village as an instrument for environmental education as well as other adaptive educational programs. This effort shall facilitate the use of local parks as year round community education and recreation facilities for all age groups.

Policy 6-1.5.8: Review Plans and Policies. Review and amend as necessary existing plans and policies based on continuing analysis of problems and issues related to parks, recreation and open space. These analytical efforts shall include evaluation of major shifts in the indicators of supply and demand and shall be reviewed on a continuing basis. Identified future land and capital improvements shall be scheduled and programmed in the capital improvement program and budget.

Policy 6-1.5.9: Fiscal Management. Review and evaluate park land acquisition proposals and recreation development programs to determine changing fiscal implications. Each year fiscal management policies including the capital improvement program and budget shall be reviewed, evaluated, and refined to reflect current program priorities for parks, recreation and open space. The capital improvement program shall reflect changes in recreation needs based on consumer demands and the impact of development trends and shifts in population magnitude and distribution.

OBJECTIVE 6-1.6: ACQUISITION OF LAND TO FURTHER THE FUNCTION AND FORM OF THE VILLAGE. The Village shall acquire land necessary for maintaining the parks and recreation level of service standards. The land acquisitions shall be strategically located in order to maximize accessibility to populations served. Development of the acquired sites shall be consistent with specific plans designed to: 1) Achieve cost efficiency; 2) Fulfill the spatial and functional needs of the intended uses; 3) Enhance the appearance of the Village; and 4) Establish highly visible Village focal points which reinforce a sense of community.

CHAPTER 7: INTERGOVERNMENTAL COORDINATION ELEMENT

CHAPTER 7: INTERGOVERNMENTAL COORDINATION ELEMENT (Reference §163.3177(6)(e), F.S.)

§7-1: INTERGOVERNMENTAL COORDINATION GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Intergovernmental Coordination Element pursuant to §163.3177(6)(h), F.S., and Rule 9J-5.015, F.A.C.

GOAL 7-1: PROVIDE MECHANISMS FOR IMPROVED INTERGOVERNMENTAL COORDINATION. The Village of Pinecrest shall undertake actions necessary to establish governmental relationships designed to improve the coordination of public and private entities involved in development activities, resource conservation, and growth management, including the achievement of consistency among all government agencies implementing plans and programs affecting the Village.

OBJECTIVE 7-1.1: INTERGOVERNMENTAL COORDINATION ACTIVITIES. The Village shall continue to improve coordination activities among government agencies with planning and impact assessment duties affecting the Village, with other units of local government providing services but not having regulatory authority over the use of land, Miami-Dade County School Board, and with the comprehensive plans of adjacent municipalities and the County.

Policy 7-1.1.1: Responsible Entity for Intergovernmental Coordination. The Village Council shall be responsible for ensuring an effective intergovernmental coordination program for Pinecrest.

Policy 7-1.1.2: Coordination of Traffic, Potable Water, and Wastewater Issues. The Village shall increase intergovernmental coordination activities with the appropriate County agencies regarding issues involving: traffic and transportation systems improvement planning and financing; potable water distribution expansion, replacement, and financing; and wastewater expansion, replacement, and financing; for projects within and adjacent to the Village.

Policy 7-1.1.3: Coordination of Technical Issues. The Village shall pursue resolution of development and growth management issues with impacts transcending the Village's political jurisdiction, by participating in Miami-Dade County conflict resolution forums and/or in conflict resolution forums sponsored by the South Florida Regional Planning Council. Annexation issues shall be coordinated with Miami-Dade County other public or private entities providing public services of mutual benefit to the Village and County.

Policy 7-1.1.4: Required Findings to Be Addressed in Development Review Process. The review of proposed developments shall include findings which indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

Policy 7-1.1.5: Efficient Coordination of Land and Water Management. The Village Land

CHAPTER 7: INTERGOVERNMENTAL COORDINATION ELEMENT

Development Regulations shall incorporate administrative procedures to ensure efficient coordination of land and water management issues surrounding proposed development are carried out in a timely manner with all public entities having jurisdictional authority.

Policy 7-1.1.6: The Village of Pinecrest and the Miami-Dade County Public Schools shall follow the procedures established in the adopted “Amended and Restated Interlocal Agreement for Public School Facilities Planning in Miami-Dade County” for coordination and collaborative planning and decision making on population projections, location and extension of public facilities subject to concurrency, and siting of facilities with a countywide significance.

Policy 7-1.1.6.1: Miami-Dade County Public Schools Coordination and Planning. The Village of Pinecrest and the Miami-Dade County Public Schools shall follow the procedures established in the adopted “Amended and Restated Interlocal Agreement for Public School Facilities Planning in Miami-Dade County” for coordination and collaborative planning and decision making on population projections, location and extension of public facilities subject to concurrency, and siting of facilities with a countywide significance.

Policy 7-1.1.6.2: Miami-Dade County Public Schools Level of Service Standards. The Village of Pinecrest shall coordinate with the Miami-Dade County Public Schools and other parties to the adopted Amended and Restated Interlocal Agreement for Public School Facility Planning to establish Level of Service Standards (including Interim LOS standards) for public school facilities and any amendments affecting public school concurrency.

Policy 7-1.1.7: Annexation Study. As opportunities for annexation arise, the Village shall prepare an annexation study which analyzes the potential for incorporating areas contiguous to Pinecrest. The study shall document issues surrounding potential annexation in order to achieve more logical, cost effective management and operational systems for providing infrastructure and public services to the unincorporated area surrounding the Village. The Village of Pinecrest annexation study shall include:

1. Review and evaluation of Miami-Dade County land development forecasts and supportive documentation associated with development within the unincorporated urban area surrounding the Village. This analysis should consider at a minimum:
 - Population and housing projections.
 - Traffic circulation linkages and issues of mutual Village/County concern.
 - Water and wastewater service systems, including intergovernmental coordination issues.
 - Drainage and natural water basins.
 - Solid waste collection and disposal.
 - Natural barriers to annexation and/or common infrastructure and service delivery systems.
2. Analyze infrastructure issues, including improvement needs based on development forecasts.

CHAPTER 7: INTERGOVERNMENTAL COORDINATION ELEMENT

Investigate the Village's ability to provide adequate levels of service to the unincorporated areas, including the feasibility of creating new management concepts and operating systems for the stewardship of potable water distribution, wastewater collection, stormwater management, solid waste collection and parks and recreation systems.

3. Investigate other common public service issues, including law enforcement, fire protection, land use and planning, code compliance, cost of local government and other potential issues of mutual concern.
4. Develop possible scenarios for annexation, including:
 - Delineation of possible annexation areas and sub-areas;
 - Description of alternative methods of establishing, managing and delivering municipal infrastructure and service delivery systems;
 - Explanation of projected fiscal impacts of alternative scenarios, including bottom line assessment of potential costs and revenues.
5. Recommend a strategy for annexation alternatives, including a summary of likely impacts of annexation alternatives on:
 - Available infrastructure now and in the future;
 - Quality of service delivery systems;
 - Planning, management, and code compliance;
 - Fiscal implications in terms of revenues and expenditures.
6. Cite other measures for:
 - Improved infrastructure and service delivery systems;
 - Diversified municipal tax base.
 - Enhanced intergovernmental coordination; and

OBJECTIVE 7-1.2: MANAGE AND COORDINATE FUTURE LAND USE DECISIONS. The Village of Pinecrest shall enforce land development regulations which ensure that land development activities, resource conservation, and infrastructure issues which transcend jurisdictional boundaries are managed in a manner that includes timely coordination with County, regional, and State agencies having jurisdictional authority. Management of land and physical improvements identified on the FLUM will be regulated in order to protect and/or conserve natural systems, including soil conditions, vegetation, natural habitat, and potable water. Land use shall also be predicated on availability of man-made infrastructure and service systems required to support respective land use activities.

CHAPTER 7: INTERGOVERNMENTAL COORDINATION ELEMENT

Policy 7-1.2.1: Coordination of Development and Growth Management Issues. The Village shall pursue resolution of development and growth management issues with impacts transcending the Village's political jurisdiction. Issues of regional and State significance shall be coordinated with the South Florida Regional Planning Council, the South Florida Water Management District, and/or State agencies having jurisdictional authority. Issues to be pursued include but are not limited to the following:

1. Impacts of development proposed in the Comprehensive Plan of Miami-Dade County, the Cities of South Miami and Coral Gables, the Village of Palmetto Bay, the region, the State, and any governmental entity that may be created in the future.
2. Land development activities adjacent to the Village's corporate limits within Miami-Dade County or the Cities of South Miami and Coral Gables, the Village of Palmetto Bay, or any other City created in the future.
3. Research regulatory framework and implementation of affordable housing programs.
4. Village of Pinecrest land development activities adjacent to the unincorporated area of the County, or the Cities of South Miami and Coral Gables, the Village of Palmetto Bay, or any other adjacent municipality created in the future.
5. Potential annexation issues.
6. Area-wide drainage and stormwater management master plan, proposed improvements, and implementing programs.
7. Solid waste disposal, including development of new landfill facilities, recycling resources, and other improvements.
8. Research, engineering, and strategies for managing level of service impacts of new development and tourism on major transportation linkages and critical intersections impacting the Village and adjacent areas.
9. Level of service standards for infrastructure system impacting the Village and adjacent areas.
10. Conservation of natural and historic resources.
11. Water supply and distribution

Policy 7-1.2.2: Coordination with Adjacent Jurisdictions. The Village of Pinecrest shall require that development applications be coordinated, as appropriate, with Miami-Dade County, the Miami-Dade County

CHAPTER 7: INTERGOVERNMENTAL COORDINATION ELEMENT

School Board, other special districts, the South Florida Regional Planning Council (SFRPC), the South Florida Water Management District, as well as applicable State and Federal agencies prior to issuance of a development order or permit. The Village shall coordinate with the SFRPC in meeting regional policies contained in the Regional Plan for South Florida. The Village shall be consistent in addressing the coordination of the Comprehensive Plan with the Lower East Coast Water Supply Plan of the South Florida Water Management District as approved by the South Florida Water Management District on September 12, 2013.

Policy 7-1.2.3: Coordination of Transportation Improvements. The Village shall coordinate all transportation improvements proposed by new development with DOT, DCA, SFRPC, Miami-Dade County, and other State and regional agencies concerned with assessing traffic impacts of proposed development.

Policy 7-1.2.4: Implementing Intergovernmental Coordination. The Village shall establish a multi-agency review during the site plan review process for all large scale developments. Similarly, the Village shall request and hereby recommends that a reciprocal multi-agency review be carried out by Miami-Dade County and all other public and semi-public entities that are responsible for oversight and/or design or construction of public or semi-public infrastructure, facilities, or other development that transcend a portion of the Village limits and/or impact infrastructure, water supply, wastewater treatment capacity, water quality, or drainage system within the Village limits. The multi-agency review process shall be structured and is intended to inform public official of impending development and/or impending public decisions that may impact the infrastructure and/or service delivery systems of a municipality or other public entity. The multi-agency review shall be advisory to the Village of Pinecrest Village Council.

OBJECTIVE 7-1.3: INTERGOVERNMENTAL COORDINATION OF LOS STANDARDS.

Coordination shall be undertaken in the establishment of level of service standards for public facilities with any State, regional or local entity having operational and maintenance responsibility for such facilities.

Policy 7-1.3.1: Prevent Proliferation of Urban Sprawl and Develop Efficient Systems for Coordinating the Timing and Staging of Public and Private Development. The Land Development Regulations shall include performance standards ensuring that the location, scale, timing, and design of development shall be coordinated with public facilities and services in order to prevent the proliferation of urban sprawl and achieve cost effective land development patterns. Performance standards shall direct future development only to those areas where provision of public facilities necessary to meet levels of service standards, are available concurrent with the impacts of the development.

Policy 7-1.3.2: Ensuring Mutually Compatible LOS Standards. The Village shall coordinate with State, regional or local entities having operational and maintenance responsibility for public facilities for which the Level of Service standards are being established to ensure mutually compatible standards.

Policy 7-1.3.3: Achieving Equitable LOS Standards for Facility and Service Delivery Systems. Coordination activities pursuant to the Objectives and Policies in this Element shall include consideration

CHAPTER 7: INTERGOVERNMENTAL COORDINATION ELEMENT

for equitable Level of Service standards for facility and service delivery systems consistent with the provisions of this plan.

Policy 7-1.3.4: Capital Improvement Program Coordination. During preparation of the annual capital improvements program, the Village of Pinecrest shall evaluate all applicable State, regional, and local programs proposed for funding in order to promote consistency with the Comprehensive Plan.

GOAL 7-2: MONITORING AND EVALUATION. This section outlines the substantive components of Pinecrest' monitoring program related to the Intergovernmental Coordination Chapter. The monitoring program will consist of periodic reviews of the measurable objectives. The scheduling for these reviews is as follows:

OBJECTIVE 7-2.1: SCHEDULE: Biennial reviews of measurable objectives will occur concurrent with the amendment cycle. Other appropriate scheduled reviews may be conducted but not less than biennially. These shall include the following issues:

- Organization of functioning League of Municipalities comprehensive plan technical committee.
- Agreement with Dade County, and Florida Department of Community Affairs that use of two level plans – area-wide and local -- in the updating of local comprehensive plans is desirable and permitted.
- Informal agreements or an enacted ordinance providing for mutual exchange of notice and information about proposed rezoning within an area to be determined as a significant distance from any unincorporated or Pinecrest municipal boundary.
- Coordination with the completion of a school facilities plan that is consistent and compatible with the Pinecrest Comprehensive Plan.
- Assist the South Florida Regional Planning Council in identifying regional issues affecting the Village and providing appropriate Village participation in their analysis and resolution.
- Execute interlocal agreements for municipal servicing of unincorporated enclave areas where appropriate.

OBJECTIVE 7-2.2: PROCEDURES FOR MONITORING AND EVALUATION The comprehensive planning process is continuous and dynamic in nature. Maintaining the effectiveness of the plan requires its periodic review. Florida Statutes, Chapter 163, provides orderly procedures for monitoring, updating and evaluation of the plan and attendant Evaluation and Appraisal Report (EAR) (§163.3191, F.S.). For the purpose of monitoring, evaluating and appraising the implementation of the comprehensive plan a five-year program for monitoring, updating and evaluation shall be followed. The following are general procedures to be followed. More detailed procedures shall be adopted by the Village to direct the ongoing activity.

POLICY 7-2.2.1: EVALUATION PERIODS: All chapters of the Comprehensive Plan shall be evaluated and updated as necessary at least every five years. In addition to the general EAR, the Capital Improvements

CHAPTER 7: INTERGOVERNMENTAL COORDINATION ELEMENT

Chapter shall be reviewed on an annual basis.

POLICY 7-2.2.2: CITIZEN PARTICIPATION: The public shall be encouraged to participate in the evaluation process by the holding of at least one workshop prior to the preparation of the EAR, at which public comments and recommendations regarding the Comprehensive Plan shall be received for consideration during the preparation of the EAR. Notice of such workshop shall be by advertisement at least one week prior to the date of such meeting. At least one advertised Public Hearing shall be held by the Local Planning Agency prior to the LPA recommending the EAR to the Village Council for their consideration, amendment and adoption. At least one advertised Public Hearing shall be held by the Village Council prior to adoption of the EAR.

POLICY 7-2.2.3: MAINTENANCE OF DATA: Updating appropriate baseline data and measurable objectives to be accomplished for each five-year period of the plan, and for long-term periods as necessary, shall be undertaken at intervals appropriate to the subject area of analysis, but no less frequently than every five years. For example, Capital Improvement data should be maintained at semiannual and annual periods coincident with the Village budget review process; population estimates should be maintained annually; utility systems capacity shall be annually monitored. Administrative procedures shall be adopted to define the local monitoring and data maintenance to be conducted.

POLICY 7-2.2.4: PLAN ACCOMPLISHMENTS: Accomplishments in the first five-year period, describing the degree to which the goals, objectives and policies have been successfully reached shall be identified and reported.

POLICY 7-2.2.5: OBSTACLES TO THE PLAN: Obstacles or problems which resulted in under-achievement of goals, objectives, or policies shall be identified and reported.

POLICY 7-2.2.6: AMENDED GOALS OR POLICIES: New or modified goals, or policies needed to correct discovered problems shall be identified and reported.

POLICY 7-2.2.7: CONTINUED MONITORING AND EVALUATION: A means of ensuring continuous monitoring and evaluation of the plan during the five-year period shall be identified and reported.

CAPITAL IMPROVEMENTS INVENTORY AND ANALYSIS

§9J-5.016(3), F.A.C.

§8-1: CAPITAL IMPROVEMENT GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES.

This section stipulates goals, objectives, and implementing policies for the Capital Improvements Element pursuant to §§163.3177 (3)(a), F.S., and Rule 9J-5.016(3), F.A.C.

GOAL 8-1: MANAGEMENT OF CAPITAL IMPROVEMENTS. The Village of Pinecrest shall undertake actions necessary to ensure that needed public facilities and services are adequately provided within the Village jurisdiction in a manner which protects investments and existing facilities, maximizes the use of existing facilities, and promotes orderly compact growth.

OBJECTIVE 8-1.1: PROVISION OF CAPITAL IMPROVEMENT NEEDS. Based on the scheduled timeframe in Table 8-1, the Village shall commit necessary resources for capital improvements needed to implement goals, objectives and policies of the Comprehensive Plan. The fiscal commitment is stipulated in Table 8-1 and is predicated on the analysis of capital improvement needs within the Transportation, Public facilities and Recreation and Open Space Elements together with level of service standards established and adopted pursuant to Policy 8-1.5.1 of the Capital Improvement element. Capital improvements will be provided for purposes of correcting existing deficiencies, accommodating desired future growth, and replacing worn-out or obsolete facilities. The annual updated Five-year Schedule of Capital Improvements shall be submitted to DCA as a plan amendment for compliance review. The Capital Improvement Plan shall be financial feasible as per Section 163.3177(3)(b)1, F.S.

Policy 8-1.1.1: Intent of Capital Improvement Element. The Village is committed to growth management which incorporates appropriate fiscal management practices and procedures. The Village shall consider the use of all legal and equitable fiscal management techniques to achieve delivery of public services and facilities needed by existing and anticipated future populations. The capital improvement program presented herein identifies capital improvements needed by the existing population to satisfy levels of service standards incorporated within this Comprehensive Plan. The Village shall consider performance criteria as well as legal and equitable impact fees, where appropriate, to ensure that new developments provide in advance of development a sufficient level of public facilities and services (or fees in lieu thereof) in order to cover the costs of needed facilities and services, the demands for which are specifically attributable to such new development.

This element shall provide a basis for estimating fiscal impacts required by capital improvements included in the Comprehensive Plan. The capital improvements program and budgeting process provides an on-going process for continuing planning and review of the Village capital outlays, including their location, timing, estimated cost, relative priority, and potential funding sources. The capital improvement program and budget process is an advisory planning function. Capital outlays are fixed only by the Village Council.

Policy 8-1.1.2: Capital Improvement Program. A capital improvement project is defined as a project that is self-contained and that will usually be constructed or purchased as unit. A capital improvement

CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT

generally includes only those items constructed or purchased that have a useful life extending beyond a ten year period following their acquisition, and usually involve a cost in excess of \$25,000 or involve the acquisition or disposal of land regardless of cost. Minor recurring annual expense items, including routine maintenance and repairs, are excluded. All projects that are to be financed from bond funds are included. Similarly, preliminary engineering studies for such infrastructure improvements as the design of improvements to the drainage system are generally itemized as capital expenditure items due to their significant cost and their impact on the capital improvement program.

The capital improvement program and budget is concerned with the assessment of need, assignment of priorities, and efficient allocation of the Village's existing and potential fiscal resources for major community improvements or acquisitions over a five to ten year period. The fundamental purposes of the capital programming process are as follows:

1. To consolidate and coordinate all the various departmental requests by taxing district with the hope of reducing delays and coordinating individual improvement programs.
2. To establish a system of procedures and priorities by which each proposal can be evaluated in terms of public need, long range development plans, and short and long term fiscal management impacts.
3. To schedule future capital outlay projects pursuant to identified needs and priorities.
4. To set forth a financing program that identifies potential funding sources, including but not limited to ad valorem taxes/general obligation bonds; user fees/revenue of excise tax bonds; grant programs; impact fees and/or special assessment districts; as well as performance standards and other components of growth management which may be used as a fiscal strategy for obtaining needed capital improvements in developing areas.
5. To coordinate joint projects involving participation by one or more local governments, as well as regional, State, or Federal agencies.

Table 8.1

SCHEDULE OF CAPITAL IMPROVEMENTS 2014/15 – 2018/19

(Transportation Facilities, Stormwater Drainage, Parks and Recreation, Schools)

Village of Pinecrest, Florida
 Comprehensive Development Master Plan
CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT

PROJECT DESCRIPTION	LOCATION/ ADDRESS	FUND SOURCE	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	FY 2018/19	Total
Transportation:								
Road Resurfacing	Village-Wide	TF	\$1,000,000	\$1,000,000	\$1,000,000			\$3,000,000
Masthead Project	Village-Wide	TF	\$60,000					\$60,000
US 1 Landscaping	US-1	TF	\$ 200,000					\$200,000
Sidewalk Improvements		TF	\$120,000	\$100,000	\$100,000	\$100,000	\$100,000	\$520,000
Safe Rides to Schools Design, Phase II		TF	\$30,000					\$30,000
Safe Rides to Schools, Construction		TF	\$100,000	\$50,000	\$50,000	\$50,000	\$50,000	\$300,000
Bike Path Sharrows and Lanes		TF		\$432,000	\$201,000	\$223,000		\$856,000
Rights of Way Beautification		TF	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
US 1 Design		TF	\$100,000					\$100,000
Traffic Control Devices		TF	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
Kendall Drive Beautification Design		TF	50,000					\$50,000
Kendall Drive Beautification Construction		TF	\$125,000					\$125,000
US 1 Pedestrian/Bike Mobility Plan Construction		TF	\$400,000					\$400,000
Red Road Linear Park Path Resurface Project		TF	\$200,000					\$200,000
Miscellaneous Traffic Calming		TF	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
Miscellaneous Road		TF	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000

CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT

Design Work								
Total Transportation		TF	\$2,580,000	\$1,777,000	\$1,546,000	\$568,000	\$345,000	\$6,816,000
Drainage								
Construction of Storm Drainage Canals		SW	\$170,000	\$200,000	\$200,000	\$200,000	\$200,000	\$970,000
Stormwater Basin Study		SW	\$250,000					\$250,000
Total Drainage:			\$420,000	\$200,000	\$200,000	\$200,000	\$200,000	\$ 1,220,000
Village Hall								
Village Hall Landscaping		CP		\$50,000				\$50,000
Total Village Hall				\$50,000				\$50,000
Greer Park								
Field Turf Renovation		CP		\$147,000				\$147,000
Lightning Meter		CP	\$15,150					\$15,150
Total Greer Park			\$15,150	\$147,000				\$162,150
Water Project:								
Water Line improvements		CP	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
Total water Project			\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
Flagler Grove								
Artificial Turf		CP		\$200,000	\$200,000	\$200,000		\$600,000
Lightning Meter		CP	\$13,150					\$13,150
Total Flagler Grove		CP	\$13,150	\$200,000	\$200,000	\$200,000		\$613,150
Pinecrest Gardens								
PG Lighting, Box Office		CP	\$4,340					\$4,340
PG Banyan Bowl Aisle Lighting		CP	\$4,220					\$4,220
PG, Install Conduits Audio		CP	\$1,550					\$1,550

Village of Pinecrest, Florida
 Comprehensive Development Master Plan
CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT

Booth								
PG Replace Stage Floor		CP	\$45,270					\$45,270
PG Stage Platform		CP	\$20,000					\$20,000
PG Banyan Bowl Overhead LED Stage Fixtures		CP	\$12,570					\$12,570
PG, Master Plan		CP	\$80,000	\$156,300	\$141,000	\$7,000		\$384,300
PG, Interpretive Signs		CP		\$10,770				\$10,770
PG, Interpretive Signs Layout		CP		\$2,400				\$2,400
PG Center Platform, Audio and Floor Spot, Stair to Mezzanine Level and Metal Entrance		CP	\$17,800					\$17,800
PG, Head Set Communications		Cp	\$5,400					\$5,400
PG, Split A/C unit for New Storage and Garage		CP	\$3,800					\$3,800
PG, Walkway Covers		CP	\$20,000	\$80,000	\$100,000	\$100,000		\$300,000
PG, Mapping Project				\$10,000				\$10,000
PG, Parking Lot Resurfacing		CP	\$87,000					\$87,000
PG, Pavilion Audio		CP	\$13,000					\$13,000
PG, Animatronic Talking Parrott Figure		CP		\$27,450				\$27,450
PG, Pavilion Lighting		CP	\$9,340					\$9,340
Sillier Serpent Splash N Play		CP	\$16,250					\$16,250
PG, Banyan Bowl Gates		CP	\$6,000					\$6,000
PG, Petting Zoo		CP		\$100,000	\$150,000			\$250,000
Total Pinecrest Gardens			\$346,540	\$386,920	\$391,000	\$107,000		\$1,231,460

Village of Pinecrest, Florida
 Comprehensive Development Master Plan
CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT

Community Center								
CC, Expansion		CP	\$5,000,000					\$5,000,000
CC, Village Green Lightning Meter		CP	\$13,150					\$13,150
Total Community Center			\$5,013,150					\$5,013,150
Coral Pines								
CP Tennis Center		CP	\$900,000					\$900,000
Total Coral Pines Park			\$900,000					\$900,000
Suniland Park								
Lightning Meter		CP	\$5,250					\$5,250
Walkways		CP			\$49,170			\$49,170
Adult Playground		CP			\$37,220			\$37,220
Perimeter Fence		CP			\$68,900			\$68,900
Total Suniland park			\$5,250		\$155,290			\$160,540
Wayside Park								
Dog Park		CP	\$50,000					\$50,000
Total Wayside Park			\$50,000					\$50,000
Total, Capital Fund			\$6,418,240	\$858,920	\$821,290	\$382,000	\$75,000	\$8,555,450
TOTAL			\$9,418,240	\$2,835,920	\$2,567,290	\$1,150,000	\$620,000	\$16,591,450

Legend: GR - General Revenue Fund, SW - Stormwater Utility Fund, TF - Transportation Fund, and CP - Capital Project Fund

Notes: The Village of Pinecrest has used an excess of caution in preparing this capital improvement schedule; however, the Village shall not be committed to any project or expenditure herein identified until the year it is to be considered by the Village Council.

Table 8.1(b)
SCHEDULE OF CAPITAL IMPROVEMENTS 2014/15 – 2018/19
Water and Sewer

Water and Sewer service is provided to Village of Pinecrest Residents and businesses by the Miami-Dade County Water and Sewer Department.

Table 8.1(c)
SCHEDULE OF CAPITAL IMPROVEMENTS 2014/15 – 2018/19
PUBLIC SCHOOL FACILITIES

The Village of Pinecrest incorporates and adopts by reference as Table 8.1 (c) the Miami-Dade School Board's adopted 2014/15 through 2018/19 Five Year District Facilities Work Plan, approved by the School Board on September 3, 2014. The Village of Pinecrest is relying upon the consensus data and analysis, also known as "Supporting Data and Analysis for the Special Application Requesting Amendments to the Miami-Dade County Comprehensive Development Master Plan Addressing Public School Facilities", dated July 3, 2007, as prepared by the Miami-Dade County Department of Planning and Zoning, and as supplemented in October, 2010 to include the Miami-Dade School Board's adopted 2014/15 through 2018/19 District Facilities Work Plan.

CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT

Policy 8-1.1.3: Capital Improvement Program and Budget as a Plan Implementation Device.

The capital improvements program shall be used for achieving orderly urban growth and development. By providing a planned and reasonably reliable schedule of public projects, the capital improvement program and budget shall provide a guide for both public and private capital investment decisions affecting community development patterns. The capital improvement programming and budgeting process is a primary tool for closely coordinating land use planning and fiscal management required to successfully carry out the Comprehensive Plan.

Policy 8-1.1.4: Availability and Scheduling of Capital Improvements. The Village shall include within the five-year schedule of capital improvements contained within this Element all capital improvements which are identified in any of the respective elements of the Village Comprehensive Plan. Said capital improvements shall be financially feasible in accordance with the requirements set forth in Section 163.3177(3)(b) F.S. Also, the capital improvement program and budgeting process shall be used to plan for needed infrastructure improvements to serve projects for which development orders were issued prior to plan adoption. The Village shall also promote regulations enforcement as a means to ensure availability of such services as deemed appropriate.

Policy 8-1.1.5: Priorities in Allocating Capital Improvements. In allocating priorities for scheduling and funding capital improvement needs, the Village shall assign highest priority to capital improvement projects in the five-year schedule of improvements which are designed to correct existing deficiencies.

Policy 8-1.1.6: Capital Improvement Project Evaluation Criteria. Proposed capital improvement projects shall be evaluated and ranked by the Village Council according to the following guidelines:

- Protects public health and safety and natural resources of the area.
- Fulfills the Village's legal commitment to provide facilities and services.
- Preserves or achieve full use of existing facilities.
- Maintains compliance with plans of state agencies or the South Florida Water Management District that provide public facilities within the Village of Pinecrest.
- Increases efficiency of existing facilities.
- Prevents or reduces future improvement costs.
- Provides service to developed areas lacking full service or promotes in-fill development or redevelopment.
- Represents a logical extension of facilities and services for new development in a manner consistent with Future Land Use Element goals, objectives and policies, including the Future Land Use Map.

OBJECTIVE 8-1.2: FUTURE DEVELOPMENTS TO BEAR COSTS OF THEIR RESPECTIVE INFRASTRUCTURE IMPACTS. Future development shall be required to fund on- and off-site public improvements the need for which is generated by the projected impacts of such development. The concurrency management system shall ensure that such improvements are in place concurrent with the

impacts of development and meet adopted minimum level of service standards. The system is further described in Objectives 8-1.5 and Policy 8-1.5.1 and is presented in Appendix A to Chapter 8. Appendix A: Concurrency Management System is hereby incorporated by reference into the Comprehensive Plan.

Policy 8-1.2.1: Ensuring Availability of Adequate Public Facilities and Assessing New Development a Pro Rata Share of Public Facility Costs. The Village shall issue no development order or development permit for new development for which development orders were previously issued unless the concurrency management requirements cited in Objective 8-1.4 and Policy 8-1.4.1 have been satisfied pursuant to requirements of §9J-5.0055(2) F.A.C. The adequate facilities ordinance shall mandate that future applications for development shall pay a pro rata cost for public facility needs which shall be identified during the concurrency management assessment.

As part of the concurrency management review process applicants for development shall file an application which shall include a written evaluation of the impact of the anticipated development on the levels of services for the water and wastewater systems, solid waste system, drainage, recreation, and the traffic circulation system. Prior to issuing a development order or permit the Village shall ensure that provisions of concurrency management have been met. The developer's application shall demonstrate that the proposed development shall include all requisite improvements and that the improvements shall meet the criteria stipulated in Appendix A. The final point for determining concurrency must be prior to the issuance of a development order or permit which contains a specific plan for development, including the densities and intensities of use (Cross reference Appendix A to Chapter 8).

The Land Development Regulations shall establish time constraints for development approvals in order to ensure that available infrastructure system capacity (i.e., surplus capacity) is not held inactive for undetermined time intervals. The intent is to establish a concurrency management permitting system characterized by issuance of permits having well defined expiration dates for purposes of requiring reasonable progress toward completing duly approved plans. This approach is necessary to promote efficiency and prevent assignment of "ghost" capacities (i.e., unused capacities attributed to developments that due to mismanagement, changed market condition, or other reversals are unable to achieve reasonable progress in achieving approved plans).

OBJECTIVE 8-1.3: FISCAL RESOURCE MANAGEMENT. The Village shall manage fiscal resources to ensure provision of needed capital improvements for previously issued development orders and for future development and redevelopment. The Village shall develop a concurrency management tracking system, including identification of the designed capacity of public facility components, the available surplus capacity, and formulas for assessing impacts of new development on available capacity. The determination of available capacity shall include consideration of infrastructure needs generated by approved developments that have not received a certificate of occupancy but have been and maintain valid plans and permits.

Policy 8-1.3.1: Capital Improvements Program. The Village shall prepare and adopt a five-year capital

improvement program and annual capital budget as part of its budgeting process. The annually updated Capital Improvement Element and the Five-year Schedule of Capital Improvements shall be submitted to DCA as a plan amendment for compliance review.

Policy 8-1.3.2: Storm Water Utility. The Village shall continue to use its Storm Water Utility for managing and funding needed drainage improvements through the year 2025. These improvement needs shall be identified in the programmed master drainage improvement plan. The Village shall amend the capital improvements program to include construction of required infrastructure improvements approved by the Village Council as recommended in the Stormwater Management Plan.

Policy 8-1.3.3: Grantsmanship. The Village shall pursue available grants as well as private funds in order to finance the provision of needed capital improvements.

Policy 8-1.3.4: Meeting Capital Facility Needs of Development Approved Prior to Plan Adoption and Replacement and Renewal of Capital Facilities. The Village shall annually analyze public facility needs prior to adopting a capital improvement budget for the next fiscal year. The analysis shall include review of the public facilities and infrastructure improvement needs identified in the Comprehensive Plan together with any new engineered assessment of infrastructure components in order to identify needed replacement or renewal of capital facilities.

OBJECTIVE 8-1.4: CONCURRENCY MANAGEMENT. The Village concurrency management system presented in Appendix A to this element is incorporated by reference into the Comprehensive Plan. The concurrency management system shall be included in the Land Development Regulations and shall be implemented accordingly. Pursuant to Ch. 163, F.S., and §9J-5.0055 F.A.C., the Village shall ensure that facilities and services needed to support development are available concurrent with the impacts of such development. No development order or permit shall be issued which would result in a reduction of adopted levels of service. The Village's adopted level of service standards are cited in Policy 8-1.5.1. The capital improvement schedule establishes the Village's plan of improvements, costs of public improvements and methods of funding required, to meet existing deficiencies and maintain the level of service standards in the future.

In order to ensure that future development maintains adopted level of service standards, the Village shall issue no development order or permit for development unless the applicant provides narrative and graphic information demonstrating to the satisfaction of the Village that adopted level of service standards for public facilities, including roads, water and wastewater services, drainage, solid waste, and recreation will be maintained and that improvement needs shall be planned in a manner that satisfies criteria of Objective 8-1.5. Specific policies for managing development orders and ensuring provision of concurrency facilities are cited in Objective 8-1.5. The Village's adopted level of service standards are cited in Policy 8-1.5.1. These standards shall be used as the standard level of service for concurrency management and shall be coordinated with entities having jurisdictional responsibility for such facilities.

The data inventory and analysis section of the traffic circulation, public facilities and recreation elements provides an assessment of existing and projected deficiencies in levels of service and establishes programmed capital expenditures required for public sector participation in meeting existing deficiencies. Regulatory measures including concurrency management have been adopted as a means for achieving private sector participation in ensuring maintenance of adequate levels of service during the short (2010) and long term (2025) planning period. The Village shall adopt Land Development Regulations to include a program for implementing concurrency management. The regulations shall mandate that as part of the concurrency requirements:

- The necessary facilities and services shall be in place at the time a development permit is issued;
- A development permit is issued subject to the condition that the necessary facilities and services shall be in place when the impacts of the development occur; or
- The necessary facilities and services are guaranteed in an enforceable development agreement. 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 issued pursuant to Chapter 380 Florida Statutes.

At a minimum, the latest point in the application process for the determination of concurrency occurs prior to the approval of a development order or permit which would authorize the commencement of construction or physical activity on the land. Development orders and permits approved prior to the actual authorization for the commencement of construction or physical activity on the land must be conditioned to provide that actual authorization of the final permit which will authorize the commencement of construction or physical activity will be contingent upon the availability of public facilities and services necessary to serve the proposed development.

Policy 8-1.4.1: Resolving Concurrency Issues. In order to implement §9J-5.0055 and Objective 8-1.4, the above measure, the Village shall require that all developments requiring a development order as part of the review process, including building permits, zoning permit, subdivision approval, rezoning, special use, variance, site plan approval, or any other official Village action having the effect of permitting a development of land [Cross reference §163.3164 (7)] shall, at the time the subject application is filed, submit narrative and graphic information which demonstrates that all urban services needed by the proposed development can and will be provided concurrent with the new development.

In order to establish an orderly review process, the Village shall include in the adopted Land Development Regulations specific narrative and/or graphic data and information required at the time an application for comprehensive plan amendment or Land Development Regulations amendment, subdivision or replat, site plan, or building permit is filed with the Village. As a minimum, the information shall include the following:

- The specific land use(s) and the proposed density and/or intensity of the use(s);
- Estimated trips for the peak hour generated by the proposed land use(s) together with anticipated

CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT

- on- and off-site improvements necessitated to accommodate the traffic impacts generated by the development including, additional R/W, roadway improvements, additional paved laneage, traffic signalization, proposed methods for controlling access and egress, and other similar improvements;
- Planned improvements in potable water and/or wastewater systems required to establish and/or maintain adopted water and wastewater levels of service. System improvements and proposed funding resources required for implementing any improvements required to establish and/or maintain adopted potable water and wastewater system level of service standards.
 - Conceptual plan for accommodating stormwater run-off and demonstrated evidence that the proposed drainage improvements shall accommodate stormwater run-off without adversely impacting natural systems or the Village's adopted level of service for storm drainage;
 - In cases where residential development is proposed, information shall be submitted describing plans for accommodating recreational demands generated by the development, including demonstrated evidence that the Village's adopted level of service for recreation shall not be adversely impacted;
 - Projected demand generated by the development on the solid waste disposal system and assurances that the Village's adopted level of service for solid waste disposal shall not be adversely impacted; and
 - Other information which the Village determines is necessary to assure that the concurrency requirement shall be satisfied without adversely impacting existing levels of service or the Village's ability to adequately service anticipated developments which are consistent with adopted plans and policies of the Village.

All such information submitted pursuant to this subsection shall incorporate proposed funding sources, including any identification of improvements which the applicant anticipates shall be funded by the Village or other public or private entity other than the applicant.

OBJECTIVE 8-1.5: REQUIRING DEVELOPMENT ORDERS AND PERMITS COMPLIANT WITH CONCURRENCY MANAGEMENT, LOS STANDARDS, AND CAPITAL IMPROVEMENT SCHEDULE. Decisions regarding the issuance of development orders, building permits, certificates of occupancy, and other applicable permits shall be consistent with goals, objectives, and policies of the respective Comprehensive Plan elements, the Village's adopted land development regulations, and requirements for adequate public facilities meeting stated levels of service criteria. The Village shall ensure that land use decisions and fiscal decisions are coordinated with the adopted schedule of capital improvements to maintain adopted level of service standards cited in Policy 8-1.5.1 and meet existing and future needs.

The Village shall ensure that land use decisions and fiscal decisions are coordinated with the adopted schedule of capital improvements to maintain adopted level of service standards and meet existing and future needs. Prior to achieving plan approval and prior to receiving a building permit, any applicant for development shall be required to ensure that public facilities shall be available concurrent with the impacts of development as shall be determined based on the following criteria. An applicant/developer shall be

issued a development order/permit only if the following criteria are met:

- I. **Potable Water, Sewer, Solid Waste and Drainage.** For potable water, sewer, solid waste and drainage, the following standards shall be met:
 - a. A final development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or
 - b. At the time a final development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to §163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent [Also reference §163.3180(2)(a), F.S.].
2. **Parks and Recreation Facilities.** For Parks and Recreation Facilities, at a minimum, the following standards shall be met to satisfy the concurrency requirement:
 - a. At the time a final development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
 - b. A final development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the Village, or funds in the amount of the developer's fair share are committed; and
 - i. A final development order or permit is 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 one (1) year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted Village 5-year schedule of capital improvements; or
 - ii. At the time the final development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve new development to be in place or under actual construction no later than one (1) year after issuance of a certificate of occupancy or its functional equivalent; or
 - iii. At the time the final development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to §163.3220,

CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT

F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under construction not more than one year after issuance of a certificate of occupancy or its functional equivalent [Also reference §163.3180(2)(b), F.S.].

3. **Transportation Facilities.** For transportation facilities (roads and mass transit designated in the adopted Comprehensive Plan), at a minimum, the Village shall ensure that the following standards are met to satisfy concurrency requirements, unless State authorized exceptions are enacted by the Village and duly approved by the State [Cross reference §9J-20055 (4-7), F.A.C.]:
- a. At the time the final development order is issued, the necessary facilities and services are in place or under actual construction; or
 - c. A final development order is 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 as provided in the Village Five Year Capital Improvements Program. The Capital Improvement Program may recognize and include transportation projects included in the first three years of the adopted Florida Department of Transportation Five Year work program. The Capital Improvements Element must include the following policies:
 - i. The estimated date of commencement of actual construction and the estimated date of project completion.
 - ii. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the Five Year Capital Improvements Program;
 - c. At the time the final development order is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than three years after issuance of a certificate of occupancy; or
 - d. At the time the final development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to §163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy; or
 - e. For the purpose of issuing a final development order, a proposed development may be deemed to have a de minimis impact and may not be subject to the transportation concurrency

requirements, only if all the following conditions are met:

- i. The development proposal is for an increase in density or intensity of less than or equal to twice the density or intensity of the existing development, or for the development of a vacant parcel of land at a residential density of less than four dwelling units per acre or, for non-residential uses, at an intensity of less than 0.1 floor area ratio. Isolated vacant lots in predominantly built residential areas where construction of a single family house would be the most suitable use, may be developed for single family residential under the de minimis exception even if smaller than one quarter acre in size.
- ii. The transportation impact of the proposed development alone does not exceed 0.1 percent of the maximum service volume at the adopted level of service standard for peak hour of the affected transportation facility.
- iii. The cumulative total transportation impact from the de minimis exemptions does not exceed three percent (3%) of the maximum service volume at the adopted level of service standard of the affected transportation facility if the does not meet the minimum level of serve standard.
- iv. The Village has adopted within its Comprehensive Plan policies for granting such exemptions.

4. Educational Facilities. The concurrency requirement of the Public School Facilities Level of Service Standards of this Comprehensive Plan will be achieved or maintained if any one of the following standards of the Concurrency Management System is met:

- i. The Necessary public school facilities must be in place or under actual construction within three years after issuance of final subdivision or site plan approval, or the functional equivalent; or
- ii. Provide proportionate share mitigation pursuant to the most recent amended and restated Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Policy 8-1.5.1: Level of Service Standards. The Village shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facilities:

Village of Pinecrest, Florida
 Comprehensive Development Master Plan
CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT

FACILITIES	LEVEL OF SERVICE STANDARDS
Sanitary Sewer	The Village shall be consistent in addressing the coordination of the Comprehensive Plan with the Lower East Coast Water Supply Plan of the South Florida Water Management District as approved by the South Florida Water Management District on February 15, 2007.
Potable Water	The regional treatment system shall operate with a rated capacity that is no less than two (2) percent above the maximum daily flow for the preceding year and an average daily capacity two (2) percent above the average daily system demand for the preceding five (5) years.
Solid Waste	9.9 pounds/capita/day and maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of five years.
Drainage	<p><i>Water Quality Standard:</i> Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 17-25, §25.025, F.A.C., with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Ch. 17-302, §17-302.500, F.A.C.</p> <p><i>Water Quantity Standard:</i> Where two or more standards impact a specific development, the most restrictive standard shall apply:</p> <p>a. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.</p> <p>b. Treatment of the runoff from the first one inch of rainfall on-site or the first half inch of runoff whichever is greater.</p>
Recreation and Open Space	Three (3) acres per 1,000 population
Public School Facilities	100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms).

LEVEL OF SERVICE FOR NON FLORIDA INTRASTATE HIGHWAY ROADWAYS				
LOCATION	TRANSIT AVAILABILITY			
	NO TRANSIT SERVICE	20 MIN. HEADWAY TRANSIT SERVICE WITHIN 1/2 MILE	EXTRAORDINARY TRANSIT SERVICE (COMMUTER RAIL OR EXPRESS BUS)	
Outside Urban Development Boundary	LOS D: State Minor Arterials LOS C: County Roads and State Principal Arterials	Not Applicable	Not Applicable	
Between Urban Infill Area ¹ and Urban Development Boundary	LOS D: 90% of Capacity; or LOS E on State Urban Minor Arterials: 100% Capacity	LOS E: 100% Capacity	LOS E: 120% Capacity	
Inside Urban Infill Area ¹	LOS E: 100% Capacity	LOS E: 120% Capacity	LOS E: 150% Capacity	

FOR FLORIDA INTRASTATE HIGHWAY SYSTEM (FIHS) ROADWAYS					
TYPE FIHS FACILITY	URBAN DEVELOPMENT BOUNDARY LOCATION		ROADWAYS PARALLEL TO EXCLUSIVE TRANSIT FACILITIES²	INSIDE TRANSPORTATION CONCURRENCY MANAGEMENT AREAS²	CONSTRAINED OR BACKLOGGED ROADWAYS
	Outside	Inside²			
Limited Access Facility	LOS B	LOS D [E]	LOS D [E]	LOS D [E]	Manage
Controlled Access Facility	LOS B	LOS D [E]	LOS E	LOS E	Manage

- (1) Urban Infill Area is located east of (and includes) SW 77th Avenue and its projection thereof.
- (2) LOS inside brackets [] apply to general use lanes only when exclusive through lanes exist.

Policy 8-1.5.2: Adequate Facilities Ordinance. The Village shall issue no development order or development permit for new development for which development orders were previously issued unless the concurrency management requirements has been satisfied pursuant to requirements of §9J-5.0055 (3) F.A.C. Prior to approval of a development order, the Village will apply its concurrency management system for potable water, sanitary sewer, solid waste, drainage, parks and recreation, and transportation facilities to ensure adequate facilities are available to serve new development.

The adequate facilities ordinance shall mandate that future applications for development shall include a written evaluation of the impact of the anticipated development on the levels of services for the water and

wastewater systems, solid waste system, drainage, recreation, and the traffic circulation system. Prior to issuing a development order or permit the Village shall ensure that provisions of concurrency management have been met. The developer's application shall demonstrate that the proposed development shall include all requisite improvements and that the improvements shall be in place concurrent with the impacts of development as defined in and pursuant to Objective 8-1.4 and consistent with §9J-5.0055, F.A.C. The final point for determining concurrency must be prior to the issuance of a development order or permit which contains a specific plan for development, including the densities and intensities of use.

Policy 8-1.5.3: Evaluation Criteria for Plan Amendments. Proposed Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines:

1. Does the proposed action contribute to a condition of public hazard as described in the public facilities;
2. Does the proposed action exacerbate any existing condition of public facility capacity deficits;
3. Does the proposed action generate public facility demands that may be accommodated by capacity increases planned in the Five-Year Schedule of Improvements;
4. Does the proposed action conform with the future land uses designated on the Future Land Use Map within the Future Land Use Element;
5. Does the proposed action comply with and accommodate public facility demands based on the adopted level of service standards contained herein;
6. If the proposed action requires that any public facilities be provided by the Village, there shall be a demonstration of financial feasibility;
7. Does the proposed action impact facility plans of any State agencies or facility plans of the South Florida Water Management District; and
7. Does the proposed action have adverse impacts on natural and environmental resources.

§8-2: IMPLEMENTING CAPITAL IMPROVEMENTS. This section stipulates a Five Year Schedule of Capital Improvements together with criteria for monitoring and evaluating the Capital Improvements Element. The Five-Year Schedule of Capital Improvements shall be updated on an annual basis and submitted to DCA as a plan amendment for compliance review.

Policy 8-2.1: Five Year Schedule of Improvements. Table 8-1: "Five Year Schedule of Improvements," contained herein, establishes the estimated projected cost, and potential revenue sources for each of the

Capital Improvement needs identified within the respective comprehensive plan elements. These programs are scheduled in order to ensure that the goals, objectives, and policies established in the capital improvements element shall be met.

Policy 8-2.2 Miami-Dade County School District Capital Improvements. In order to achieve and maintain adopted level of service for Public School Facilities., the Village of Pinecrest’s five year schedule of capital improvements incorporates by reference the Miami-Dade County School Board’s Adopted Five Year Facilities Work Plan for FY 2014/15 – 2018/19, adopted by the Miami Dade County School District on September 3, 2014(See Table 8.1 (c)). The School District’s Five year Capital Improvements Plan identifies the financially feasible school facility capacity projects necessary to address existing deficiencies and future needs based on achieving and maintaining adopted LOS standards for schools. The Village of Pinecrest is relying upon the consensus data and analysis, also known as the “Supporting Data and Analysis for the Special Application Requesting Amendments to the Miami-Dade County Comprehensive Development Master Plan Addressing Public School Facilities”, dated July 3, 2007, as prepared by the Miami-Dade Department of Planning and Zoning, and as supplemented in October, 2010 to include the Miami-Dade School Board’s adopted 2014/15 through 2018/19 District facilities Work Plan. Update to the Five Year Facilities Work Plan shall occur annually thereafter.

§8-3: MONITORING AND EVALUATING THE CAPITAL IMPROVEMENTS ELEMENT. The Capital Improvements element shall be reviewed on an annual basis in order to ensure that the required fiscal resources are available to provide adequate public facilities needed to support future land use consistent with adopted level of service standards. The annual review of the Capital Improvements Element shall be the responsibility of the Local Planning Agency. The findings and recommendations of the Local Planning Agency shall be considered by the Village Council at a public hearing after which the Village Council take action as it deems necessary in order to refine/update the Capital Improvements Element.

The annual monitoring and evaluation procedure shall incorporate the following considerations:

1. **Data Update and Refinements.** Determine if any corrections, updates, and/or modifications should be undertaken, such considerations shall include, but not necessarily be limited to, the following:
 - Estimated costs
 - Revenue sources
 - Recently constructed capital improvements
 - Dedications
 - Scheduled dates of improvements projects

2. **Consistency Review.** Determine whether changes to the Capital Improvement Element are necessary in order to maintain consistency with other elements of the Comprehensive Plan.

CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT

3. **Implications of Scheduled Master Plans.** The five-year schedule of improvements shall be updated as necessary in order to reflect new projects identified in the proposed improvement plans for drainage and traffic circulation improvements.
4. **Priority of Scheduled Improvements.** The cited improvement plans for traffic circulation and drainage shall assess existing deficiencies and recommend a schedule of priorities for public improvements.
5. **Capital Improvement Evaluation Criteria.** Annually, the Village Manager in concert with the Local Planning Agency shall review the criteria used to evaluate capital improvement projects in order to ensure that the projects are being ranked in their appropriate order of priority and incorporate any needed changes in order to upgrade and facilitate the evaluation process.
6. **Level of Service Standards.** Annually, the Village Manager in concert with the Local Planning Agency shall evaluate the Village's effectiveness in maintaining the adopted level of service standards and recommend any needed action to address problem areas.
7. **County, State and Regional Improvement Programs.** The Village Manager in concert with the Local Planning Agency shall annually review the effectiveness of program coordination in resolving multi-jurisdictional issues surrounding the plans and programs of County, State and Regional agencies, as well as private entities that provide public facilities within the Village's jurisdiction.
8. **Private Sector Improvements, Dedications or Fees in Lieu Thereof.** The Village Manager in concert with the Local Planning Agency shall evaluate the effectiveness of provisions requiring mandatory dedications or fees in lieu thereof, as well as progress toward incorporating other programs for assessing new development a pro-rata share of the improvement costs generated by the respective developments.
9. **Impact of Other Jurisdictions in Maintaining Level of Service Standards.** The Village Manager shall coordinate with Miami-Dade Water and Sewer Department (WASD), the Metropolitan Planning Organization (MPO), the Department of Solid Waste Management (DSWM) and the South Florida Water Management District, as well as the State Departments of Transportation and Environment Protection (DOT) and (DEP) as applicable in evaluating the success and failure of intergovernmental coordination in achieving an area-wide approach to central water and wastewater systems, transportation improvements, as well as drainage improvements, which may be required to maintain levels of service standards.
10. **Outstanding Indebtedness.** Annually the Village Manager shall evaluate the ratio of outstanding indebtedness to the property tax base.

CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT

11. **Grantsmanship.** The Village Manager shall evaluate efforts made to secure available grants or private funds in order to finance the provision of capital improvements.
12. **Fiscal Management.** The Village Manager shall evaluate the Village's progress in finding effective funding mechanisms for promoting road and drainage improvements as well as other capital improvement needs identified in the scheduled drainage, traffic circulation, water, and wastewater improvement plans.
13. **Evaluation Criteria.** The Village Manager shall evaluate the usefulness of criteria used to evaluate plan amendments as well as requests for new development/redevelopment.
14. **Update Schedule of Improvements.** The Village Manager shall review the Village's success in implementing the five-year capital improvement program and refine the schedule to include any new projects required to support any development during the latter part of the five-year schedule.

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM (CMS)

SECTION 1: PURPOSE AND INTENT

Concurrency is a finding that public facilities and services necessary to support a proposed development are available, or will be made available, concurrent with the impacts of the development. The concurrency management system is intended to provide a systematic process for the review and evaluation of all proposed development for its impact on concurrency facilities and services, as required by the Local Government Comprehensive Planning and Land Development Regulations Act, Chapter 163, Part II, F.S., and Rule 9J-5.0055, Florida Administrative Code.

Facilities in the Village of Pinecrest that are subject to these regulations include:

- Potable Water
- Recreation
- Sanitary Sewer
- Solid Waste
- Drainage
- Roads
- Public School Facilities

The purpose of this concurrency management system is to ensure that development orders and permits are conditioned on the availability of concurrency facilities and services which meet adopted level of service requirements identified in this concurrency management system (CMS). The CMS is also intended to describe the requirements and procedures for determining consistency of proposed development with the Village of Pinecrest Comprehensive Plan.

SECTION 2: CONSISTENCY WITH VILLAGE COMPREHENSIVE PLAN

All development applications shall demonstrate compliance with the Village of Pinecrest Comprehensive Plan as well as with all applicable provisions of the Village Land Development Regulations. Further, development applications shall demonstrate that specified concurrency facilities shall be available at prescribed levels of service concurrent with the impact of the development of those facilities.

SECTION 3: DEFINITION OF CONCURRENCY MANAGEMENT TERMS

The following definitions shall apply to concurrency management rules and regulations:

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

Appeal: A request for a review of an administrative interpretation of any provision of this concurrency management system, or a review of a decision made by any administrative official or board or commission.

Building Permit: For purposes of the concurrency management ordinance, a permit which authorizes the construction of a new building, or the expansion of floor area, or the increase in the number of dwelling units contained in an existing building, or change in use shall qualify as a building permit.

Capacity: Refers to the availability of a public service or facility to accommodate users, expressed in an appropriate unit of measure, such as gallons per day or average daily trips.

Capacity, Available: Capacity which can be reserved or committed to future users for a specific public facility.

Capacity, Committed: The amount of capacity which has been committed to accommodate existing developments, developments which have been issued a final development order, committed development, and vested developments.

Capacity, Reserved: Capacity which has been removed from the available capacity pool and allocated to a particular property for a set period of time.

Certificate of Occupancy: A document issued by the proper authority allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with all the applicable municipal codes and ordinances.

Concurrency Facilities: Public facilities and services for which a level of service must be met concurrent with the impacts of development or an acceptable deadline, as mandated in the Comprehensive Plan pursuant to Chapter 163, F.S., and 9J-5.0055, Florida Administrative Codes, shall include:

- Potable Water
- Recreation
- Sanitary Sewer
- Solid Waste
- Drainage
- Roads
- Public School Facilities

Concurrency Management Monitoring System: The data collection, processing and analysis performed by the Village staff to determine available capacity for concurrency facilities. Data utilized shall be the most current reliable information available to the Village.

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

Concurrency Management System: The procedure and process that the Village uses to ensure that no development order or building permit is issued by the Village unless the necessary concurrency facilities are available or are assured to be available consistent with the Village of Pinecrest Comprehensive Plan. The procedure and process is also intended to ensure that sufficient capacity for concurrency facilities is available to meet and maintain adopted levels of service. As part of the concurrency management system the Village shall operate and maintain a concurrency management monitoring system.

Concurrency Review: Evaluation by the Village Planner and designated staff based on adopted level of service standards to ensure that public facilities and services needed to support development are available concurrent with the impacts of such development as defined in this concurrency management system and if such facilities are not available, that the developer of a proposed development bear a cost of providing public services and facilities at a level of service defined by the Comprehensive Plan and concurrent with the impacts of a proposed development.

Concurrency Status Report: A status report prepared by the Village identifying available concurrency facility capacity. The status report shall be produced, modified and adjusted from time-to-time as a result of the reservation of capacity or other act which alters the availability of concurrency facility capacity.

Design Capacity: The potential or suitability for holding, storing or accommodating the demands upon a concurrency facility.

Developer's Agreement: An agreement between the Village and another party associated with the development of land, including agreements associated with development orders issued pursuant to §380.01, F.S.

Development Order: Any order or permit granting, denying or granting with conditions an application for a preliminary development order, a final development order, a development permit or any other official action of the Village having the effect of permitting the development of land.

Development Order, Final: This shall mean the last discretionary act of the Village before development can commence. The last discretionary act shall occur through an act of official authorization and with recorded documentation from the Village of Pinecrest thereby approving the final development plans for a proposed development project. The issuance of a final development order after the effective date of the ordinance adopting the Comprehensive Plan shall only occur if the final development plan complies with the goals, objectives, and policies established in the Comprehensive Plan.

Final development orders shall include the Village final approval of the following development procedures:

- Final subdivision plat approved subsequent to the adoption of the Comprehensive Plan;

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

- Building permit; and
- Developments of Regional Impact (DRI) approval.

Level of Service: An indicator of the operational efficiency of service provided by a concurrency facility.

Level of Service Standard: The adopted volume of demand required for each concurrency facility in order to achieve acceptable operational efficiency.

Pool, Available Capacity: The total unused capacity of concurrency facilities existing at any point in time.

"Proceeding in Good Faith": Tangible and continuing actions taken by an applicant of an approved final development order to perform actual project construction and implementation leading to completion of a final development plan within a reasonable period of time. Moreover, a certificate of completion for the development of infrastructure must be received within three (3) years of the date from which the construction was authorized in order to satisfy the definition of the said term. This provision can only be modified through a development agreement approved by the Village Council.

Vested Rights: A development order shall be deemed "vested" and not subject to requirements of concurrency management if development circumstances meet criteria for common law or statutory vesting, as defined below. All "non-vested" development or development orders are subject to all requirements of this concurrency management system.

Vested Rights, Common Law: A right, not created by statute or the provisions of the Village of Pinecrest Comprehensive Plan, which would authorize the development of real property or the continued development of real property notwithstanding the provisions of the Village of Pinecrest Comprehensive Plan. The Village may find such vesting to exist whenever the applicant proves by a preponderance of evidence that the real property owner, acting in good faith upon some act or omission of the Village has made a substantial change in the position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right to develop or to continue the development of the real property. The assignment of the particular zoning classification or the assignment of a particular land use designation to parcel of real property does not guarantee or vest any specific development rights to any person or entity as to said real property.

Vested Rights, Statutory: A statutory right to develop or to continue the development of real property pursuant to the provisions of §163.3187(8), F.S., or its successor provisions. Such vesting may be found to exist if a valid and unexpired final development order was issued by the Village prior to the effective date of the Land Development Regulations, if construction has commenced on the subject development and the development is in the process of being completed or further development is continuing in good faith. Statutory vesting does not occur unless all material requirements, conditions, limitations and regulations of

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

the development order have been met and are being maintained. The Land Development Regulations shall not apply to developments which have commenced duly approved construction prior to the effective date of the Village of Pinecrest Comprehensive Plan.

SECTION 4: APPLICABILITY AND EXEMPTIONS

All applications for final development orders shall be subject to concurrency review unless specifically exempted below. However, in no case shall a development order be issued for a minimum threshold project which would impact a concurrency facility for which a moratorium or deferral on development has been placed.

1. **Projects Below the Minimum Threshold.** The following development shall be exempt from concurrency review:
 - a. Residential projects which would result in the creation of one (1) single-family dwelling or one (1) two-family dwelling--as well as projects that entail structural alterations, including room additions to single family structures--which do not change the land use;
 - b. Construction of residential or non-residential accessory buildings and structures which do not create additional public facility demand.
 - c. Actions administered through development orders and other developments which do not increase demand on concurrency facilities, such as grading or land excavation or structural alterations which do not include a change of use and satisfy provisions of (1) and (2) above.
2. **Vested Projects.** Projects which have valid final development orders or building permits prior to the effective date of the Land Development Regulations, shall be considered to be vested and therefore exempt from concurrency management. This shall include the following:
 - a. Any project for which a valid building permit has been issued and has not expired; and
 - b. All vacant lots in single-family detached, single family attached and two-family subdivisions which were lawfully platted in accordance with the Village Land Development Regulations and recorded prior to the effective date of this concurrency management system; and
 - c. Approved developments of regional impact with a development order that has not expired; and
 - d. Any project which has obtained a determination of vested rights upon appeal to Village Council.

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

3. **Redevelopment Projects.** Proposed redevelopment shall be credited for the existing demand on available capacity. If a redevelopment project generates demand in excess of the existing demand which it is replacing, a concurrency review shall be required; however, the concurrency review shall only address the amount by which the proposed demand generated exceeds the demand of existing development. The development plan for redevelopment must be submitted no more than one (1) year after the prior use is discontinued in order to qualify for a concurrency credit. If the proposed redevelopment generates equal or less demand than the existing project, the applicant shall be given a concurrency credit enabling the applicant to reserve the unused capacity. The concurrency credit will expire within five (5) years of the change or discontinuance of the use. The applicant's submission of an application for a demolition permit shall also initiate a concurrency review for the express purpose of issuing credits for redevelopment.
4. **Public Facilities.** Public facilities necessary to ensure the protection of the health, safety and general welfare of the citizens of the Village of Pinecrest, including public schools (pre-kindergarten through 12th grade), shall be exempt from concurrency review. This shall include all public facility construction projects included in the Village Capital Improvements Program required to meet any adopted level of service standard.

SECTION 5: CRITERIA FOR CONCURRENCY AND FINAL DEVELOPMENT ORDERS

A final development order shall not be granted for a proposed development unless the Village finds that adequate capacity for concurrency facilities exists at or above adopted level of service in order to accommodate the impacts of the proposed development, or that improvements necessary to bring concurrency facilities up to their adopted level of service will be in place concurrent with the impacts of the development.

- I. **Sanitary Sewer, Potable Water, Solid Waste, and Drainage.** For sanitary sewer, potable water, solid waste, and drainage facilities, the Village shall find that the following criteria have been met in order for a proposed development to be found in compliance with concurrency management requirements:
 - a. A development order is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or
 - b. At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to §163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

its functional equivalent [Also reference §163.3180(2)(a), F.S.].

2. **Parks and Recreation.** For parks and recreation facilities, at a minimum, the Village shall find that the following criteria have been met in order for a proposed development to be found in compliance with concurrency management requirements:
 - a. At the time the final development order is issued, the necessary facilities and services are in place or under actual construction; or
 - b. A final development order is issued subject to the condition that, at the time of the issuance of a certificate of occupancy, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the Village, or funds in the amount of the developer's fair share are committed; and
 - i. A final development order is 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 one year after issuance of a certificate of occupancy as provided in the Village Capital Improvements Program; or
 - ii. At the time the final development order is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy; or
 - iii. At the time the final development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to §163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy.
3. **Transportation Facilities.** For transportation facilities (roads and mass transit designated in the adopted Comprehensive Plan), at a minimum, the Village shall ensure that the following standards are met to satisfy concurrency requirements, unless State authorized exceptions are enacted by the Village and duly approved by the State [Cross reference §9]-20055 (4-7), F.A.C.]:
 - a. At the time the final development order is issued, the necessary facilities and services are in place or under actual construction; or
 - b. A final development order is issued subject to the conditions that the necessary facilities and

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

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 as provided in the Village Five Year Capital Improvements Program. The Capital Improvement Program may recognize and include transportation projects included in the first three years of the adopted Florida Department of Transportation Five Year work program. The Capital Improvements Element must include the following policies:

- i. The estimated date of commencement of actual construction and the estimated date of project completion.
 - ii. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the Five Year Capital Improvements Program;
- c. At the time the final development order is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than three years after issuance of a certificate of occupancy; or
- d. At the time the final development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to §163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy; or
- e. For the purpose of issuing a final development order, a proposed development may be deemed to have a de minimis impact and may not be subject to the transportation concurrency requirements, only if all the following conditions are met:
- i. The development proposal is for an increase in density or intensity of less than or equal to twice the density or intensity of the existing development, or for the development of a vacant parcel of land at a residential density of less than four dwelling units per acre or, for non-residential uses, at an intensity of less than 0.1 floor area ratio. Isolated vacant lots in predominantly built residential areas where construction of a single family house would be the most suitable use, may be developed for single family residential under the de minimis exception even if smaller than one quarter acre in size.
 - ii. The transportation impact of the proposed development alone does not exceed 0.1 percent of the maximum service volume at the adopted level of service standard for peak hour of the affected transportation facility.

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

iii. The cumulative total transportation impact from the de minimis exemptions does not exceed three percent (3%) of the maximum service volume at the adopted level of service standard of the affected transportation facility if the does not meet the minimum level of serve standard.

iv. The Village has adopted within its Comprehensive Plan policies for granting such exemptions.

4. EDUCATIONAL/PUBLIC SCHOOL FACILITES. For public school facilities the Village shall find that the following criteria have been met in order for a proposed development to be found in compliance with concurrency management requirements:

- a. Necessary public school facilities must be in place or under actual construction within three years after issuance of final subdivision or site plan approval, or the functional equivalent; or
- b. Provide appropriate share mitigation pursuant to the most recent amended and restated Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

SECTION 6: CONCURRENCY ADMINISTRATION

The Village Planner or other designated Administrative Official shall be responsible for concurrency reviews as required by this Concurrency management system. The Village Planner or other designated Administrative Official in conjunction with other Village staff shall determine whether adequate capacities for concurrency facilities are available to satisfy the demands of each proposed development. The Concurrency Management Flow Chart provides a graphic summary of the administrative process.

1. **Application for Concurrency Review.** Concurrency review shall be initiated upon submission and acceptance of an application for a development plan approval, preliminary subdivision plat, or a building permit, whichever first occurs. At the request of the applicant and pursuant to payment of a concurrency review fee as may be established by resolution of the Village Council, the Village Planner or other designated Administrative Official in concert with other staff may render concurrency findings.
2. **Project Impact Assessment.** The Village Planner or other designated Administrative Official shall use the best available information to establish and evaluate existing capacities for concurrency facilities. The applicant shall be responsible for supplying the anticipated land uses, densities and/or intensities, of a proposed development and the anticipated date of completion of proposed development. The Village Planner or other designated Administrative Official shall assess the anticipated impacts of the proposed development on concurrency facilities.

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

3. **Project Phasing/Timing of Improvements.** Concurrency facilities associated with a phased development may also be phased. However, all concurrency facilities necessary to accommodate the impacts of each phase must be available or a schedule for the acquired improvements must be approved prior to the issuance of a final development order. The schedule of facility improvements shall ensure that all facility improvements necessary to accommodate the impacts of the development (or portion thereof) for which a certificate of occupancy has been applied, shall be in place prior to the issuance of the certificate. Under no circumstances shall the final certificate of occupancy be issued for a project unless all required facility improvements required by the development order or development agreement have been completed.
4. **Development Agreements.** If the minimum requirements for concurrency cannot be met, concurrency may be achieved by guaranteeing necessary facility improvements in an enforceable development agreement. Said development agreement may include guarantees to construct required facility improvements or to provide funds equivalent to the cost of providing such facility improvements.
5. **Concurrency Review Determination.** Upon the conclusion of the concurrency review, the Village Planner shall prepare a written determination concerning the proposed development. This determination shall address, but is not limited to:
 - a. The anticipated public facility impacts of the proposed development;
 - b. The ability of existing facilities to accommodate the proposed development at the adopted level of service standards;
 - c. Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development;
 - d. The facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards and the entities responsible for the design and installation of all required facility improvements or additions; and
 - e. The date such facility improvements or additions will need to be completed to be concurrent with the impacts on such facilities created by the proposed development.
6. **Concurrency Denials.** In the event that the Village concurrency review reveals that the proposed development would generate public facility impacts beyond that which can be absorbed by available capacity, the Village shall determine whether there is a financial or other legally binding commitment to ensure that public facilities necessary to correct the anticipated deficiency will be in place

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

concurrent with the impacts of the proposed development. If the Village and/or a developer are unable to provide such assurances, the project shall be denied.

- 7. Concurrency Resolution.** If the Village Planner or other designated Administrator determines that an application for concurrency review cannot be supported by sufficient concurrency facility capacity, the applicant may file an application for concurrency resolution and pay the requisite filing fee as shall be established by resolution of the Village Council. The purpose for the concurrency resolution process shall be to enable an applicant to negotiate a development agreement which identifies terms for resolving the capacity deficiency. The development agreement shall be consistent with §163.3220, F.S., and applicable Village ordinances.

If the applicant successfully resolves capacity deficiencies, the applicant may reserve capacity pursuant to the terms of the development agreement. If the issues cannot be resolved, the application shall be deemed to be denied and, at any time, the applicant may resubmit the concurrency review application to the Village Planner or other designated Administrator.

SECTION 7: CAPACITY RESERVATION

- 1. Reservation of Capacity.** Following receipt of an approved final development order, the capacity demand of the approved development shall be considered to be reserved. The time frame of the concurrency reservation shall be based on the time frame of the building permit or development agreement. If the time frame of the final development order and/or the development agreement lapses, the available capacity assigned to the development order shall be returned to the available capacity pool.
- 2. First-Come-First-Served.** Capacity shall be reserved on a first-come-first-served basis by the Village Planner or designated Administrator. Such reservation shall be valid only for the specific final development order and for the specified land uses, densities, intensities, construction and improvement schedules contained in the approved final development order. Reservation of capacity runs with the land and is transferable to a successor in ownership. Reservation of capacity for concurrency shall expire if the underlying final development order or development agreement expires or is revoked. The final development order shall state the terms of the concurrency reservation, including the allocation of available capacity, the time-frame for the allocation, and other appropriate legal assurances.
- 3. Project Deferrals/Development Moratoriums.** If at any time the Village inventory of the capacity of concurrency facilities indicates that concurrency facilities have dropped below its adopted level of service standard, the Village shall cease to issue development orders for projects which would impact the deficient facilities or the area impacted by the deficient concurrency facilities, as defined within this concurrency management system. Such a suspension or moratorium

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

on the issuance of development orders shall continue until such time as the adopted level of service standard is re-established, the Comprehensive Plan is amended to reflect an acceptable level of service standard for the facilities in question, or alternative arrangements are made to ensure capacity will be available, consistent with Section 5 (1-3).

SECTION 8: ADOPTED LEVEL OF SERVICE STANDARDS

Level of service standards for those public facilities for which concurrency is required are set forth below. Prior to issuing a development order the Village shall review all proposed development to ensure consistency with adopted LOS standards. No development shall be approved that is projected to decrease the existing LOS below the adopted standard, unless those are mitigated by the developer.

FACILITIES	LEVEL OF SERVICE STANDARDS
Sanitary Sewer	100 gallons/capita/day
Potable Water	95 gallons/capita/day
Solid Waste	9.9 pounds/capita/day and maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of five years.
Drainage	<p><i>Water Quality Standard:</i> Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 17-25, §25.025, F.A.C., with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Ch. 17-302, §17-302.500, F.A.C.</p> <p><i>Water Quantity Standard:</i> Where two or more standards impact a specific development, the most restrictive standard shall apply:</p> <p>a. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.</p> <p>b. Treatment of the runoff from the first one inch of rainfall on-site or the first half inch of runoff whichever is greater.</p>
Recreation and Open Space	Three (3) acres per 1,000 population

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

LEVEL OF SERVICE FOR NON FLORIDA INTRASTATE HIGHWAY ROADWAYS					
LOCATION	TRANSIT AVAILABILITY				
	NO TRANSIT SERVICE	20 MIN. HEADWAY TRANSIT SERVICE WITHIN 1/2 MILE	EXTRAORDINARY TRANSIT SERVICE (COMMUTER RAIL OR EXPRESS BUS)		
Outside Urban Development Boundary	LOS D: State Minor Arterials LOS C: County Roads and State Principal Arterials	Not Applicable	Not Applicable		
Between Urban Infill Area ¹ and Urban Development Boundary	LOS D: 90% of Capacity; or LOS E on State Urban Minor Arterials: 100% Capacity	LOS E: 100% Capacity	LOS E: 120% Capacity		
Inside Urban Infill Area ¹	LOS E: 100% Capacity	LOS E: 120% Capacity	LOS E: 150% Capacity		
FOR FLORIDA INTRASTATE HIGHWAY SYSTEM (FIHS) ROADWAYS					
TYPE FIHS FACILITY	URBAN DEVELOPMENT BOUNDARY LOCATION		ROADWAYS PARALLEL TO EXCLUSIVE TRANSIT FACILITIES²	INSIDE TRANSPORTATION CONCURRENCY MANAGEMENT AREAS²	CONSTRAINED OR BACKLOGGED ROADWAYS
	Outside	Inside²			
Limited Access Facility	LOS B	LOS D [E]	LOS D [E]	LOS D [E]	Manage
Controlled Access Facility	LOS B	LOS D [E]	LOS E	LOS E	Manage

(1) Urban Infill Area is located east of (and includes) SW 77th Avenue and its projection thereof.

(2) LOS inside brackets [] apply to general use lanes only when exclusive through lanes exist.

SECTION 9: METHODOLOGY FOR DETERMINING DEMANDS ON CONCURRENCY FACILITIES

I. **Roads.** In determining demand for available capacity for roads, the following criteria shall be used:

- a. **Residential Development.** For proposed residential development (except within planned developments), the following trip generation rates shall be used to calculate the impact of the proposed development:

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

Land Use Type	Trips Per Day Per Unit
Single-Family	10
Multiple-Family	8

b. **Non-Residential Development.** For all other development categories allowed within the Future Land Use Element, the impacts of development shall be measured by utilizing the average peak trip generation rate associated with the land use designation in which the proposed development shall occur, using the most recent published edition of the Institute of Traffic Engineers' Trip Generation Manual. Internal capture rates may be considered in determining traffic volumes for mixed use developments; however, the applicant shall bear the burden of demonstrating any internal capture rates of the total nonresidential trips.

c. **Other Methods and Procedures.** If the preliminary level of service information indicates a deficiency in capacity based on adopted level of service standards (reference Section 8 for adopted level of service standards for roads), the developer may at his option, prepare a more detailed alternative Highway Capacity Analysis as described in the Highway Capacity Manual (Special Report 209, Transportation Research Board, National Research Council, 1985); or conduct a travel time and delay study following professional standards and procedures contained in the Florida Department of Transportation, Traffic Engineering Office in its Manual for Uniform Traffic Studies.

If the alternative methodology, after review and acceptance by the Village Planner or designated Administrator, indicates no deficiency in the capacity based on the adopted level of service standard, notwithstanding that the comprehensive plan indicates a deficiency in capacity based on the adopted level of service standard, the results of the alternative methodology will be used. However, the Village shall, at its discretion, reserve the option to have the methodology reviewed by a professional transportation engineer or transportation planner prior to accepting the methodology. The cost for such review shall be borne by the applicant.

i. **Required Traffic Analysis.** For all new developments which are required to follow the site plan review process, the applicant/developer shall be required to submit a traffic analysis which identifies the development's impact on the Village transportation system. The Village Planner or designated Administrator may also require the submission of a traffic analysis for developments if the site location, anticipated total trip generation, circulation patterns or other such factors warrant a more extensive review of traffic impacts.

ii. **Traffic Analysis Methodology.** The impact area for the traffic analysis shall include adjacent and connected roadway segments as determined by the Village Planner or designated Administrator. The applicant may apply alternative trip allocations together with a statement of trip allocation methodology consistent with professional standards

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

established in one (1) or more of the following documents as may be updated from time to time:

- Highway Capacity Manual, Special Report 209, Transportation Research Board, National Research Council, 1985.
- Florida Highway System Plan, "Traffic Analysis Procedures," Florida Department of Transportation, Bureau of Multi-Modal Systems Planning, 1987.
- Florida Highway System Plan, "Level of Service Standards and Guidelines Manual," Florida Department of Transportation.
- Trip Generation, Institute of Transportation Engineers (latest edition).
- Transportation and Land Development, Stover, Virgil G., Institute of Transportation Engineers, 1988.

iii. Traffic **Analysis Requirements**. The traffic analysis shall include the following:

- (a) Total projected average weekday trips for the proposed development.
 - Pass-by capture rate (commercial land uses only);
 - Internal capture rate (planned development only);
 - Peak external trips based on ITE Trip Generation Manual, 5th (or most recent) Edition; and
 - Peak hour directional projected vehicle trips on all segments of the arterial and collector street system which are adjacent to the development project or as determined necessary by the Village Planner or designated Administrator.
- (b) Design capacity of the accessed road(s).
- (c) Analysis of traffic distribution on the road network including all links impacted by more than ten percent (10%) of project traffic. The trip distribution shall be consistent with the "presets" contained in the approved trip generation model. The Village Planner or designated Administrator shall determine the approved trip generation model.
- (d) Necessary operational improvements to the Village, County, or State maintained transportation system in order to maintain the adopted level of service for the roadway.
- (e) Other related information as required by the Village.
- (f) Justification, including appropriate references, for the use of any trip generation rates, adjustments factors or traffic assignment methods not previously approved by the

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

Village.

- (g) The latest edition of the Institute of Transportation Engineers (ITE) Trip Generation manual shall be used to calculate these estimates. Adjustments to these estimates may be made, based on special trip generation information supplied by the applicant.

3. **Other Facilities.** The level of service standards for all concurrency facilities are listed in Section 8. The applicant shall provide the Village Planner or designated Administrator with the information required to apply the adopted level of service standard as cited below. The demand on concurrency facilities generated by the applicant's development shall be determined as cited below.

- a. **Solid Waste.** The demand for solid waste collection and disposal capacity shall be determined by multiply the total number of persons served times 9.9 pounds.
- b. **Potable Water.** The demand for potable water capacity shall be determined by multiply the total number of persons served times 200 gallons.
- c. **Sanitary Sewer.** The demand for sanitary sewer capacity shall be determined by multiply the total number of persons served times 100 gallons.
- d. **Drainage.** The applicant shall provide evidence demonstrating that the proposed project shall meet the LOS established in Section 7 for drainage facilities.
- e. **Recreation Area.** The demand for recreation area shall be determined by applying the Village recreation area level of service standard.

SECTION 10: DETERMINATION OF AVAILABLE CAPACITY

For purposes of these regulations, the available capacity of a facility shall be determined by adding the cumulative total supply for each public facility component as cited in Step 1 and subtracting cumulative total demand for each infrastructure component as cited in Step 2.

I. Step 1: Add the Indicators of Available Facility Capacity:

- a. **Capacity of Existing Facility.** The total capacity of existing facilities operating at the required level of service; and
- b. **Capacity of Committed Potable Water, Sewer, Solid Waste and Drainage.** The total capacity of committed new facilities, if any, that will become available on or before the date a

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

certificate of occupancy is issued for the development. The capacity of concurrency facilities may be counted and deemed concurrent only if the following standards are met:

- i. **For Potable Water, Sewer, Solid Waste and Drainage:** The standards identified in Section 5(1) shall be met.
- ii. **For Parks and Recreation Facilities:** The standards identified in Section 5(2) shall be met:
- iii. For **Roads:** The standards identified in Section 5(3) shall be met.

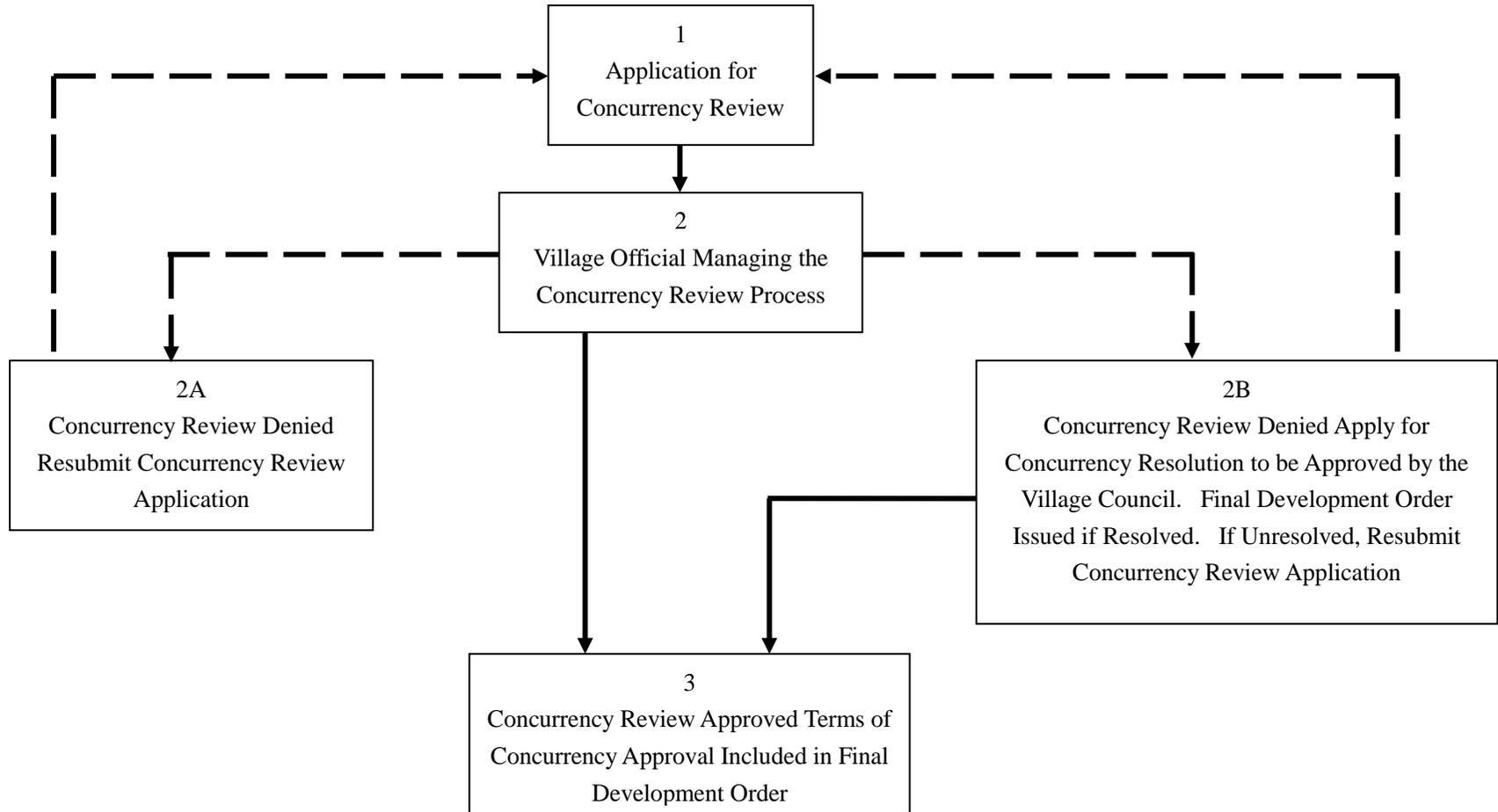
2. Step 2: Subtract the Committed Capacity:

- a. **Existing Demand Based on Existing Development.** The demand for services or facilities created by existing development as provided by the Village.
- b. **Demand to be Generated by Vested Development, Valid Capacity Reservation Certificates, and Valid Certificates of Concurrency.** The demand for the service or facility created by the anticipated completion of other vested and/or approved developments.

CHAPTER 8 – APPENDIX A: CONCURRENCY MANAGEMENT SYSTEM

CONCURRENCY MANAGEMENT FLOWCHART

Village of Pinecrest



MONITORING AND REVIEW CRITERIA

§9J-5.005(7), F.A.C.

§9-1: GENERAL MONITORING AND EVALUATION CRITERIA. This section stipulates procedures for implementing the required procedures for monitoring, updating and evaluating the Comprehensive Plan every five years pursuant to §163.3191, F.S., and §9J-5.005(7), F.A.C.

§9-1.1: ROLE OF THE LOCAL PLANNING AGENCY IN PLAN EVALUATION AND UPDATES. The Local Planning Agency shall monitor and oversee the effectiveness and status of the Comprehensive Plan and recommend to the Village Council such changes in the Comprehensive Plan as may from time to time be required.

1. **General Procedures.** The monitoring and evaluation of the Comprehensive Plan shall be a continuous and ongoing process. The Local Planning Agency shall prepare periodic reports on the Comprehensive Plan. These reports shall be sent to the Village Council at least once every five (5) years after the adoption of the Comprehensive Plan or Element or portion thereof. The preparation of the Evaluation and Appraisal Report shall comply with the procedures and contents set forth in §163.3191, F.S., and §9J-5.005(7), F.A.C.
2. **Citizen Participation.** The process of Comprehensive Plan evaluation and update shall include a public hearing before the Local Planning Agency and the Village Council, respectively, prior to adopting the final report. The public hearing shall be duly noticed and citizen input shall be encouraged.

§9-1.2: CRITERIA FOR CONTINUING EVALUATION OF COMPREHENSIVE PLAN ELEMENTS. In evaluating each Element of the Comprehensive Plan the Local Planning Agency shall use the following general criteria as well as any more specific criteria contained in respective elements of the Plan.

1. **Review Impact of Changing Conditions.** Update appropriate baseline data and review evolving issues, including major shifts in the magnitude, distribution, and/or characteristics of the below stated items. These changing issues and shifts in conditions may serve as indicators of needed change in public policy included in the Comprehensive Plan. The policy implications of such changes shall be evaluated on a continuing basis. The baseline data update shall be predicated on the decennial U.S. Census and/or other special census or significant new data which is deemed appropriate by the Village Council for inclusion in the Comprehensive Plan.
 - Housing supply and demand.
 - Land use.
 - Natural resources.
 - Public facilities.

- Transportation system.
 - Park and recreation system.
 - Fiscal management resources.
2. **Major Planning and Development Problems.** The evaluation and appraisal report shall identify major planning and development problems such as the physical deterioration, the location and distribution of land uses, and related adverse physical, economic, social, or environmental impacts.
 3. **Accomplishments.** The evaluation and appraisal report shall describe the progress in achieving Comprehensive Plan objectives occurring since adoption of the Plan or the last evaluation report, whichever is most recent.
 4. **Obstacles or Problems.** The evaluation and appraisal report shall analyze and explain obstacles and problems which resulted in underachievement of goals, objectives, and policies.
 5. **Unanticipated Problems and Opportunities.** The evaluation and appraisal report shall describe the nature and extent of unanticipated and previously unforeseen problems and opportunities occurring since the Plan adoption or since the preparation of the latest evaluation and appraisal report, whichever is most recent.
 6. **Develop Adequate Response to Changes in State Requirements.** The monitoring and evaluation process shall inventory and consider the impacts of changes to: Chapter 187, F.S., the State Comprehensive Plan; Chapter 163, Pt. II, F.S., the minimum criteria contained in Chapter 9J-5, F.A.C., and the South Florida Regional Planning Council Strategic Policy Plan. Similarly, the monitoring and evaluation process shall recommend needed revisions to the Village Comprehensive Plan required to incorporate the changes identified.
 8. **Recommended Amendments.** The evaluation and appraisal report shall recommend new or modified goals, objectives, or policies needed to resolve problems or issues identified during the Comprehensive Plan evaluation process.

CHAPTER 10: CLIMATE CHANGE ELEMENT (Reference §163.3177(6)(e), F.S.)

§10-1: CLIMATE CHANGE GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES. This section stipulates goals, objectives, and implementing policies for the Climate Change Element pursuant to ¶163.3177(6)(h), F.S., and Rule 9J-5.015, F.A.C.

Goal 10-1: SUSTAINABILITY, RESILIENCY, AND ENERGY EFFICIENCY. Achieve a sustainable, climate resilient community through the promotion of energy efficiency and greenhouse gas reduction strategies; by protecting and adapting public infrastructure, services, natural systems and resources from climate change impacts; and by continuing to coordinate and communicate locally and regionally to monitor and address the changing needs and conditions of the Village of Pinecrest.

Objective 10-1.1: GREENHOUSE GAS EMISSIONS REDUCTION, RENEWABLE ENERGY, PRODUCTION AND DISTRIBUTION. Mitigate the causes of climate change while providing for cleaner energy solutions and a more energy efficient way of life for residents and visitors.

Policy 10-1.1.1: Greenhouse Gas Emission Reduction. The Village of Pinecrest shall mitigate its contribution to global climate change by reducing government operations greenhouse gas emissions to 7% below 1997 levels by 2014. The Village will continue to regularly monitor and track progress of programs and initiatives that contribute to the ultimate reaching of these goals.

Policy 10-1.1.2: Develop Building Standards to Promote Alternative and Renewable Energy Sources. The Village of Pinecrest shall develop building standards that promote increases in the proportion of electricity generated by solar energy sources within the community and shall monitor the initiatives of Miami-Dade County and other regional agencies in the development of other renewable sources for use within South Florida including wind, geothermal and ocean energy technologies.

Policy 10-1.1.3: Work with Legislative Representatives to Reduce Regulatory Encumbrances and Develop Incentives for Renewable and Alternative Energy Installations. The Village of Pinecrest shall, by 2016 promote and support the expansion of alternative and renewable energy from residential, commercial and municipal properties by working with legislative representatives to reduce regulatory encumbrances and to develop incentives for renewable and alternative energy installations.

Policy 10-1.1.4: Continue Expedited Permitting of Alternative Fuel and Electric Vehicle Charging Infrastructure. The Village of Pinecrest shall continue its expedited permitting processes for private installation of alternative fuel and electric vehicle charging infrastructure.

Policy 10-1.1.5: Require Permeable Driveways. Require new construction, redevelopment, additions, retrofits or modifications of property to incorporate permeable driveways consisting of porous concrete, open cell unit pavers (turf block), flagstone, or brick pavers; reduce total impervious area; and employ other techniques to reduce run-off, capture and reuse rain water, allow

the infiltration of water into the underlying soil, and recharge the Biscayne Aquifer.

Objective 10-1.2: MITIGATION, PROTECTION AND ADAPTATION WITHIN THE BUILT ENVIRONMENT. Improve the climate resiliency and energy-efficiency of new and existing buildings and public infrastructure.

Policy 10-1.2.1: Encourage Greener, Climate Resilient Construction. The Village of Pinecrest shall, by 2016, encourage greener, more efficient and climate resilient construction practices locally by:

- a) Building all new construction of village-owned facilities to published Leadership in Energy and Environmental Design™ (LEED) standards; Florida Green Building Coalition (FGBC) green building standards, or Green Building Initiative (GBI) Green Globes rating standards;
- b) Requiring licensed personnel in the Building and Planning Department to maintain LEED Green Associate certification and obtain at least 8 continuing education units (CEUs) of emerging energy efficiency and renewable energy technologies by 2016;
- c) Re-evaluating finish floor elevation standards with respect to projected sea level rise scenarios and flooding potential following completion of a comprehensive stormwater basin master plan.

Policy 10-1.2.2: Complete a Vulnerability Assessment for the Identification of Property and Infrastructure at Risk from Sea Level Rise. The Village of Pinecrest shall complete a vulnerability assessment to further identify property, public investments and infrastructure at risk from sea level rise, storm surge, groundwater contamination and other climate change related impacts by 2016, and shall update this assessment periodically as new sea level rise projections are published. Specifically, the Village shall complete a stormwater vulnerability assessment to further analyze vulnerability to facilities and services, including but not limited to: property; buildings; water and sewer lines; stormwater systems; roads, bridges, and all transportation infrastructure; electric sub stations; and municipal offices and facilities.

Objective 10-1.3: MITIGATION, PROTECTION AND ADAPTATION WITHIN THE TRANSPORTATION SYSTEM. Enhance transportation choices that reduce fossil fuel use, improve the mobility of people, goods and services; provide a diverse, efficient, and equitable choice of transportation options; and increase the Village's resiliency to the impacts of climate change.

Policy 10-1.3.1: Minimize Environmental Impacts Associated With Construction of New Roadways. New roadways shall be designed to prevent and control soil erosion, minimize clearing and grubbing operations, minimize storm runoff, minimize exposure and risk of climate change impacts such as increased flood conditions, and avoid unnecessary changes in drainage patterns.

Policy 10-1.3.2: Diversify Fuel Options for Fleet Vehicles. The Village of Pinecrest shall continue to support initiatives which seek to diversify fuel options for fleet vehicles, and expand infrastructure for

charging electric and hybrid electric vehicles.

Policy 10-1.3.3: Enhance Bicycle and Pedestrian Mobility. Improve pedestrian and bicycle mobility and connectivity throughout the Village of Pinecrest.

Policy 10-1.3.4: Prepare a Multi-Modal Transportation Plan for the Village of Pinecrest. Complete a multi-modal transportation plan to examine options for traffic calming and expanding availability of mass transit within the Village of Pinecrest.

Policy 10-1.3.5: Complete a Bicycle and Pedestrian Mobility Plan to Enhance Access and Connectivity Adjacent to Pinecrest Parkway. Complete a Bicycle and Pedestrian Mobility Plan for the improvement of pedestrian and bicycle connectivity adjacent to Pinecrest Parkway.

Objective 10-1.4: WATER, SEWER & SOLID WASTE. Coordinate with Miami-Dade County in the improvement of the resiliency of existing water resources, and water and wastewater infrastructure to the impacts of climate variability and change in order to protect future water quality and minimize the potential for flood damage and water shortages.

Policy 10-1.4.1: Identify Septic Tanks At Risk of Malfunctioning and Causing Contamination. The Village of Pinecrest shall coordinate with the Miami-Dade County Department of Regulatory and Economic Resources, Division of Environmental Resource Management (DERM) to identify any existing septic tanks that may be currently at risk of malfunctioning due to high groundwater levels or flooding and shall develop programs to abandon these systems and/or connect users to the public sewer system. Properties connected to tidal waters through the Snapper Creek canal, located downstream of the Snapper Creek S-22 Salinity Control Structure shall be considered priority shall be connected to the sanitary collection system as soon as possible to prevent sanitary nuisance conditions and water quality violations and or failure of private septic systems that discharge into the groundwater in this area.

Policy 10-1.4.2: Identify Wells at Risk of Malfunctioning and Contamination. The Village of Pinecrest shall identify existing water wells that may be currently at risk of malfunctioning or contamination due to high groundwater levels or flooding and shall develop programs to abandon these systems and/or connect users to the public water system.

Policy 10-1.4.3: Complete the Phase III Potable Water Project. Coordinate with Miami-Dade County in the completion of Phase III of the Village's potable water system as necessary to provide potable central water service to all properties in the Village of Pinecrest.

Policy 10-1.4.4: Manage, Reduce and Reuse Stormwater Runoff. The Village shall continue to develop regulations that require new construction, and redevelopment to manage stormwater runoff, incorporate porous materials, reduce total impervious area, and employ other techniques to reduce runoff, capture and reuse rainwater, and recharge the Biscayne Aquifer.

Objective 10-1.5: MITIGATION, PROTECTION AND ADAPTATION WITHIN THE NATURAL ENVIRONMENT. Protect and enhance the Village's natural environment as necessary to maintain a healthy, enjoyable, and climate resilient environment.

Policy 10-1.5.1: Complete a Tree Canopy Survey. The Village of Pinecrest, in cooperation with local academic, governmental and non-profit agencies, shall perform a tree canopy study by 2016 to determine canopy composition and extent, and seek funds to repeat the study every five years in order to measure progress toward the Village's goal of expanding green infrastructure.

Policy 10-1.5.2: Plant Native Trees to Sequester High Levels of Carbon. Pinecrest shall continue to encourage and require the planting of native and other drought tolerant trees known to sequester and store high levels of carbon on available public and private lands, including school and government properties, and conservation lands and shall pursue programs and funding strategies designed to create carbon emission offsets through tree plantings and/or carbon mitigation programs.

Objective 10-1.6: ADAPTATION ACTION STRATEGIES. Develop and implement adaptation strategies for the Village of Pinecrest to address impacts associated with coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, salt water intrusion and other impacts related to climate change or exacerbated by sea level rise with the intent to increase the Village's comprehensive adaptability and resiliency capacities.

Policy 10-1.6.1: Options. Adaptation Action Areas adaptation strategy options may include but not be limited to:

- a. Protection
- b. Accommodation
- c. Managed Retreat
- d. Avoidance
- e. Other Options

Policy 10-1.6.2: Collaborate with the South Florida Water Management District in the Review of Policies Regarding Operation of Flood Control Structures. Work in collaboration with the South Florida Water Management District to review, develop and implement strategies to address impacts of rising sea levels on and ~~adjust policies related to~~ the operation of the flood and salinity control structures at the S22 and S123 outfalls.

Policy 10-1.6.3: Backflow Preventers. Consider the installation of backflow preventers on drainage systems that discharge to Biscayne Bay or drainage canals, coordinating with Miami-Dade County DERM as necessary or required.

Policy 10-1.6.4: Reassess the Village's Required Minimum ~~Base Flood~~ Finished Floor Elevation. Consider increasing the minimum required ~~base flood~~ finished floor elevation of all new structures within designated Adaptation Action Areas by one additional foot (freeboard).

Policy 10-1.6.5: Stormwater Drainage Infrastructure. Construct additional stormwater drainage infrastructure necessary to accommodate projected increases in stormwater including drainage wells, injection wells, swales, French drains, and other related structures as recommended in the Village's Stormwater Master Plan.

Policy 10.1.6.6: Collaborate with Governmental Agencies In The Implementation of Mitigation Strategies. Collaborate and coordinate with appropriate local, regional, and state governmental agencies including the City of Coral Gables, Miami-Dade County, the South Florida Water Management District, and the South Florida Regional Planning Council toward the implementation of Adaptation Action Area adaptation strategies.

Policy 10.1.6.7: Consider the Creation and Mapping of a Regulatory Floodway along the Cutler Drain (C-100 canal) and SW 70 Canal. Consider creation and mapping of the floodway to allow the creation and preservation of floodplain storage and future flow paths, delineated by the 100 year storm map inundated areas, shown on Figure 10 of the Data, Inventory and Analysis, hereby adopted by reference.

Policy 10.1.6.8: Reduce Chloride Contamination of the Village's Freshwater Aquifer Resources. Amend the Village's Land Development Regulations to prevent excavation of lakes and canals in the Village in instances where such excavations would penetrate the projected 250 parts per million isochlor as the salt front migrates westward along the aquifer base within the Village.

Policy 10.1.6.9: Review the County's established Salt Barrier Line. Coordinate with Miami-Dade County in the review of the Salt Barrier Line as previously established for the segment of the line located between the Village and Biscayne Bay in an effort to determine whether the legislation needs to be amended due to increases in sea level and to help identify measures and improvements necessary to protect against salt water intrusion in the area of the established line.

Objective 10-1.7: ADAPTATION ACTION AREAS. The Village of Pinecrest shall continue to identify and designate Adaptation Action Areas as provided by Section 163.3164(1), Florida Statutes, and develop policies for adaptation as required for the protection of areas and facilities in the Village of Pinecrest that are vulnerable to the impacts of rising sea levels and climate change.

Policy 10-1.7.1: Areas For Consideration. Consideration of Adaptation Action Areas designation shall include but shall not be limited to:

- a. Areas which have a hydrological connection to coastal waters and are vulnerable to flooding.
- b. Locations which are within areas designated as evacuation areas for storm surge.
- c. Other areas impacted by stormwater/flood control issues.

Policy 10-1.7.2: Basis For Designation. As the basis for the designation of Adaptation Action Areas, the Village will continue to utilize the best available data and resources such as the Unified Sea level Rise Projection for Southeast Florida in order to identify the risks and vulnerabilities associated with climate

change and sea level rise and opportunities to formulate timely and effective adaptation strategies.

Policy 10-1.7.3: Adaptation Action Areas Identified. Those Areas as identified in Figure 11 of the data, Inventory and Analysis, *Adaptation Action Areas*, that are projected to be impacted by 6 or More Inches of Flooding, are hereby adopted and designated as Adaptation Action Areas.

Objective 10-1.8: INTERAGENCY COORDINATION. Continue to coordinate with Governmental agencies within the South Florida region and other non-governmental entities and academic institutions in the ongoing assessment of existing and projected conditions related to our changing climate and rising sea levels, and continue to collaborate as necessary in the identification and development of effective solutions and strategies to adapt and improve resiliency.

Policy 10-1.8.1: Continue Coordination with Miami-Dade County and Other Participating Counties in the Identification of Modeling Resources and in the Development of Goals, Objectives, and Policies to Address Climate Change. The Village of Pinecrest shall coordinate with Miami-Dade County and other participating counties in the Southeast Florida Regional Climate Change Compact in the identification of modeling resources and in the development of initiatives and goals to address climate change. Additional climate change related objectives and policies that support regional climate change goals shall be integrated into the Comprehensive Development Master Plan as appropriate.

Policy 10-1.8.2: Continue To Coordinate With Other Governmental and Academic Entities In The Ongoing Analysis of Sea Level Rise. The Village of Pinecrest shall continue to coordinate regionally with Southeast Florida counties and municipalities, academia, and state and federal government agencies in the analysis of sea level rise, drainage, storm surge and hurricane impacts and the planning of mitigation and adaptation measures.

Policy 10-1.8.3: Continue To Monitor And Coordinate With The Southeast Florida Regional Climate Change Compact. The Village of Pinecrest shall continue to actively monitor the Southeast Florida Regional Climate Change Compact, and shall coordinate with neighboring municipalities to make our community more climate change resilient by sharing technical expertise, assessing regional vulnerabilities, advancing agreed upon mitigation and adaptation strategies, and developing policies and programs.