

**VILLAGE OF
EL PORTAL**

**EAR-BASED
AMENDMENTS**

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**Prepared by:
The Corradino Group**

INTRODUCTION

TO THE EAR-BASED AMENDMENTS

Background

This report contains all of the text amendments to the Village of El Portal Comprehensive Plan which have been developed as part of El Portal's Evaluation and Appraisal Report (EAR). The Village's EAR was adopted by the Village on November 22, 2004, and found sufficient by the Florida Department of Community Affairs. The recommendations in the 2004 EAR document have been translated and re-written into specific amendments which are proposed for adoption into the Comprehensive Plan. The proposed amendments are collectively referred to as EAR-based amendments. It is important to note that in this document the EAR-based amendments are superimposed on the existing **goals, objectives, and policies** currently within the Village's Comprehensive Plan.

Format of this Document

The format of this document has been developed to create a report in which it is easy to see all of the revisions to the **goals, objectives, and policies**. This is accomplished by using the following editing tools:

Underlining - *each paragraph or sentence that has been revised is shown with the new wording underlined;*

Strikethrough - *each paragraph, sentence, or words that are to be removed is shown in strikethrough;*

Summary

The EAR Based Amendments in this document are divided into the eight elements as required by State law. The Village has no public school facilities located within the jurisdictional limits and there are no plans by the Miami-Dade School District to locate a school in the Village. There are no changes to the Future Land Use Map associated with this amendment application. The Growth Management Law of 2005, made significant changes to the Growth Management Act. A key requirement of the Growth Management Law of 2005 is that all local governments adopt a public school facility element in their comprehensive plan and adopt required updates to its public schools interlocal agreement. These EAR Based Amendments include a new element titled Educational Facilities in order to comply with these new State requirements.

FUTURE LAND USE ELEMENT

1. Amend Goal 1 as follows:

Goal 1 To maintain the basically residential character of the Village, while maximizing opportunities to provide for additional compatible commercial, office and mixed uses at appropriate locations.

2. Amend Objective 1.1 as follows:

Objective 1.1 The Village shall continue to ensure adequate water and sewer service and stormwater drainage as any land use changes occur; see policy for measurability for sewer extension.

3. Amend Policy 1.1.2 as follows:

Policy 1.1.2 Sanitary sewer feasibility shall continue to be assessed as a part of reviewing any future land use intensity changes east of the railroad; require extension of sewer lines and the provision of needed sanitary sewer infrastructure for any new project which produces more than 1,500 gallons per day.

4. Add the following new Policy under Objective 1.1:

Policy 1.1.3 The Village shall seek to provide stormwater drainage in accordance with the 2002 Stormwater Master Plan, which is herein incorporated by reference into the Support Documents of the Comprehensive Plan.

5. Add the following Policy under Objective 1.1:

Policy 1.1.4 The Village, through the land development regulations will coordinate the land uses and future land use changes with the availability of water supplies and water supply facilities.

6. Amend Objective 1.2 as follows:

Objective 1.2 The Village of El Portal shall continue to achieve a compatible and well ~~site-~~designed mix of land uses in the N.E. 2 Avenue corridor and a redevelopment plan for the Little Farm Trailer Park site mobile home park areas by the year ~~2010~~ 2012.

7. Amend Policy 1.2.2 as follows:

Policy 1.2.2 ~~East of the railroad, t~~The Village shall continue to encourage the redevelopment of the ~~area~~ Little Farm Trailer Park site into a well-planned ~~ing office park with complimentary light retail mixed-use development that will include commercial, office, institutional, residential, and recreation and open spaces uses.~~

8. Amend Policy 1.2.5 as follows:

Policy 1.2.5 During pre-development program planning and site selection activities, the Village, as service provider, will coordinate with the Miami-Dade County Public School system to consider all reasonable opportunities to co-locate new libraries, parks, and other facilities with public schools, where compatible, and the potential exists to create logical focal points for community activity. Early review and coordination activities will be modified as necessary to timely consider these potentials. In addition, the Village shall coordinate with Miami-Dade Public Schools to identify opportunities for joint use of Horace Mann Middle School for community activities, and shall seek joint use agreements as appropriate to act upon these opportunities.

9. Amend Policy 1.3.1 as follows:

Policy 1.3.1 Through runoff and land use controls in the development code, the Village shall continue to improve the water quality of the Little River Canal by permitting no new direct drainage into the Canal and through implementation of the recommendations of the 2002 Stormwater Master Plan.

10. Amend Policy 1.3.4 as follows:

Policy 1.3.4 With technical assistance, the Village shall survey the older housing stock to expand the list of architecturally and historically significant houses (~~now 28 houses~~); then enact development code policies that provide for design review of historic building renovations. The Village shall consider historic resource

preservation needs and concerns in the implementation and approval of redevelopment efforts, and in any expansions of the Village boundaries.

11. Add the following new Policy under Objective 1.3:

Policy 1.3.5 By 2012 the Village shall amend its Land Development Regulations as appropriate to reflect recommendations of the Stormwater Treatment Master Plan.

12. Amend Policy 1.4.1 as follows:

Policy 1.4.1 In reviewing the development plans for the Little Farm Trailer Park redevelopment ~~mobile home park~~, the Village shall continue to require dedication of land for a sewage pumping station (as needed) as a part of the site plan review process.

13. Amend Policy 1.5.3 as follows:

Policy 1.5.3 The Village shall continue to use the code to implement the following land use districts (with intensities and densities) as shown on the Future Land Use Map:

- Single-family Low Density Residential: This use includes single family dwelling units at a density up to 8 units per acre.
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- Medium Density Residential: This use includes duplexes, townhouses, and multi-family dwellings at a density of up to 12 units per acre.
- High Density Residential: This use includes multi-family dwellings that exceed 16 units per acre.
- Residence-Office: single-family or duplex units up to 12 units per acre and office uses in structures similar in scale to houses.
- Business: This category is intended to permit a broad range of retail, bank, entertainment and office uses;
- Commercial: This category includes all uses permitted in business, warehouse/self-storage use, automobile sales and repair and service stations, fast-food establishments and similar uses strongly oriented toward the motoring

public which uses shall be confined to the arterial roads adjacent to the interstate.

- Office Park-Light Retail: office buildings with floor area ratio requirements that assure a campus setting and complimentary supporting retail uses.
- Mixed Uses: combination of retail/office/residential/public and semi-public, and open space uses in the appropriate environment. The design of mixed-use developments should conform to the principles of the Miami-Dade County Urban Design Manual or other appropriate design standards as adopted by the Village. Provisions for the inclusion of multi-modal transportation options (i.e. pedestrian, bicycle, automobile and transit access) shall be incorporated into such design, as shall provisions to ensure connectivity between the mixed use and the remainder of the Village. No single use shall occupy more than 50 percent of the gross acreage of a mixed use development. The maximum residential density within a mixed use development is 18 units per acre. The maximum non-residential floor area ratio (FAR) is 1.5.
- Public and Semi-Public Uses: primarily church, school and municipal uses.
- Public Open Space: park and other public open space.

14. Amend Objective 1.6 as follows:

Objective 1.6 The Village shall ~~continue seek to increase its to strengthen the~~ tax base by a 15% ~~increase~~ by 2010~~5~~, and shall implement other strategies to increase its fiscal health, in order to provide adequate municipal services at reasonable tax rates.

15. Amend Policy 1.6.1 as follows:

Policy 1.6.1 The Village shall ~~complete cost-benefit analyses of the unincorporated areas surrounding the Village as a basis for potentially initiating annexation~~ continue to investigate the feasibility of annexing adjacent unincorporated areas, and shall apply to annex such areas as feasible and appropriate.

16. Amend Policy 1.6.2 as follows:

Policy 1.6.2 The Village shall continue to enact zoning controls to assure quality, tax generating redevelopment of the Little Farm Trailer Park site ~~mobile home park area~~.

17. Add the following new Policy under Objective 1.6:

Policy 1.6.3 The Village shall continue to identify strategies to supplement its tax base with grants and other funding sources that might be available in order to implement specific projects, increase levels of service, and provide an improved quality of life to existing and future residents, businesses, and visitors.

18. Add the following new Policy under Objective 1.6:

Policy 1.6.4 In implementing the redevelopment of the Little Farm Trailer Park site and any annexation proposals, the Village shall revisit its concurrency requirements and consider the institution of additional impact fees, cost recovery mechanisms, and other assessments to maintain and improve service levels.

19. Add the following new Policy under Objective 1.6:

Policy 1.6.5 The Village will support the use of the existing Florida East Coast (FEC) railway right of way for future passenger train service.

20. Add the following new Policy under Objective 1.6:

Policy 1.6.6 In reviewing the development plans for the Little Farm Trailer Park redevelopment the Village shall require dedication of land for a passenger train station (as needed) as a part of the site plan review process.

21. Amend Policy 1.7.1 as follows:

Policy 1.7.1 Through land use plan densities and mapping plus redevelopment of the ~~mobile home park~~ Little Farm Trailer Park site as a mixed-use development that includes both residential and non-residential uses, the Village shall continue to minimize the net increase in housing units over the next 10-year planning period.

TRANSPORTATION ELEMENT

1. Add the following new Policy under Objective 1.1:

Policy 1.1.4 The Village shall investigate and implement opportunities to utilize the People’s Transportation Plan and other funding sources to improve the transportation system and increase the mobility options available to existing and future residents and businesses.

2. Amend Objective 1.2 as follows:

Objective 1.2 The Village shall continue to achieve coordination of the Future Land Use Plan and ~~their~~ Transportation eElement by recognizing the traffic implications of the ~~redevelopment proposal and therefore undertake a through traffic elimination pilot project~~ redevelopment of the Little Farm Trailer Park site, and by providing for connectivity between the site and the remainder of the Village. To the maximum extent possible opportunities for access to and within the site by a variety of transportation modes, including transit, automobiles, bicycles, and pedestrianism, should be incorporated into the design.

HOUSING ELEMENT

1. Amend Objective 1.5 as follows:

Objective 1.5 The Village shall ~~continue to achieve an adequate relocation plan and process for redevelopment of the mobile home park~~ coordinate with the developer to ensure that an adequate relocation plan is in place and that assistance is available for residents of the Little Farm Trailer Park who will be displaced by its redevelopment. See policy for measurability.

2. Amend Objective 1.7 as follows:

Objective 1.7 The Village shall ~~address the~~ investigate strategies to address the need for affordable housing (homeownership and rental) for its existing and future residents ~~identified affordable housing deficits through the implementation of short term programs (by December 2000) and long term programs (by December 2001).~~

3. Amend Policy 1.7.1 as follows:

Policy 1.7.1 ~~By December 2000, the~~ The Village will shall continue to provide to: residents and individuals employed in El Portal ~~access to~~ information pertaining to ~~countywide~~ programs to aid in job training, day-care facilities, English language courses and high school equivalency (GED) which are currently provided by ~~the following~~ federal, State and County agencies, and; information about federal, State and County housing assistance programs to existing and future residents. The Village shall continue to seek funding sources to assist low and moderate income households with housing improvements necessary to meet Village code requirements.

- ~~○ Department of Children and Families~~
- ~~○ Miami Dade Community College~~
- ~~○ Miami Dade County Department of Human Services~~
- ~~○ Miami Dade County Public Schools~~

4. Amend Policy 1.7.2 as follows:

Policy 1.7.2 The Village will encourage developers to include affordable housing (homeownership and rental) among the mix of housing types in any future development or redevelopment proposal that consists of more than ten new residential units, and shall implement strategies to reduce regulatory barriers to the provision of affordable housing as appropriate and necessary ~~will adopt a long range affordable housing implementing policy consistent with the final recommendations of the joint Department of Community Affairs/South Florida Regional Planning Council Regional Affordable Housing Strategy and Rule 9J-5 affordable housing policy .010(3)(c)10. This policy will be adopted within 60 days of the final recommendations report, no later than December 2001.~~

5. Delete Policy 1.7.3.

Policy 1.7.3 ~~The City shall implement and apply the affordable housing strategies for its residents.~~

INFRASTRUCTURE ELEMENT

1. Amend Objective 1.1 as follows:

Objective 1.1 Require extension of the County sanitary sewer line and the provision of a sewer pump station to serve the redevelopment of the Little Farm Trailer Park site area if the new land use intensity exceeds the standard; otherwise maintain the existing system.

2. Add the following new Policy under Objective 1.1:

Policy 1.1.2 When requesting a permit for a new building that will utilize septic tanks, the developer shall provide a soil survey.

3. Amend Objective 1.2 as follows:

Objective 1.2 The Village shall continue to implement its concurrency requirements as specified in this Comprehensive Plan and in the Land Development Regulations, and other appropriate strategies, in order to provide and maintain the adopted an adequate levels of service standards during the planning period, including and to ensure that new or expanded facilities (as needed) are provided concurrent with new development or redevelopment that will result in increased intensity of use.

4. Amend Policy 1.2.1 as follows:

Policy 1.2.1 Drainage: Drainage facilities shall conform with the design criteria established in the 2002 Stormwater Master Plan in order to meet the detailed Level of Service standard established therein accommodate a one day rainfall at the rate of a one in ten year storm.

5. Amend Objective 1.3 as follows:

Objective 1.3 Adopt an emergency water conservation program before 1990. The Village shall support, as appropriate, Miami-Dade County's development and implementation of the Water Supply Facilities Workplan required by Florida Statute, and the water conservation efforts of other agencies.

6. Amend Policy 1.3.1 as follows:

Policy 1.3.1 The Village shall ~~adopt~~ implement measures, as appropriate, such as the regulations proposed by ~~outlined in~~ the South Florida Water Management District ~~“Model Waster Shortage Ordinance”~~ by ~~1990~~ for use during periods of potable water supply shortages.

7. Amend Policy 1.4.1 as follows:

Policy 1.4.1 Through implementation of its Land Development Regulations the Village will ~~land development code techniques~~, protect the drainage system and assure adequate previous areas in conjunction with new development.

8. Add the following new Policy under Objective 1.4:

Policy 1.4.3 The Village shall seek funding through stormwater assessment fees or other sources in order to implement the stormwater drainage projects recommended in the 2002 Stormwater Master Plan by 2015, and to: 1) adhere to a monthly maintenance schedule of cleaning stormwater facilities; 2) obtain easements for future discharge points to Little River Canal; 3) develop swales in available right-of-ways, and; 4) educate the community on stormwater drainage issues, including guidelines for grass clippings and debris removal, lawn fertilization with regards to pollutant impacts on Little River canal, and discouraging automobile and boat cleaning and repair in the vicinity of open waterways and stormwater facilities.

9. Amend Objective 1.5 as follows:

Objective 1.5 ~~By 1994,~~ The Village shall attempt to reduce solid waste for traditional landfill disposal by 30 percent by 2015.

10. Add new Objective 1.6 as follows:

Objective 1.6 The Village of El Portal shall prepare a 10-year Water Supply Facilities Work Plan by 2012. The Village of El Portal Water Supply Facilities Work Plan will be written to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the Village’s water demands for a 10-year period.

11. Add new Policy 1.6.1 as follows:

Policy 1.6.1 The Village will incorporate the 10-year Water Supply Facilities Work Plan into the Village Comprehensive Plan by 2012.

12. Add new Policy 1.6.2 as follows:

Policy 1.6.2 The Village will coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's regional water supply plan.

13. Add new Policy 1.6.3 as follows:

Policy 1.6.3 The Miami-Dade County Water Supply Facilities Work Plan, as prepared by the Miami-Dade County Department of Water and Sewer, dated July, 2007 and revised April, 2008 is incorporated by reference into the Village of El Portal's Comprehensive Plan.

COASTAL MANAGEMENT ELEMENT

1. Amend Policy 1.1.1 as follows:

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

2. Amend Policy 1.2.1 as follows:

Policy 1.2.1 In redeveloping the Little Farm Trailer Park site, include provisions to ~~If the redevelopment occurs,~~ enhance the scenic view of the Little River Canal and provide and if feasible, create public access through a waterfront park space; ~~this shall be achieved through site plan review.~~

3. Amend Policy 1.3.1 as follows:

Policy 1.3.1 In accordance with the 2002 Stormwater Master Plan, developments with proposed or existing stormwater conditions shall incorporate methods of achieving water quality preservation so as not to degrade the water quality of the receiving water body ~~By 1997, convert one direct canal outfall system to a French drain or other filtration system.~~

4. Amend Objective 1.4 as follows:

Objective 1.4 The Village shall continue to implement ~~Achieve~~ development code policies sensitive to shoreline uses, floodplains and site plan controls ~~by 1990.~~

5. Amend Policy 1.4.1 as follows:

Policy 1.4.1 By 2012 the Village shall amend its Land Development Regulations as appropriate to reflect recommendations of the Stormwater Treatment Master Plan and to ensure that any development in the ~~Fine tune the code provisions that apply to the~~

~~small coastal zone to maximize environmental sensitivity including conforms to the maximum environmental requirements pertaining to such issues as runoff, tree protection and floodplain construction requirements.~~

6. Delete Objective 1.6

~~Objective 1.6 Achieve a detailed post-disaster redevelopment plan for the mobile home park by 1993.~~

7. Delete Policy 1.6.1

~~Policy 1.6.1 Detail a Village disaster assessment plan for the coastal area i.e. specify criteria for whether to repair damaged mobile homes or (e.g. if 25 percent receive significant damage) accelerate the redevelopment process whether by private developers or County HUD public action.~~

8. Amend Policy 1.7.2 as follows:

~~Policy 1.7.2 Deny any plan amendments or rezoning requests that would increase the net number of residential units of any type east of the Florida East Coast railroad tracks residential densities within the coastal zone.~~

CONSERVATION ELEMENT

1. Amend Policy 1.1.2 as follows:

Policy 1.1.2 The Village shall coordinate with Miami Shores Village, the City of Miami, and other appropriate agencies in the implementation of street tree planting and landscaping programs. Specifically, assess the feasibility of a street tree planting program along N.E. 2nd Avenue by the year 1991.

2. Amend Policy 1.1.4 as follows:

Policy 1.1.4 Require bicycle and pedestrian path installation with new development and redevelopment, and maintain existing paths to provide an alternative to automobile use.

3. Amend Policy 1.2.1 as follows:

Policy 1.2.1 The Village's review of development applications and any Village drainage projects shall use retention and subsurface drains that are acceptable to the South Florida Water Management District and the Dade County Department of Environmental Resources and Management, and in conformance with the design criteria recommended in the 2002 Stormwater Master Plan.

4. Amend Policy 1.2.2 as follows:

Policy 1.2.2 The Village shall cooperate with the Miami-Dade Water and Sewer Department and the developer in the extension of sanitary sewer lines and the provision of a sewer pump station as part of the redevelopment of the Little Farm Trailer Park site. ~~in order to replace septic tank uses east of the railroad, if major redevelopment occurs.~~

5. Amend Policy 1.3.1 as follows:

Policy 1.3.1 ~~Review the development code during 1990 to assure~~ Enforce adequate provisions for preservation of vegetative cover in the review and approval of development and redevelopment proposals.

6. Amend Objective 1.4 as follows:

Objective 1.4 The Village shall support, as appropriate, Miami-Dade County's development and implementation of the Water Supply Facilities Workplan required by Florida Statute, and the water conservation efforts of other agencies ~~Achieve an emergency and general water conservation program by 1990.~~

7. Amend Policy 1.4.1 as follows:

Policy 1.4.1 . The Village shall implement measures, as appropriate, such as the regulations proposed by the South Florida Water Management District for use during periods of potable water supply shortages ~~adopt an emergency water conservation program based on the South Florida Water Management District model by 1990.~~

8. Add new Objective 1.5 as follows:

Objective 1.5 Implementation of the 10-year Water Supply Facilities Work Plan will ensure that adequate water supplies and public facilities are available to serve the water supply demands of the Village's population.

9. Add new Policy 1.5.1 as follows:

Policy 1.5.1 If in the future there are issues associated with water supply, conservation or reuse the Village will immediately contact Miami-Dade County WASH to address the corresponding issue(s). In addition, the Village will follow adopted communication protocols with WASH to communicate and/or prepare an appropriate action plan to address any relevant issue associated with water supply, conservation or reuse.

10. Add new Policy 1.5.2 as follows:

Policy 1.5.2 The Village will enforce Miami-Dade County's Water Use Efficiency Standards Ordinance 08-14, adopted on February 5, 2008, and amended by ordinance on September 2, 2008.

11. Add new Policy 1.5.3 as follows:

Policy 1.5.3 The Village will require the use of High Efficiency Toilets; High Efficiency Showerheads; High Efficiency Faucets; High Efficiency Clothes Washers; and Dishwashers that are Energy Star rated and

WaterSense certified in all new and redeveloped residential projects.

12. Add new Policy 1.5.4 as follows:

Policy 1.5.4 The Village will encourage the use of sub-metering for all multi-unit residential development which will include: separate meter and monthly records kept of all major water-using functions such as cooling towers and individual buildings in all new and redeveloped multi-family residential projects.

13. Add new Policy 1.5.5 as follows:

Policy 1.5.5 The Village will encourage the use of Florida Friendly Landscapes guidelines and principles; gutter downspouts, roof runoff, and rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc) on walkways, driveways and patios.

14. Add new Policy 1.5.6 as follows:

Policy 1.5.6 The Village will continue to enforce the landscape watering restrictions mandated by the South Florida Water Management District. The Village will continue to use code enforcement measures such as issuing warning and fines to enforce the water restrictions.

15. Add new Policy 1.5.7 as follows:

Policy 1.5.7 By 2012, the Village will revise the Land Development Regulations to require drought tolerant landscaping in all new development with in the Village.

16. Add new Policy 1.5.8 as follows:

Policy 1.5.8 The Village will continue to coordinate with Miami-Dade Water and Sewer Department related to leak detection and repair of water lines throughout the Village.

RECREATION AND OPEN SPACE ELEMENT

1. Amend Policy 1.1.2 as follows:

Policy 1.1.2 ~~Explore enhanced access if redevelopment and annexation occurs east of the railroad~~ In redeveloping the Little Farm Trailer Park site, include provisions to enhance the scenic view of the Little River Canal and provide public access through a waterfront park space.

2. Amend Policy 1.3.3 as follows:

Policy 1.3.3 ~~Explore a joint use agreement with the School Board relative to resident use of the Horace Mann School playfield.~~ The Village shall seek to enter into a Joint Park/School Agreement with Miami-Dade Public Schools in order to make the recreational facilities at Horace Mann Middle School available for use by Village residents.

3. Amend Policy 1.4.1 as follows:

Policy 1.4.1 ~~The Village shall work with the developer to ensure the provision of adequate private open spaces and setbacks and the implementation of appropriate landscaped area requirements in the redevelopment of the Little Farm Trailer Park site review its land development regulations to assure adequate private open space requirements; most significant here would be specific setback and landscaped area requirements for the office park redevelopment area e.g. 15 percent.~~

4. Amend Policy 1.4.3 as follows:

Policy 1.4.3 The Village shall coordinate with Miami Shores Village, the City of Miami, and other appropriate agencies in the implementation of street tree planting and landscaping programs ~~Explore the feasibility of a street tree-planting program along N.E. 2nd Avenue by the year 1991.~~

INTERGOVERNMENTAL ELEMENT

1. Amend Objective 1.1 as follows:

Objective 1.1 The Village shall coordinate its plans, including the Comprehensive Plan, with the plans of other agencies and jurisdictions, including any Campus Master Plan that will impact the Village. Coordinate Village plan implementation with other governmental agencies on a format basis.

2. Amend Policy 1.1.3 as follows:

Policy 1.1.3 The Village shall utilize the dispute resolution process of the South Florida Regional Planning Council to mediate the resolution of conflicts with other local governments, Miami-Dade County and regional agencies. The City may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by State statute or other non-judicial approaches. Although no significant intergovernmental policy problems exist now, the South Florida Regional Planning Commission conflict resolution role will be used if street widenings, the school playfield, etc. become problems.

3. Add the following new Policy under Objective 1.1:

Policy 1.1.4 Refer all new or redevelopments which are over thresholds prescribed by County, regional, and State agencies to those agencies for review and approval.

4. Add the following new Policy under Objective 1.1:

Policy 1.1.5 The Village shall adopt any Land Development Regulations deemed necessary to implement the Intergovernmental Coordination Element or any interlocal agreements.

5. Add the following new Policy under Objective 1.1:

Policy 1.1.6 The Village of El Portal, other cities, Miami-Dade County and Miami-Dade County Public Schools shall execute and 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 of land uses, public school facilities, siting, decision making on population projections, location and extension of public facilities subject to concurrency, and siting of facilities with a countywide significance. The Village shall execute the Interlocal Agreement with Miami-Dade County Public Schools, Miami-Dade County, and other nonexempt municipalities pursuant to Section 163.3177, Florida Statutes, and shall abide by all of its obligations as set forth in the adopted agreement, Florida Statutes, and the Comprehensive Plan’s Educational Facilities Element, Intergovernmental Coordination Element, and Capital Improvements Element. Coordination of the Interlocal Agreement, and the Village’s obligations therein, shall be achieved via participation.

6. Add the following new Policy under Objective 1.1:

Policy 1.1.7 In accordance with the adopted “Interlocal Agreement for Public School Facility Planning in Miami-Dade County”, the Village shall participate as appropriate in Miami-Dade County Public School’s School Site Planning and Construction Committee, and shall seek, where feasible and mutually acceptable, to collocate schools with other public facilities, such as parks, libraries, and community centers to the extent possible.

7. Add the following new Policy under Objective 1.1:

Policy 1.1.8 The Village shall coordinate with Miami-Dade County Public Schools and other parties to the 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.

8. Add the following new Policy under Objective 1.1:

Policy 1.1.9 The Village shall utilize the procedures called for in the “Interlocal Agreement for Public School Facility Planning in Miami-Dade County” and Sections 1013.33, F.S., in order to evaluate the appropriateness of prospective public school sites within the Village.

9. Add the following new Policy under Objective 1.1:

Policy 1.1.10 The Village will annually review and comment on Miami-Dade County Public School’s Tentative District Educational Facilities Plan and the 5-Year Workplan, as provided for in the “Interlocal Agreement for Public School Facility Planning in Miami-Dade County”. This review will include an analysis of the Tentative District Educational Facilities Plan and the 5-Year Workplan’s consistency with the Comprehensive Plan, and the identification of any necessary Comprehensive Plan amendments.

10. Add the following new Policy under Objective 1.1:

Policy 1.1.11 The Village shall support, as appropriate, Miami-Dade County’s development and implementation of the Water Supply Facilities Workplan required by Florida Statute, and the water conservation efforts of other agencies.

11. Add the following new Policy under Objective 1.1:

Policy 1.1.12 The Village shall investigate the feasibility of annexing adjacent unincorporated areas, and shall apply to annex such areas as feasible and appropriate. The Village shall implement the future land use plan for annexed areas in accordance with the Annexation application adopted by the Village and approved by Miami-Dade County. The County’s Comprehensive Development Master Plan and Land Development Regulations will apply in the area until the annexation is complete and the necessary Village Comprehensive Plan and Land Development Regulation amendments are adopted.

12. Add the following new Policy under Objective 1.1:

Policy 1.1.13 The Village’s shall coordinate with the appropriate federal, State and County agencies in the implementation and enforcement of environmental regulations in the Village.

11. Amend Policy 1.2.1 as follows:

Policy 1.2.1 Village officials shall ~~maintain~~ continue to liaison with County, Miami and Miami Shores officials relative to any land use or major development impacts along their common boundaries, and in ensuring consistency along traffic corridors.

12. Add the following new Policy under Objective 1.2:

Policy 1.2.2 The Village shall coordinate with adjacent jurisdictions to address extra-jurisdictional impacts of development proposals, if any.

13. Add the following new Policy under Objective 1.2:

Policy 1.2.3 The Village shall enter into interlocal agreements, including service delivery agreements, as appropriate with other agencies and shall identify joint planning areas as appropriate with adjacent jurisdictions to achieve shared planning goals.

14. Amend Policy 1.3.1 as follows:

Policy 1.3.1 In particular, Village officials shall work with County officials and adjacent jurisdictions to achieve appropriate to agree upon acceptable roadway levels of service standards along traffic corridors.

15. Add new Policy 1.3.2 as follows:

Policy 1.3.2 The Village will coordinate with Miami-Dade County WASD by requesting input and information in the review of site plans prior to the issuance of a building permit to determine whether adequate water supplies will be available to serve new development no later than the date of the certificate of occupancy.

16. Add new Policy 1.3.3 as follows:

Policy 1.3.3 The Village shall coordinate the planning of potable water and sanitary sewer facilities and services and level of service standards within the Miami-Dade County WASD, DERM, the South Florida Water Management District, and the Lower East Coast Water Supply Plan Update.

CAPITAL IMPROVEMENT ELEMENT

1. Amend Policy 1.1.1 as follows:

Policy 1.1.1 The operating budget shall continue to accommodate annual systematic replacements such as street overlaying. ~~No replacements requiring capital projects are anticipated.~~ If it is determined that capital projects are required, such projects shall be included in a Capital Improvements Schedule to be adopted as part of this Element.

2. Delete Policy 1.1.2

~~Policy 1.1.2 By 1991, the feasibility and costs of a N.E. 2nd-Avenue street tree planting program shall be determined.~~

3. Delete Policy 1.1.3

~~Policy 1.1.3 By 1994, the Village shall complete the preliminary engineering studies to determine the location and cost implications of a pilot project to discourage through traffic on one or two streets.~~

4. Add new Policy 1.1.2 as follows:

Policy 1.1.2 The Village, on an on-going basis, shall identify projects that will increase levels of service and improve quality of life for existing and future residents and visitors, and shall actively seek funding sources to implement such projects without increasing the tax burden on existing households or businesses.

5. Amend Policy 1.1.4 as follows:

Policy 1.1.4 Staff and engineering studies, adopted plans, and other appropriate mechanisms shall form the basis for the annual preparation of a five-year capital improvement program and annual Capital Improvements Schedule if it is determined that capital projects are required ~~including adoption of a one year capital budget beginning in 1989-1990.~~

6. Amend Policy 1.1.5 as follows:

Policy 1.1.5 Overall priority for fiscal planning shall ~~continue to be those~~ projects that enhance ~~residential neighborhoods, as per Land Use Plan~~ quality of life and levels of service for the Village's existing and future residents, visitors and businesses.

7. Add the following new Policy under Objective 1.1:

Policy 1.1.9 The Village shall coordinate with Miami Shores Village, the City of Miami, and other appropriate agencies in the implementation of street tree planting and landscaping programs along N.E. 2nd Avenue.

8. Add the following new Policy under Objective 1.1

Policy 1.1.10 Include funded projects from the 2002 Stormwater Master Plan in the Capital Improvements Schedule as appropriate.

9. Amend Objective 1.2 as follows:

Objective 1.2 Village officials shall continue to implement concurrency requirements as specified in this Comprehensive Plan and in the Land Development Regulations, and other appropriate strategies, ~~to use both the Future Land Use Plan and financial analyses of the kind contained herein~~ as a basis for reviewing development applications; in order to maintain an adequate facility level of service and address the impacts that will result from the development.

10. Amend Policy 1.2.4 as follows:

Policy 1.2.4 Drainage facilities shall conform with the design criteria established in the 2002 Stormwater Master Plan in order to meet the detailed Level of Service standard established therein ~~The Level of Service Standard of adequately accommodating runoff from one day of a 10-year frequency storm shall form the basis for assessing drainage projects or performance.~~

11. Add the following new Policy under Objective 1.2:

Policy 1.2.8 Necessary public schools 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.

12. Amend Policy 1.4.1 as follows:

Policy 1.4.1 The ~~development code~~ Land Development Regulations shall be amended to specify requirements that no development permit shall be issued unless assurance is given that the public facilities necessitated by the project (in order to meet level of service standards) will be in place concurrent with the impacts of the development shall be implemented through the development review and approval process.

13. Add the following new Policy under Objective 1.4:

Policy 1.4.2 The Miami-Dade County Public Schools and Miami-Dade County have the responsibility for providing school concurrency related improvements and should continually seek to expand the funding sources available to meet those requirements.

14. Add the following new Policy under Objective 1.4:

Policy 1.4.3 The Miami-Dade County Public Schools Facilities Work Program dated September 2009, will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

15. Add the following new Policy under Objective 1.4:

Policy 1.4.4 The Village in coordination with Miami-Dade County Public Schools shall by ordinance, include proportionate share mitigation methodologies and options for public school facilities in its concurrency management program and Interlocal Agreement for Public Facility Planning between Miami-Dade County Public Schools, Miami-Dade County and the Cities in Miami-Dade County, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities through mechanisms that might include, but are not limited to, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits.

16. Add the following new Policy under Objective 1.4:

Policy 1.4.5

In implementing the redevelopment of the Little Farm Trailer Park site and any annexation proposals, the Village shall revisit its concurrency requirements and consider the institution of additional impact fees, cost recovery mechanisms, and other assessments to maintain and improve service levels.

EDUCATIONAL FACILITIES ELEMENT

Introduction

The Growth Management Law of 2005, made significant changes to the Growth Management Act. A key requirement of the Growth Management Law of 2005 is that all local governments adopt a public school facility element in their comprehensive plan and adopt required updates to its public schools interlocal agreement.

This Element contains policies and provisions consistent with the Village's Comprehensive Plan, the Miami-Dade County Comprehensive Development Master Plan, Strategic Regional Policy Plan for South Florida and State Comprehensive Plan. The data and analysis necessary to support the proposed level of service standard is included as part of these EAR Based Amendments.

Add new Element, Goals, Objectives and Policies in its entirety as follows:

Goal 1 Develop, operate, and maintain a system of public education by Miami-Dade County Public Schools, in cooperation with the County and other appropriate governmental agencies, which will strive to improve the quality and quantity of public educational facilities available to the citizenry of Miami-Dade County, Florida.

Objective 1.1 Work with Miami-Dade County Public Schools towards the reduction of the overcrowding which currently exists in Miami-Dade County Public Schools, while striving to attain an optimum level of service pursuant to Objective 2. Provide additional solutions to overcrowding so that countywide enrollment in Miami-Dade County's public schools will meet state requirements for class size by September 1, 2010.

Monitoring Measure 1

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

- Policy 1.1.1 Cooperate with Miami-Dade County Public Schools in their efforts to continue to provide new student stations through the Capital Outlay program, in so far as funding is available.
- Policy 1.1.2 Miami-Dade County shall collect impact fees from new development, with proof given to the Village prior to issuance of building permits, for transfer to Miami-Dade County Public Schools to offset the impacts of these additional students on the capital facilities of the school system.
- Policy 1.1.3 Cooperate with Miami-Dade County Public Schools in their efforts to develop and implement alternative educational facilities, such as primary learning centers, which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.
- Policy 1.1.4 Cooperate with Miami-Dade County Public Schools in their efforts to provide public school facilities to the students of the Village, which operate at optimum capacity, in so far as funding available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.
- Policy 1.1.5 Cooperate with Miami-Dade County Public Schools in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of school concurrency.
- Policy 1.1.6 Miami-Dade County Public Schools comments shall be sought and considered on comprehensive growth management plan amendments and other land use and zoning decisions, or Development of Regional Impact which could impact the school district, in order to be consistent with the terms of the state mandated Interlocal Agreement pursuant to Sections 1013.33 and 163.31777, Florida Statutes.

Policy 1.1.7 In accordance with Section 163.3174(1), Florida Statutes, the School Board of Miami-Dade County shall be invited to appoint a non-voting member to the Village's Local Planning Agency in order to receive comment on applications which could impact the school district.

Policy 1.1.8 Capital improvement programming by Miami-Dade Public Schools should be based on future enrollment projections and demographic shifts and targeted to enhance the effectiveness of the learning environment. The future enrollment projections should utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments, the State Office of Educational Facilities and the State SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, the School Board will coordinate with the Cities and County regarding development trends and future population projections.

Policy 1.1.9 It is the policy of the Village that Miami-Dade Public Schools should give priority to the Urban Infill Area (UIA) identified in the Growth Management Plan when allocating resources toward the attainment of the level of service objective for public educational facilities (Objective 1), followed by more recently developed and newly developing areas outside the UIA and within the Urban Development Boundary (UDB).

Policy 1.1.10 The Village will, through the Staff Working Group of the Interlocal Agreement for Public School Facilities, coordinate with Miami-Dade County Public Schools, Miami-Dade County, and other applicable cities to review annually the Educational Facilities Element and School enrollment projections.

Objective 1.2 The Village shall coordinate new residential development with the future availability of public school facilities¹ consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital

¹ Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to charter schools. However, the actual enrollment (October Full Time Equivalent (FTE)) of both charter and magnet schools as a percent of the total district enrollment will be credited against the impact of development.

improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

Monitoring Measure 2

An annual review of the latest adopted Miami-Dade County Public Schools Facility Work Program will be conducted pursuant to the Interlocal Agreement in order to determine if the adopted concurrency level of service standard (including the Interim LOS standards) is being achieved. The number of development orders approved, those disapproved and those that have achieved LOS standards through mitigation options will also be reviewed. The Village may also request the Work Program in order to monitor progress.

Policy 1.2.1

Beginning January 1, 2008, the adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

The adopted LOS standard for Magnet Schools is 100% of FISH (with relocatable classrooms), which shall be calculated on a districtwide basis.

Policy 1.2.2

It is the goal of the Village, Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the Interlocal Agreement for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution². Beginning January 1, 2013, the Miami-Dade County Public Schools will implement a schedule to eliminate all remaining relocatable classrooms by January 1, 2018.

² Relocatable classrooms may be used by the Miami-Dade County Public Schools as an operational solution to achieve the level of service standard during replacement, renovation or expansion of a public school facility.

By December 2010, the Village in cooperation with Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the Interlocal Agreement will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH for all CSAs.

Policy 1.2.3

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

a) The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Geographic Areas (Northwest, Northeast, Southeast, or Southwest (See Figures 1A through 1D) as the proposed development; or

b) The development's impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e)1, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms that include, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The proportionate share mitigation agreement, is subject to approval by Miami-Dade County School Board and Miami-Dade County Board of County Commissioners and must be identified in the Miami-Dade County Public Schools Facilities Work Program.

c) The development's impacts are phased to occur when sufficient capacity will be available.

If none of the above conditions is met, the development shall not be approved.

Policy 1.2.4

Concurrency Service Areas (CSA) shall be delineated to: 1) maximize capacity utilization of the facility, 2) limit maximum travel times and reduce transportation costs, 3) acknowledge the effect of court-approved desegregation plans, 4) achieve socio-economic, racial, cultural and diversity objectives, and 5) achieve other relevant objectives as determined by the School Board's policy on maximization of capacity. Periodic adjustments to the

boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments or updates to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning.

Policy 1.2.5 The County through the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities, shall ensure that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the 5-year schedule of capital improvements.

Policy 1.2.6 The Miami-Dade County Public Schools Facilities Work Program dated September 2009, will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Policy 1.2.7 At a minimum, the Village in conjunction with Miami-Dade County Public Schools shall adopt the annual updates, adding a fifth year, to the Miami-Dade County Public Schools Facilities Work Program, update the financially feasible schools capital facilities work program, and coordinate capital facilities with the Work Program. Additionally, the Village shall coordinate its Comprehensive Plan with the Plans of other local governments.

Policy 1.2.8 The Village shall adopt as an annual update to the Comprehensive Plan updates to the Miami-Dade County Public Schools Facilities Work Program.

Objective 1.3 Obtain suitable sites for the development and expansion of public education facilities.

Monitoring Measure 3

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

Policy 1.3.1 It is the policy of the Village that Miami-Dade County Public Schools shall not purchase sites for schools nor build new schools outside of the Urban Development Boundary (UDB), and that new elementary schools constructed should be located at least 1/4 mile inside the UDB; new middle schools should be located at least 1/2

mile inside the UDB, and; new senior high schools should be located at least one mile inside the UDB. In substantially developed areas of the County where suitable sites in full conformance with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location criteria and the principal school buildings and entrances should be placed as far as functionally practical from the UDB. The same criteria of this paragraph that apply to public schools also pertain to private schools.

Policy 1.3.2 In the selection of sites for future educational facility development, the Village encourages Miami-Dade County Public Schools to consider whether a school is in close proximity to residential areas and is in a location that would provide a logical focal point for community activities.

Policy 1.3.3 Where possible, Miami-Dade County Public Schools should seek sites which are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses for the purpose of encouraging joint use facilities or the creation of logical focal points for community activity.

Policy 1.3.4 The Village acknowledges and concurs that, when selecting a site, Miami-Dade County Public Schools will consider if the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.

Policy 1.3.5 When considering a site for possible use as an educational facility, Miami-Dade County Public Schools should review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, transportation, fire flow and portable water, sanitary sewers, drainage, solid waste, police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization.

Policy 1.3.6 When considering a site for possible use as an educational facility Miami Dade County Public Schools should consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.

Policy 1.3.7 The Village shall encourage and cooperate with Miami-Dade County Public Schools in their effort for public school siting reviews to help accomplish the objectives and policies of this element and other elements of the Comprehensive Plan. The

Village shall cooperate with Miami-Dade County Public Schools to establish provisions for a scoping or pre-application meeting as part of the educational facilities review process, if determined to be warranted.

Policy 1.3.8 Permitting of school facilities for Miami-Dade County Public Schools requires that a building permit application be made to the Miami-Dade County Public School Building Official prior to commencing any work, regardless of cost.

Policy 1.3.9 The Village will continue to cooperate with Miami-Dade County Public Schools in utilizing Miami-Dade County Public Schools as emergency shelters during county emergencies.

Objective 1.4 Miami-Dade County Public Schools, in conjunction with the Village, Miami-Dade County and other appropriate agencies, will strive to improve security and safety for students and staff.

Monitoring Measure 4

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

Policy 1.4.1 Continue to cooperate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the incidence of violence, weapons and vandalism on school campuses. Encourage the design of facilities, which do not encourage criminal behavior and provide clear sight lines from the street.

Policy 1.4.2 Continue to cooperate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the number of incidents related to hazardous conditions as reported by the Environmental Protection Agency (EPA), the fire marshal, the State Department of Education (DOE), and other appropriate sources.

Policy 1.4.3 Continue to cooperate with Miami-Dade County Public Schools to provide for the availability of alternative programs for at-risk students at appropriate public educational facilities.

Policy 1.4.4 Coordinate with Miami-Dade County Public Schools and municipalities to provide for pedestrian and traffic safety in the area of schools, and signalization for educational facilities.

Policy 1.4.5 Coordinate with Miami-Dade County Public Schools Division of School Police and other law enforcement agencies, where appropriate, to improve and provide for a secure learning environment in the public schools and their vicinity.

Policy 1.4.6 Cooperate with Miami-Dade County Schools Division of School Police and other law enforcement agencies to provide additional support or security, when appropriate.

Objective 1.5 Continue to develop programs and opportunities to bring the schools and community closer together.

Monitoring Measure 5

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

Policy 1.5.1 Cooperate with Miami-Dade County Public Schools in their efforts to provide "full service" schools, parent resource centers, adult and community schools and programs as appropriate.

Policy 1.5.2 Cooperate with Miami-Dade County Public Schools in their efforts to continue to provide opportunities for community and business leaders to serve on committees and task forces, which relate to the development of improved provision of public educational facilities.

Policy 1.5.3 Cooperate with Miami-Dade County Public Schools to continue to work with the development industry to encourage partnerships in the provision of sites and educational facilities including early childhood centers.

Policy 1.5.4 Cooperate with Miami-Dade County Public Schools through agreement with appropriate agencies to increase medical, psychological, and social services for children and their families as appropriate.

Objective 1.6 Miami-Dade County Public Schools will continue to enhance effectiveness of the learning environment.

Monitoring Measure 6

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

Policy 1.6.1 Miami-Dade County Public Schools is encouraged to continue the design and construction of educational facilities which create the perception of feeling welcome, secure and positive about the students' school environment and experiences.

Policy 1.6.2 Miami-Dade County Public Schools is encouraged to continue to design and construct facilities which better provide student access to technology designed to improve learning, such as updated media centers and science laboratories.

Policy 1.6.3 Miami-Dade County Public Schools is encouraged to continue to improve existing educational facilities, in so far as funding is available, through renovation and expansion to better accommodate increasing enrollment, new educational programs and other activities, both curricular and extra-curricular.

Objective 1.7 The Village of El Portal, Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the Interlocal Agreement shall establish and implement mechanisms for on-going coordination and communication, to ensure the adequate provision of public educational facilities.

Monitoring Measure 7

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

Policy 1.7.1 The Village shall coordinate and cooperate with Miami-Dade County Public Schools, the State of Florida, Miami-Dade County and other municipalities and other appropriate agencies to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.

Policy 1.7.2 The location of future educational facilities should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.

- Policy 1.7.3 Miami-Dade County Public Schools should coordinate school capital improvement plans with the planned capital improvement projects of the Village and other County and municipal agencies.
- Policy 1.7.4 The Village shall cooperate with Miami-Dade County Public Schools in their efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs.
- Policy 1.7.5 The Village, the County, other municipalities and Miami-Dade Public Schools shall periodically review the Educational Facilities Impact Fee Ordinance to strive to ensure that the full eligible capital costs associated with the development of public school capacity (new schools and expansion of existing ones) are identified when updating the impact fee structure. Pursuant to the terms of the state mandated Interlocal Agreement, the Village, other municipalities, the County and School Board shall annually review the Ordinance, its formula, the Educational Facilities Impact Fee methodology and technical report, in order to make recommendations for revisions to the Board of County Commissioners and the Miami-Dade County School Board.
- Policy 1.7.6 The Village and Miami-Dade County Public Schools will annually review the Educational Element and make amendments, if necessary, through the process of updating the Comprehensive Plan in accordance with the Interlocal Agreement for Public School Facility Planning.
- Policy 1.7.7 The Village shall seek to coordinate with Miami-Dade County Public Schools in formalizing criteria for appropriate sharing of responsibility for required off-site facility improvements attributable to construction of new public schools or expansion of existing ones. The criteria should be prepared prior to the next full review of the School Impact Fee Ordinance.
- Policy 1.7.8 The Village shall coordinate with Miami-Dade County Public Schools, the County and other local governments to eliminate infrastructure deficiencies surrounding existing school sites.
- Policy 1.7.9 The Village and Miami-Dade County Public Schools shall coordinate efforts to ensure the availability of adequate sites for the required educational facilities.
- Policy 1.7.10 The Village and Miami-Dade County Public Schools shall coordinate the appropriate roles and responsibilities of affected governmental jurisdictions in ensuring the timely, orderly and efficient provision of adequate educational facilities.

Policy 1.7.11

The Village, where appropriate, will account for the infrastructure needs of new, planned or expanded educational facilities when formulating and implementing its own capital improvement plans.

CONCURRENCY SERVICE AREA MAPS

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

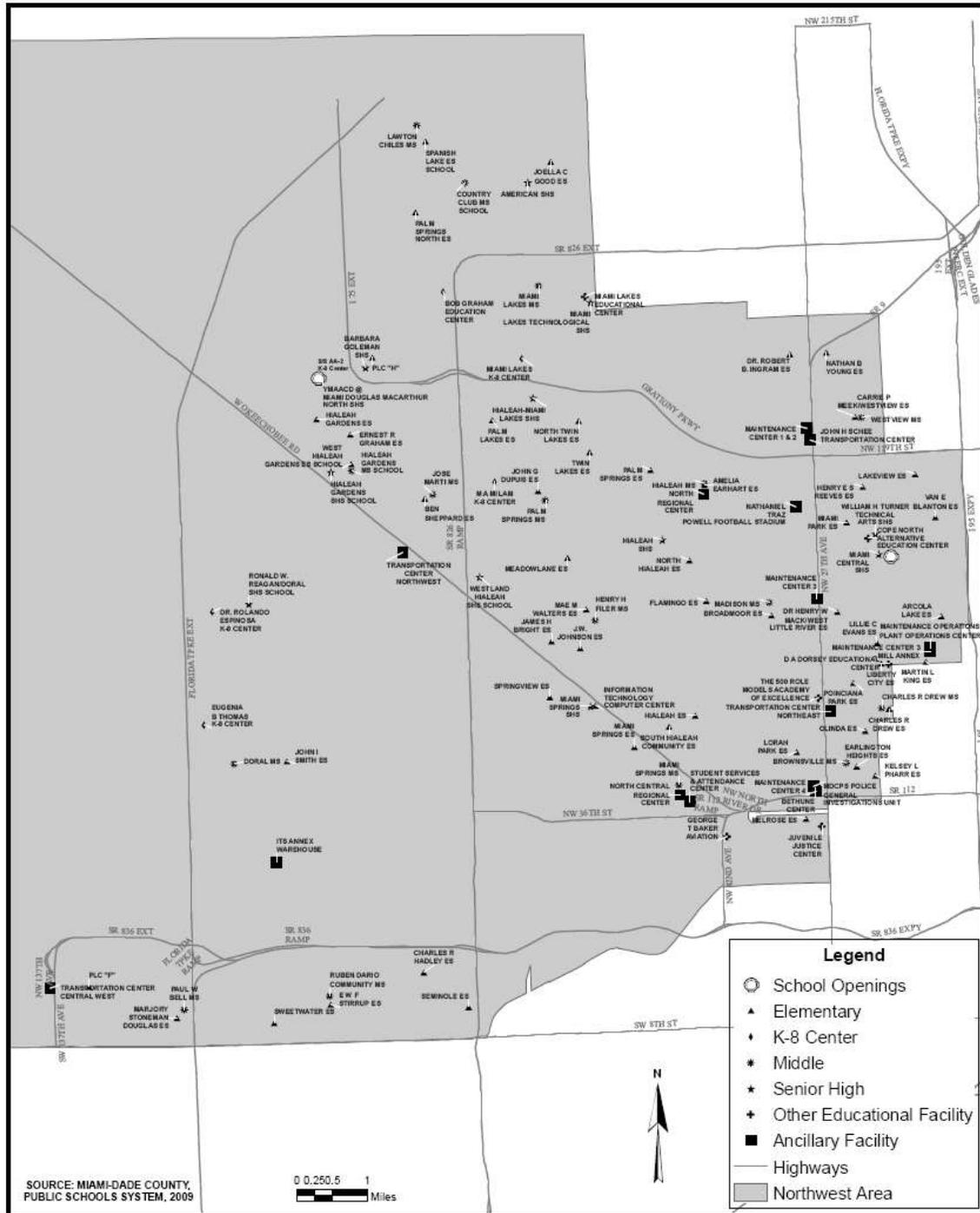


Figure 1B - Proposed, Existing, and Ancillary Educational Facilities Located in the Northeast Area - 2009-2014

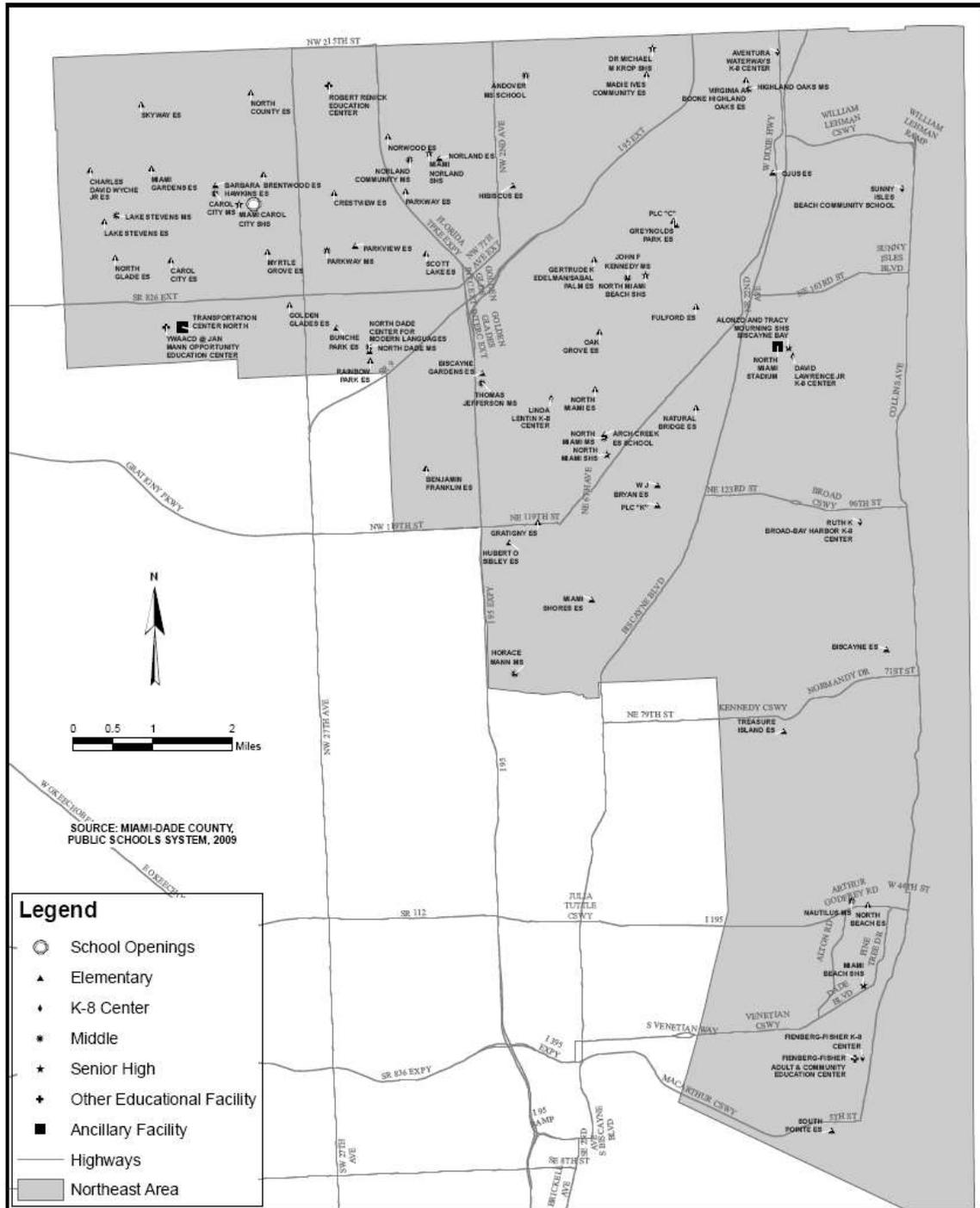


Figure 1D - Proposed, Existing, and Ancillary Educational Facilities Located in the Southeast Area - 2009-2014

