

VILLAGE COMPREHENSIVE PLAN 2020



COMPREHENSIVE PLAN
FOR
VILLAGE OF EL PORTAL

Miami-Dade County, Florida

As adopted

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EXECUTIVE SUMMARY

Village of El Portal 2020-2030 Comprehensive Plan

Future Land Use Element

Goal: Maintain neighborhood structure but increase diversity of uses and building types

- 1) Ensure adequate water and sewer and stormwater drainage
- 2) Achieve a mix of uses along NE 2nd Avenue and refined development plan for former Little Farm Trailer Park
- 3) Continue to protect natural resource base and historic base
- 4) Ensure availability of land needed if sewer lines are extended
- 5) Continue revisions to development code consistent with Comprehensive Plan
- 6) Increase tax base by 15% and increase fiscal health
- 7) Increase density in sustainable manner considering expeditious and multi-modal evacuation
- 8) Support and implement recommendations from 2013 Charrette

Transportation Element

Goal: Provide safe, convenient and efficient transportation

- 1) Balance mobility modes so that vehicular traffic moves at civilized pace
- 2) Recognize traffic implications of new development and connectivity and access between sites
- 3) Coordinate with Metropolitan Planning Organization
- 4) Avoid construction within existing rights-of-way
- 5) Select projects funded under capital improvements programs
- 6) Identify land use reforms to encourage use of non-automobile modes
- 7) Encourage use of bicycles by studying other communities that have implemented bicycle infrastructure

Housing Element

Goal: Assure mix of affordable, accessible, and safe housing types

- 1) Provide in-fill housing
- 2) Maintain housing stock with no structurally substandard units
- 3) Provide assistance to developers for quality in-fill development that reaches low to moderate income households
- 4) Continue to accommodate fair share of County's group homes
- 5) Ensure relocation plan for displaced residents
- 6) Investigate strategies to address affordable housing

Infrastructure Element

Goal: Provide and maintain public infrastructure to insure public health, safety and quality of life

- 1) Provide effective sanitary sewer treatment
- 2) Continue to implement concurrency requirements to provide and maintain adopted levels of service standards and ensure that new or expanded facilities are provided concurrent to new development resulting in increased intensity of use

- 3) Support Miami-Dade County's development and implementation of Water Supply Facilities Workplan
- 4) Protect natural drainage and recharge areas and stormwater network
- 5) Provide safe, efficient, and effective solid waste collection services
- 6) Prepare Village's Water Supply Facilities Work Plan

Coastal Management Element

Goal: Protect and manage environmental and man-made uses in coastal area of El Portal

- 1) Retain the limited natural waterfront stretch on Little River Canal
- 2) Improve existing scenic view and create public access to the Little River Canal shoreline
- 3) Improve environmental quality of Little River Canal and Biscayne Bay
- 4) Implement development code policies sensitive to shoreline uses, floodplains and site plan
- 5) Maintain existing hurricane evacuation times
- 6) Achieve the projected level of service in the coastal zone

Conservation Element

Goal: Preserve and enhance the natural features in El Portal

- 1) Achieve compliance with air quality standards
- 2) Minimize water pollution particularly in Little River Canal
- 3) Protect remaining tree stands and vegetation
- 4) Support Miami-Dade County development and implementation of Water Supply Facilities Workplan and water conservation efforts of other agencies
- 5) Implement the Miami-Dade County 20-year Water Supply Facilities Work Plan
- 6) Ensure resources are effectively managed

Resilience Element

Goal: Become a sustainable and resilient community

- 1) Ensure sufficient and affordable energy supply and implement clean/ renewable energy
- 2) Improve affordability
- 3) Reduce greenhouse gas emissions and reduce heat island effect
- 4) Encourage sustainable architecture and green building
- 5) Improve the Village's preparedness for natural disasters
- 6) Establish post-disaster procedures
- 7) Encourage the conservation of water
- 8) Educate on benefits of recycling and reusing products
- 9) Make cybersecurity a priority
- 10) Increase community resilience

Recreation and Open Space Element

Goal: Provide public recreation facilities and open space which are commensurate with needs of El Portal

- 1) Maintain access to Little River Canal
- 2) Coordinate public and private recreational resources

- 3) Maintain the existing facilities at El Portal
- 4) Ensure the preservation and expansion of public and private open space

Health Element

Goal: Preserve and improve physical and mental health and quality of life of residents

- 1) Collaborate with all agencies in the region to address health needs of all residents
- 2) Promote urban design that encourages physical activity
- 3) Improve safety by implementing crime prevention design
- 4) Promote access to healthy and affordable food
- 5) Ensure access to quality health care
- 6) Implement design and strategies that improve mental health and emotional well-being
- 7) Increase preparedness for epidemics and pandemics
- 8) Support efforts and strategies for public outreach and community engagement

Community Design Element

Goal: Maintain Village as attractive and livable municipality

- 1) Promote high-quality urban design and planning
- 2) Promote high-quality creative design that preserves Village's traditional architectural character
- 3) Create complete network of multimodal streets
- 4) Encourage public engagement and community involvement

Intergovernmental Element

Goal: Assure coordination with other governmental entities to implement this plan

- 1) Coordinate plans, including Comprehensive Plan, with other agencies and jurisdictions
- 2) Coordinate impact of Village development plan upon adjacent areas
- 3) Assure level of service standards coordination with other governmental entities

Capital Improvement Element

Goal: Continue to undertake capital improvements to keep public facilities in good condition and accommodate new development within sound fiscal practices

- 1) Assess public facility deficiencies and plan corrective capital projects
- 2) Implement concurrency requirements as a basis for reviewing development applications to maintain adequate facility level of service and address impacts from development
- 3) Future development projects to pay fair share of public improvement needs they generate
- 4) Public facility requirements generated by new development funded in timely manner
- 5) Direct recreational activities to areas of Village where facilities and services are available

Educational Facilities Element

Goal: Have a system of public education in cooperation with the County and other agencies that improves quality and quantity of public educational facilities available to residents of the County

- 1) Work toward reduction of overcrowding in Miami-Dade County public schools
- 2) Coordinate new residential development with future availability of public school facilities
- 3) Obtain suitable sites for public education facilities
- 4) Improve security and safety for students and staff
- 5) Bring schools and community closer together
- 6) Enhance effectiveness of learning environment
- 7) Establish and implement mechanisms for on-going coordination and communication

FUTURE LAND USE ELEMENT

Data and Analysis

The Village of El Portal is situated in the northern part of Miami-Dade County and located between the City of Miami to the south and Miami Shores Village to the north. El Portal is almost entirely developed, with very few vacant parcels of land remaining. The visual character of the Village is predominantly that of a quiet, wooded residential community. The residents take pride in the quality of the community, which has evolved as a desirable residential location.

Existing Land Use

Land Utilization Characteristics: Existing land uses are shown on the Existing Land Use Map-Figure 1. Most of the Village is developed with single-family, one story houses. A small amount of commercial uses front on N.E. 2nd Avenue. N.E. 2nd Avenue is also the location of some duplex and multifamily residential uses. Institutional uses include the Village Hall, a church, and an elementary school. The Florida East Coast Railroad right-of-way separates the easternmost part of the Village from the rest of the Village. The remainder of the Village is in single-family residential uses, the streets, two small landscaped open spaces and a park area next to the Village Hall.

Acreage of Uses: As shown in Table 1.1, the total estimated land area in El Portal is 162.5 acres. Residential land uses comprise approximately 112 acres of the land area (69.4%). Single family uses alone account for almost 96 acres, or 59.3% of the total. Roads are the next largest category of land use, covering almost 20% of the land area. The Village owns an estimated 11.7 acres, including the park and landscaped open space. Commercial uses (including offices) cover 4.8 acres and vacant land is less than one acre.

Natural Resources: As a small, developed urban community, there are no significant natural resources to be mapped on the El Portal Existing Land Use Map. Two existing natural features which have been altered by human activity should be noted, however. The Little River Canal has been channelized and bulkheaded for much of its length, but is still valuable as an existing resource and potential visual amenity. “The Indian Mound,” a landscaped historic site, is a circular park located towards the eastern end of N.E. 85th Street.

Density of Land Area: El Portal, which is approximately 0.6 square mile in size, consists mostly of low and medium density single-family residential land uses of less than six dwelling units per acre. Along N.E. 2nd Avenue, the duplexes and multifamily residential uses occur at medium to high densities of between seven and 36 dwelling units per acre.

Population

Sound professional practice requires that comprehensive planning be based on projections of future population levels and characteristics. Understanding potential population change is essential to the preparation of a plan which will be responsive to the anticipated conditions facing El Portal.

Data Sources for Population Projections: The population data utilized for the El Portal projections are based on the most current and accurate data available. The historical population data is from the decennial Census conducted by the U.S. Bureau of the Census. The official current population estimates used are prepared by the University of Florida Bureau of Economics and Business Research (BEBR). Population projections are prepared for Miami-Dade County by BEBR, but only estimates of current population for the preceding year are available for the Village. Local data sources for population projection include housing permit and residential capacity data, subarea projections prepared by the Miami-Dade County Planning Department, and residential electric meter connections. The El Portal population projections have been based on Census data, official BEBR estimates, Miami-Dade County Planning Department projections, and an estimate of the Village's residential capacity.

Historic Population Trends: Resident population and household trends for El Portal, Miami-Dade County, and Florida are illustrated in Table 1.2 and Table 1.3. The figures shown for are Census estimates of resident population. Resident population is defined by the Census Bureau and BEBR as being those persons who reside in a place for six months or more each year, and are often referred to as permanent residents.

Historic Household Trends: Household formation has continued at a slightly higher rate than population growth. Trends toward later marriages, fewer children per family, and more single-person households have resulted in a decline in the average number of persons per household. There are recent indications, though, that the rate of decline in persons per household in Miami-Dade County is now also moderating.

A factor in the changing resident population of El Portal has been the declining number of persons per occupied household. Table 1.4 shows the decline in the average number of persons per household in Miami-Dade County and selected cities in the County. The trend at the County level reflects the national and State trend. Demographers at the Bureau of Economic and Business Research agree with national population experts that the decreasing number of persons per household will continue at least in the short run, although the rate of decline is expected to slow.

There are recent indications that some Miami-Dade County communities may now be experiencing a reversal of the declining persons-per-household trend. According to the population specialists at the Miami-Dade County Planning Department, increases in the average number of persons per household are believed to be occurring in some areas where families of Hispanic origin comprise the majority of new residents. A trend toward larger household size may also be occurring in areas which have become more attractive to young couples and families and relatively less attractive to older couples. El Portal and Miami Beach are examples of this reversal.

Components of Population Change

Demographic Components: The population of a community can be divided into two main groups, defined on the basis of residency. The resident population lives in the community six months or more each year, and is comprised of persons who occupy year-round housing units and persons in group quarters. Group quarters include such residential uses as orphanages, nursing homes, prisons, and dormitories. Population estimates reported by the Census Bureau and projections reported by BEBR only address resident population. Resident population estimates for El Portal are shown in Table 1.5.

There is another population group, the seasonal population, that is particularly important for many Florida communities. Seasonal population is important because it can place significant demands on public services and facilities. This population component is comprised of persons who occupy transient lodging facilities and seasonal housing units intended for short-term rental, or are nonresident visitors not staying in lodging. Transient lodging includes hotel and motel *units*, apartments and other housing units leased for less than six months, campgrounds, and recreational vehicle parks. Seasonal housing units are reported in the Census as vacant seasonal and mitigatory units and as vacant year-round units held for occasional use.

Table 1.5 presents estimates of the seasonal population categories for El Portal. Day trips have been determined not to be a significant or quantifiable population factor because the Village lacks a beach or similar attraction and commuter trips to employment activities probably result in a decreased daytime population.

Residential Capacity

El Portal is substantially built-out. It is estimated that fewer than 10 single-family vacant lots remain in the Village. There is no remaining vacant land zoned for multiple family units.

The limited remaining residential capacity is a very significant factor for considering the future population potential in El Portal. Some additional residential units could possibly be accommodated through redevelopment of existing developed land at higher densities. The extent of this potential is not great, primarily because of current housing market conditions and trends.

There is another residential capacity factor which influences the total population of a community, the vacancy rate. Vacancies typically fluctuate with changing market conditions. Vacancy tends to be lower in housing units which are owner-occupied than in renter-occupied units. Based on previous estimates and current conditions for all occupied units, the vacancy rate in El Portal can reasonably be expected to fluctuate between three and six percent during the planning period. It has been assumed that the vacancy rate in the Village over the period covered by the population projections will average about four percent.

Population Projection

A projection of population for El Portal through 2040 is shown in Table 1.5. A ratio method of projection was used to derive the projected year-round population in the Village for the time period from in five-year intervals.

Conclusion

The proposed generalized future land uses within the Village of El Portal are delineated on the Future Land Use Map-Figure 2. The cities of Miami Shores Village and Miami, and parts of unincorporated Miami-Dade County about the Village. Remaining vacant, developable land in El Portal is extremely limited, and redevelopment will continue to be the only potential activity which would result in significant change in the existing land use pattern.

Future Land Use Analysis: Streets and utility services serving the existing developed uses in El Portal are generally adequate. As the Village is almost fully built-out under existing zoning, and the existing land use characteristics are to be largely maintained, maintenance of the existing infrastructure should be adequate to serve the population of the Village in the near future. The character and use suitability of vacant land is to be determined by adjacent existing land uses and current zoning. No additional land is needed to accommodate the projected population over the ten-year time period defined as the planning horizon for this plan.

Redevelopment: Two areas are recommended for private redevelopment as follows;

- N.E. 2nd Avenue: Reconstruct this Avenue as a transition from “Main Street” in Miami Shores (per the 2013 Charette) to small scale mixed-use urban fabric with a range of building types with retail on the ground story in El Portal. Additionally, a gateway treatment on the southern approach and traffic calming measures on the northern approach (as per the Charette) protects the character of the Village.
- Former Little Farm Trailer Park: Reintroduce a balanced mix of small and large retail, offices, and residents to create a true “24-hour” neighborhood with stability and flexibility. This would be achieved in two phases: Phase 1 would bring about appropriate street layout and “100%” comers and full buildout phase would connect the neighborhood back into mixed use and commercial properties along Biscayne Boulevard.

Annexation: In the interest of protecting the land use and building conditions as well as expanding its tax base to support municipal services, the Village will investigate the cost effectiveness of annexing some adjacent unincorporated areas.

Flood Plain: The principal area in the 100-year plain that is suitable for redevelopment is the former mobile home park discussed above. Otherwise, mitigation of development within the flood plain is not feasible. Also, the Little River has been channelized. See Figure 3.

Table 1.1
El Portal Existing Land Use, 2019

	Acres	Percentage of Land Area
Single Family		
(6 DU/Acre or Less)	95.8	59.3
Duplex		
(7-10 DU/Acre)	4.2	2.6
Apartments		
(10-36 DU/Acre)	2.5	1.5
Mobile Homes	9.6	5.9
Office	3.3	2.0
Religious	0.9	0.6
Municipal	11.6	7.2
Commercial	1.5	0.9
Recreational	0.1	0.1
Vacant	0.8	0.5
Roads and Canals	32.1	19.9
Totals	162.5	100.0

Table 1.2
Comparative Population Change, 2000-2017
El Portal, Miami-Dade County and Florida

Area	2000	2010	2017
El Portal			
Total Population	2,505	2,325	2,329
Households	837	847	n/a
Persons per Household	2.98	2.74	n/a
Total Housing Units	878	939	969
Miami-Dade County			
Total Population	2,253,362	2,496,435	2,702,602
Households	776,774	867,352	n/a
Persons per Household	.84	2.83	n/a
Florida			
Total Population	15,982,378	18,801,310	20,278,447
Households	6,337,929	7,420,802	9,259,684
Persons per Household	2.46	2.48	n/a

Source: United States Census Bureau, 2020.

Table 1.3
Population and Household Growth Trends 2000-2017
El Portal, Miami-Dade County and Florida

	2000Change	2010Change	2017Change
El Portal			
Total Population	-11	-13	402
Households	154	86	-22
Persons per Household	-0.37	-0.46	+0.29
Miami-Dade County			
Total Population	332,745	357,989	311,413
Households	119,701	181 ,804	82,525
Persons per Household	-0.07	-0.28	+0.17
Florida			
Total Population	1,839 ,958	2,955,779	3,190,874
Households	734,742	1,459,468	NA
Persons per Household	-0.21	-0.35	NA

Source: United States Census Bureau, 2020

Table 1.4
Average Persons Per Household, 2000-2010
El Portal, Miami-Dade County and Florida

Area	2000	2010
Miami Shores Village	2.67	2.65
North Miami	2.85	2.96
North Miami Beach	2.89	2.86
El Portal	2.98	2.74
South Miami	2.89	2.86
Miami-Dade County	2.84	2.83
Florida	2.46	2.48
United States	2.59	2.58

Table 1.5
El Portal Population Trends and Projections 2010-2030
Census Tracts and Village

	2010	2015	2020	2025	2030	2035	2040
Census Tract 10.01	NA	6,851	6,889	6,924	NA	NA	NA
Census Tract 11.04	NA	4,222	4,245	4,266	NA	NA	NA
Tract Totals	NA	11,073	11,134	11,190	NA	NA	NA
Percent Change	NA	0.5	0.4	0.3	NA	NA	NA
Village Permanent	2,325	2,492	2,374	2,431	2,487	2,544	2,601
Village Seasonal	512	512	512	512	512	512	512
Village Total	2,837	3,004	2,886	2,943	2,999	3,056	3,113

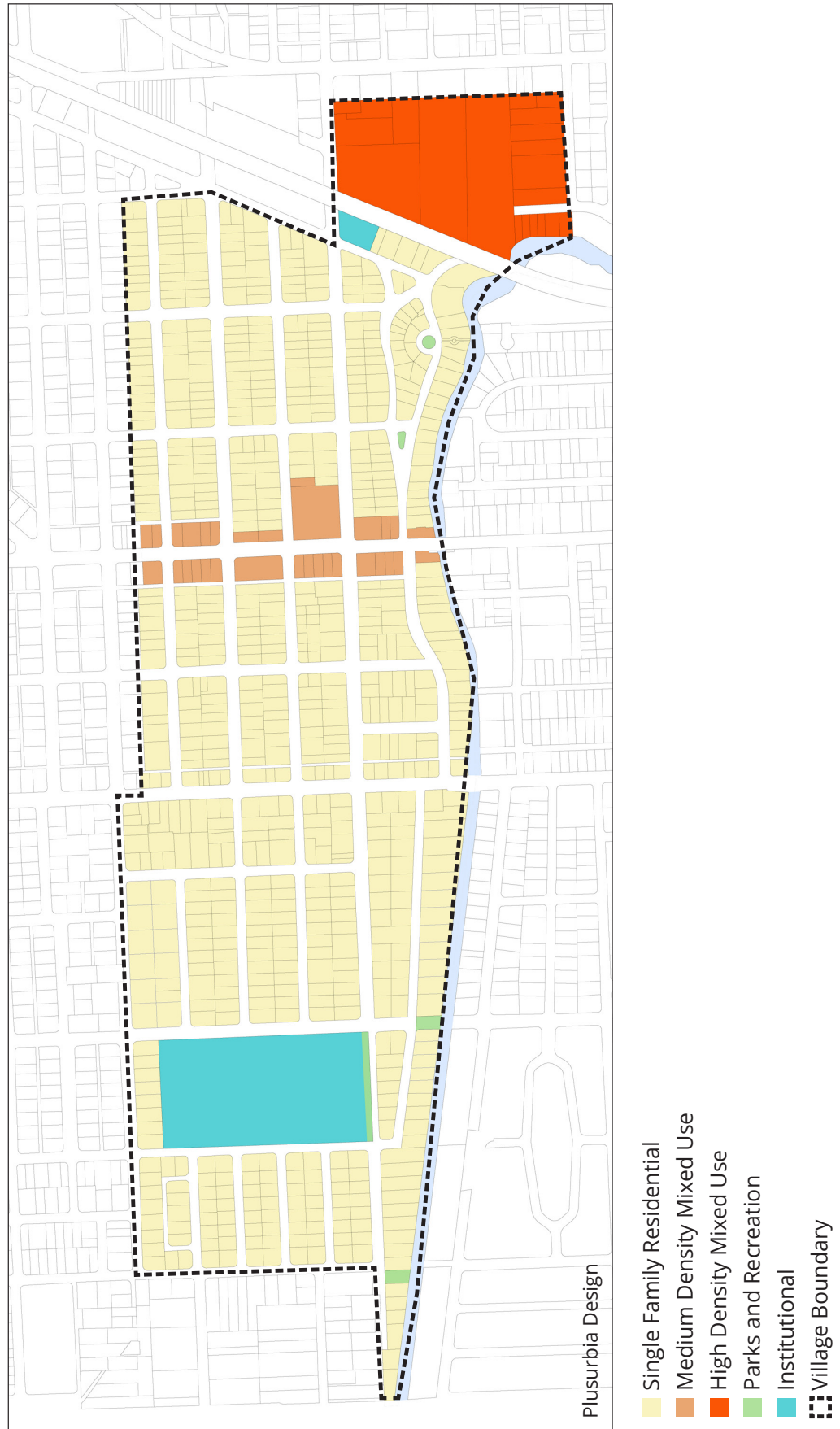
Source: United States Census Bureau, 2020.

Table 1.6
Population by Age, 2017 El Portal

Age Group	Total
0-5 years	116
5-9 years	67
10-14 years	155
15-19 years	70
20-24 years	64
25-34 years	380
35-44 years	331
45-54 years	426
55-59 years	168
60-64 years	75
65-74 years	262
75-84 years	160
85+years	55
Totals	2,329

Note: Numbers based on 2017 American Community Survey estimates.

VILLAGE OF EL PORTAL - FUTURE LAND USE MAP NOV 2016



FUTURE LAND USE ELEMENT

Goals, Objectives, and Policies

- Goal 1** To maintain the neighborhood structure of the Village, while increasing the diversity of uses and building types so that the Village may attract a diverse variety of households, business, and civic institutions and continue to pursue resiliency as a community.
- 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.
- 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.
- Policy 1.1.3 The Village shall seek to provide stormwater drainage in accordance with the 2019 Stormwater Master Plan, which is herein incorporated by reference into the Support Documents of the Comprehensive Plan.
- 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.
- Objective 1.2** The Village of El Portal shall continue to achieve a compatible and well-designed mix of land uses in the N.E. 2 Avenue corridor and a refined redevelopment plan for the former Little Farm Trailer Park site by the year 2020.
- Policy 1.2.1 Through the zoning process, the Village shall encourage mixed-use, walkable development along N.E. 2nd Avenue. By encouraging a variety of uses such as office, small-scale retail, civic and educational, residents will be within walking or cycling distance of uses that will provide for their daily needs within the Village's boundaries.
- Policy 1.2.2 The Village shall continue to encourage the redevelopment of the former Little Farm Trailer Park site into a well-planned mixed-use development that will include commercial, office, residential, institutional, civic, recreation and open spaces uses. The plan shall follow the principles set during the 2013 Village Charrette.

- Policy 1.2.3 The Village of El Portal shall use the South Florida Regional Planning Council's dispute resolution process when necessary to mediate the resolution of conflicts with other local governments and regional agencies. The Village may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by Section 163.3177, F.S., or other non-judicial approaches.
- Policy 1.2.4 The Village, although not currently impacted, shall enter into any appropriate agreement with the State of Florida University System or the Miami-Dade County School Board implementing the requirements of Section 240.155(11)(15), F.S., regarding campus master plans.
- 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.
- Policy 1.2.6 The Village of El Portal will maintain, as a particular area of attention in its planning program, a systematic review of the aesthetics and physical conditions between its boundary and those between unincorporated areas and other cities in an effort to improve the appearance of these areas and the compatibility and transition between the adjoining communities. Joint planning area agreements will be implemented if appropriate.
- Policy 1.2.7 Schools shall be allowed in the RSF Residential Single Family land use categories.
- Objective 1.3** The Village of El Portal shall continue to protect the limited existing natural resource base (see policies for measurability) and historic base.
- 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 2019 Stormwater Master Plan.
- Policy 1.3.2 Any new construction shall conform to the flood plain standards of the development code, particularly by achieving ground floor elevations above the flood plain in the proposed redevelopment project.

- Policy 1.3.3 The Village shall continue to protect and maintain the Indian Mound Park, a unique historic and natural resource, by no net change in its character. The Indian Mound Park is recorded as the Little River Mound by the State of Florida and was designated by Miami-Dade County as the El Portal Mound Site. The Mound is protected by State Statute Chapter 872.05, Florida's Unmarked Human Burial Law. It is located within the designated El Portal Archaeological Zone, which is bounded by NE 87th Street to the north, Park Drive to the east, the Little River to the south, NE 2nd Avenue to the west, and contain remnants of a prehistoric Native American village. Any ground disturbing activities within the archaeological zone shall require coordination with Miami-Dade County Office of Historic Preservation and a Certificate to Dig permit.
- Policy 1.3.4 With technical assistance from the Miami-Dade County Preservation Organization, Dade Heritage Trust and coordination with Miami-Dade County Office of Historic Preservation regarding potential historic designation, the Village shall survey the older housing stock to expand the list of architecturally and historically significant 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.
- Policy 1.3.5 The Village shall amend its Land Development Regulations as appropriate to reflect recommendations of the 2019 Stormwater Master Plan.
- Objective 1.4** The Village shall continue to ensure the availability of land needed if sewer lines are extended; see policy for measurability.
- Policy 1.4.1 In reviewing the development plans for the former Little Farm Trailer Park redevelopment, 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.
- Objective 1.5** The Village shall continue appropriate revisions to its development code consistent with this Comprehensive Plan.
- Policy 1.5.1 The Village shall include a provision that requires that the public facilities level of service standards be met concurrent with a request of any new development requiring such service.
- Policy 1.5.2 The Village shall review the code with special attention to the provisions for the Main Street Zone and Urban Center Zone and the on-site design standards and a general streamlining of the zoning code for easier understanding.

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:

Low Density Residential: This use includes single family dwelling units at a density up to 8 units per acre.

Medium Density Mixed Use: This use includes multi-family residential dwellings at a density of up to 36 units per acre in addition to a broad range of mixed-use, office, and commercial uses, and a limited range of lodging uses.

High Density Mixed Use: This use includes multi-family dwellings that exceed 36 units per acre in addition to a broad range of mixed-use, office, commercial, and lodging uses.

Parks and Recreation: This use includes parks and other public places.
Institutional: This use includes a broad range of governmental, utility, public safety, and public educational uses.

As used in this policy, mixed uses include a 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, such as regulations approved under a Special District Plan. Provisions for the inclusion of multimodal 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. The maximum residential density within a mixed use development shall range between 15 to 150 units per acre.

Objective 1.6 The Village shall seek to increase its tax base by 15% by 2025 and shall implement other strategies to increase its fiscal health, in order to provide adequate municipal services at reasonable tax rates.

Policy 1.6.1 The Village shall continue to investigate the feasibility of annexing adjacent unincorporated areas and shall apply to annex such areas as feasible and appropriate. These unincorporated areas include, but are not limited to, the blocks bounded by NW 91st Street on the North, NW 87th Street on the South, I-95 on the East, and NW 5th Avenue on the West.

Policy 1.6.2	The Village shall continue to enact zoning controls to assure quality, tax generating redevelopment of the former Little Farm Trailer Park site.
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.
Policy 1.6.4	In implementing the redevelopment of the former 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.
Policy 1.6.5	The Village will support the use of the existing Florida East Coast (FEC) railway right of way for passenger train service.
Policy 1.6.6	In reviewing the development plans for the former Little Farm Trailer Park redevelopment the Village shall encourage dedication of land for a passenger train station (as needed) or other civic space as a part of the site plan review process.
Objective 1.7	The Village shall strive to increase density in a sustainable manner that is that takes into consideration the need for expeditious and multi-modal evacuation.
Policy 1.7.1	The Village shall continue to ensure that redevelopment opportunity sites such as the former Little Farm Trailer Park have high-quality, mixed-use, buildings that contribute to a diversity of housing types and transit-supportive densities.
Policy 1.7.2	The Village shall direct the location of all future developments away from coastal or other high hazard areas or a 100-year floodplain.
Objective 1.8	The Village of El Portal shall support and implement recommendations that have come from the 2013 Village of El Portal Charrette Report.
Policy 1.8.1	The Village shall encourage the establishment of a Little River Nature Preserve and Environmental Learning Center on the south bank of the Little River in the City of Miami.
Policy 1.8.2	The Village shall establish a gateway entry into its community consistent with the models demonstrated in the 2013 El Portal Charrette Report.
Policy 1.8.3	The Village of El Portal shall support the reconstruction of the Little River

Bridge in order to provide a more proper entry into this community.

Policy 1.8.4 The Village shall encourage the revitalization of the area in and around Biscayne Boulevard within its City limits and to reintroduce the viable mix of uses for its community.

Policy 1.8.5 The Village shall initiate a redevelopment plan for areas described in the 2013 El Portal Charrette Report.

TRANSPORTATION ELEMENT

Data and Analysis

The Transportation Element of the El Portal Comprehensive Plan addresses several planning considerations for the roadway system, including the mapping of existing transportation characteristics and the identification of roadway functional classifications and number of traffic lanes. Transportation is analyzed and includes assessments of current and projected levels of service and system needs. Future transportation patterns, including roadway functional classifications, are also mapped. Statements of goals, objectives, and policies conclude the element. These statements provide direction for addressing municipal programs and activities which affect the coordinated and effective use of roadways to assure that the traffic circulation service needs of El Portal will be met in the future.

El Portal shares responsibilities for roadway maintenance within the Village jurisdiction with Miami-Dade County, depending on whether the road is designated as a local or county facility. There are no State or federal roadways in the Village. The Metropolitan Planning Organization for Miami-Dade County directs the coordination of County-wide traffic issues. The transportation system in El Portal is part of the regional roadway network in Miami-Dade County, and is substantially developed in accordance with the *Miami-Dade County Comprehensive Development Master Plan* and the *Miami-Dade 2040 Long Range Transportation Plan* by the Miami-Dade Metropolitan Planning Organization.

Existing Traffic Circulation Characteristics

East-West Streets: El Portal is an urban community of about 2,500 permanent residents with an established and stable residential character. The roadway network in the Village is laid out in a grid pattern with a north-south and east-west orientation. The exception to this pattern is N.E. 86th Street, which curves along the Little River Canal in a generally east-west direction. The Florida East Coast Railroad track right-of-way crosses through El Portal in a northeast-southwest direction. The railroad is a barrier which interrupts east-west traffic circulation, except for the crossing at Northeast 87th Street. Interstate 95, also prevents east-west through movement of vehicles.

North-South Street: The Village is well served by existing roads for through traffic movement in a north-south direction. Biscayne Boulevard, near the eastern side of the Village, is heavily used by commuters. Interstate 95 and US Highway 441 provides major north-south traffic routes just west of the Village limits. North Miami Avenue and Northeast 2nd Avenue (Dixie Highway) through El Portal are sometimes recommended as alternate north-south routes for commuters by traffic advisory reports when I-95 or U.S. 441 are tied up by accidents or heavy traffic congestion. These two routes provide the only access south from the Village to Miami via bridges over the Little River Canal.

Traffic Volumes: Vehicle counts, number of traffic lanes, and the location of the railroad are indicated on the Existing Traffic Circulation Map. Traffic counts are based on Average Daily Trips reported by the Miami-Dade Public Works Department, Highway Division for 2018. Between 2014 and 2018, traffic volumes increased substantially on Northeast 2nd Avenue, Northeast/ Northwest 87th Avenue, and North Miami Avenue.

The most recent data gathered shows that the section of NE 2nd Avenue from 79th Street to 38th Street recorded 4,700 trips. The LOS is E + 20% allowing the addition of 5,440 trips before the minimum LOS has been reached. NW 2nd Avenue between 79th Street and 103rd Street recorded 17,400 trips. The LOS established for this section is E + 50% allowing for the addition of 408 trips to be added before the minimum LOS has been reached. The remaining section of road to reflect traffic volume within the Village is North Miami Avenue between 103rd Street and 79th Street. This section recorded 17,400 trips. The established LOS is E+ 20% allowing for the addition of 781 trips before reaching this minimum level.

It is the Department's intent to plan, design and operate the State Highway System at an acceptable level of service for the traveling public. The automobile mode level of service targets for the State Highway System during peak travel hours are "D" in urbanized areas and "C" outside urbanized areas. The Department shall work with local governments to establish appropriate level of service targets for multimodal mobility and system design. The targets shall be responsive to all users, for context, roadway function, network design, and user safety.

(https://fdotwww.blob.core.windows.net/sitefinity/docs/defaultsource/content/planning/systems/programs/sm/los/pdfs/los_policy_april_2017.pdf?sfvrsn=6f7b8195_0).

Jurisdiction: Roadway improvements have been made by the Village and the County to maintain an adequate level of service on roads within El Portal. The Village's street maintenance program has continued on schedule. Signalization and signage is the responsibility of Miami-Dade County. There are three roadway links in the Village which are maintained by the County. The remainder of the roadways is maintained by the Village. County roads in the Village are listed below with their location, length, and Florida Department of Transportation roadway functional classifications. The remaining roads are classified as local streets, and there are no limited access roads.

Table 2.1
County Maintained Roadways in El Portal

Roadway	Location	Length-Miles	Facility Type	Speed Limit (miles per hours)
N.E. 2nd Avenue	L. Riv. Canal to N.E. 90th St.	0.5	Collector	30
N.W. 2nd Avenue	N.W. 87th St. to N.W. 91st St.	0.4	Collector	25
North Miami Ave.	L. Riv. Canal to N.W. 91st St.	0.5	Minor Arterial	40

Sources: Florida Department of Transportation, 2019.

Accidents: None of the County’s 25 highest accident intersections are located in or near El Portal. The intersection of N.E. 87th Street and N.E. 2nd Avenue is the highest accident rate within the Village; it is already signalized.

Other Transit Modes: There are no ports, airports, or high-speed rail lines existing in or planned for the Village.

Parking and Accessibility

Parking facilities and traffic congestion are concerns in the N.E. Second Avenue commercial area. This area includes multi-family homes, commercial uses, a school, as well as professional offices. The traffic trips generated by the commercial uses are a minor factor in traffic congestion in the area. While accessibility to the businesses is not a problem, there are parking problems. An existing ordinance prohibits the parking of commercial and industrial vehicles except when loading or unloading.

Existing Levels of Service

Defined service levels provide a summary of roadway conditions which are useful for evaluating road needs. The level of service (LOS) of a roadway is defined by the number of vehicles passing through a road link or intersection during a given period of time while maintaining a specified operating condition. The standard definitions provided by the Florida Department of Community Affairs of service levels used in transportation planning are as follows:

LOS “A”: Highest LOS, describes primarily unimpeded flow of traffic operations at average travel speeds. Vehicles are completely unimpeded in their ability to maneuver within the flow of traffic and stopped delay at intersections is minimal.

LOS “B”: Reasonably unimpeded traffic flow at average travel speeds. The ability to

maneuver within the flow of traffic is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to tension due to traffic conditions.

LOS “C”: Stable traffic flow operations, although ability to maneuver and change lanes may be more restricted than LOS B, Longer queues and adverse signal coordination may contribute to lower average travel speeds, while motorists experience appreciable tension due to driving conditions.

LOS “D”: Small increases in traffic volume may cause substantial approach delays and decreased average safe speeds. Contributing conditions can include adverse signal progression and timing, and higher traffic volumes.

LOS “E”: Traffic flow progression, high signal density, extensive queueing at critical intersections, and inappropriate signal timing.

LOS “F”: Traffic flow is characterized by extremely slow speeds. Congestion at intersections is likely at critical signalized locations, with resulting high approach delays. Adverse signal progression is frequently a factor at this level of service.

Table 2.2
Functional Classifications and Levels of Service Standards
El Portal, 2014 and 2018

			Traffic		Future AADT	Lanes	Level of Service
	Functional Classification	2014	2018				
Roadway	(I)	(2)	(2)	% Change	Vol.(3)	2018	2018
N.E. 2nd Avenue	Major Collector - Urban	12,800	10,600	-17.2%	10,000- 30,000	4	F
N.W. 2nd Avenue	Major Collector - Urban	3,600	4,500	25.0%	NA	2	NA
North Miami Ave.	Minor arterial - Urban	11,100	17,400	56.8%	Less than 10,000	4	E
NE/ NW 87th Street	Major Collector - Urban	4,800	5,300	10.4%	NA	2	NA

Sources: 2040 Miami-Dade Long-Range Transportation Plan

Table 2.2A
El Portal Traffic Count and Est. LOS

Roadway	Recorded Trips	Est. LOS	Remaining Trips
NE 2nd Ave (79 th St 36 th St)	2,920	E+20%	1,440
NE 2nd Ave (86 th St to 96 th St)	3,570	E+20%	1,580
NW 2nd Ave (79 th St – 36 th St)	1,860	E+20%	880
NW 2nd Ave (119 th St to 87 th St)	1,930	E+20%	408
N Miami Ave (95 th St to 79 th St)	9,312	E+20%	781

Source: Miami-Dade County Transportation Department

Existing System Needs

Existing system needs for local roads are defined during periodic surveys conducted by the El Portal Public Works Department. Since the Village is developed, the needs are primarily for maintenance activities, which are expected to continue to be adequately funded. The “Long Range Element of the Year 2040 Miami-Dade Transportation Plan” identifies priority projects for the highway system in Miami-Dade County. No priority projects for the State or the County highway system in El Portal are identified.

Needs Assessment

Policies providing guidance for protecting rights-of-way in El Portal from encroachment, street and signage maintenance, considering pedestrian ways, providing adequate off-street parking, and controlling access points are needed to ensure that the traffic circulation system in the Village continues to provide satisfactory service levels.

Coordinating the traffic circulation system with the El Portal future land use plan, other local governments, and regional plans should continue to be a priority for El Portal. Joint funding possibilities for needed transportation system improvements should be further explored with the cooperation of adjacent local government jurisdictions, including Miami Shores Village and Miami-Dade County. The Miami-Dade County Metropolitan Planning Organization provides a forum for the discussion of coordinating transportation system improvements.

Two principal future issues need to be explored:

1. Develop a pilot project to discourage non-local traffic on residential streets.
2. As plans for the rail transit line along the Biscayne Boulevard corridor, the Village will work with County officials to obtain a stop in the vicinity of 87th Street.
3. Create a project to redesign NE 2nd Avenue to reduce vehicle speeds and become safer for pedestrians and cyclists.

TRANSPORTATION ELEMENT

Goals, Objectives, and Policies

- Goal 1** To provide for a safe, convenient, and efficient motorized and non-motorized transportation system for all residents and visitors to the Village.
- Objective 1.1** The Village shall strive to balance mobility modes so that vehicular traffic moves at a civilized pace and does not create discomfort or danger for pedestrians, cyclists, and transit riders.
- Policy 1.1.1** The Village shall continue to utilize the following peak hour level of service standards due to the jurisdiction of the major streets and the existing development pattern:
- Minor arterial C
 - Collector D
- Policy 1.1.2** The Village shall continue to use the development plan review process to control roadway access points, and on-site traffic flow and parking; amend the Village's code provisions where necessary within one year of transmitting this plan.
- Policy 1.1.3** In particular, the Village of El Portal shall review the street design and redevelopment of parcels fronting N.E. Second Avenue in order to implement Complete Streets and building fabric that supports a walkable experience.
- 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.
- Policy 1.1.5** Create a bicycle and pedestrian Master Plan to improve east west connections throughout the Village and address crossings for the main corridors running north-south.
- Policy 1.1.6** Assure consistency with the requirements of the Americans with Disabilities Act (ADA) in the planning and design of a pedestrian system in the Village.
- Objective 1.2** The Village shall continue to achieve coordination of the Future Land Use Plan and the Transportation Element by recognizing the traffic implications of mixed-use redevelopment sites including the former Little Farm Trailer Park site, and by providing for connectivity between those sites 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 future designs.

- Policy 1.2.1 The Village shall develop and implement a pilot project to discourage speeding traffic on streets.
- Policy 1.2.2a The Village shall otherwise, maintain the existing circulation system and assure traffic patterns and bicycle paths that complement the neighborhoods.
- Policy 1.2.2b The Village shall utilize traffic calming techniques in order to discourage through traffic in residential areas. Traffic calming techniques may include reduced pavement width, on-street parking, regularly-spaced street trees planted near the edge of pavement or in medians, narrow turning radii at intersections, speed tables, crosswalk texture, and roundabouts.
- Policy 1.2.3 The Village shall continue to cooperate with surrounding jurisdictions to provide a uniform traffic control system within the Village and surrounding areas to the extent practicable and feasible.
- Policy 1.2.4 The Village shall maintain and enforce requirements within its development codes that regulate site lines at intersections and driveways in order to improve visibility for drivers without compromising proper building location, on-street parking, or tree canopy.
- Policy 1.2.5 Improve pedestrian safety, safe crossings, and access to stations/stops on 2nd Avenue and North Miami Avenue.
- Policy 1.2.6 Research the feasibility of a Village circulator or other micro-transportation as additional mixed-use development takes place in the Village and as a potential commuter rail stop is implemented at 79th Street.
- Policy 1.2.7 Coordinate with Miami-Dade Transit to improve public transportation to and from the Village.
- Policy 1.2.8 Prepare a plan for bicycle and pedestrian connections from the Village to the potential future commuter rail stop at 79th Street.
- Objective 1.3** The Village shall continue to coordinate Village transportation planning with the Metropolitan Planning Organization.

- Policy 1.3.1 The Village shall continue to coordinate with the Metropolitan Planning Organization, the State and other regional transportation planning agencies to achieve better traffic flow on the arterial and collectors without widening them.
- Policy 1.3.2 The Village of El Portal shall continue to coordinate with the same agencies to help them implement the plan for rail transit along the Biscayne Boulevard corridor including a stop at 87th Street.
- Policy 1.3.3 The Village shall participate in the Metropolitan Planning Organization process by providing staff time for the Metropolitan Planning Organization's Technical Advisory Committee.
- Policy 1.3.4 The Village shall actively participate in the Metropolitan Planning Organization's activities to ensure that decisions affecting the Village are met concerning area wide transportation planning issues.
- Objective 1.4** The Village shall continue to avoid any building construction within existing street rights-of-way; note: additional rights-of-way are not required since no widening is planned.
- Policy 1.4.1 The Village shall continue to utilize the development review process to protect the existing major street rights-of-way by enforcing setback and other zoning requirements.
- Objective 1.5** The Village of El Portal shall select projects to be funded under the capital improvements programs based on criteria which ensure that priority needs are met.

Policy 1.5.1	Criteria to rank new projects for funding under Federal, State and local capital improvements programs in the Village include: • Project reduces congestion, particularly where levels of service do not meet adopted standards. • Project improves and supports public transportation. • Project improves pedestrian and bicycle safety and accessibility. • Project improves Village resilience to flooding and sea level rise. • Project improves intermodal facility. • Project improves hurricane evacuation and recovery. • Project improvements are the results of a redevelopment plan or similar endeavor. Criteria with half the importance of the above include the following: • Project supports urban service strategies. • Project improves or provides alternatives to the Florida Intrastate Highway System. • Project improves traffic circulation. • Project has limited environmental impact. • Project improves freight movement. • Project protects right-of-way. • Project provides continuity of capital programming.
Objective 1.6	The Village of El Portal shall identify land use reforms in order to encourage the use of non-automobile modes.
Policy 1.6.1	Coordination of land use and non-automobile modes includes promoting transit-supportive densities and a mixture of uses, increasing network connectivity, and implementing Transit-Oriented Development (T.O.D.) Principles in the vicinity of existing or planned transit stops and stations.
Policy 1.6.2	Encourage local commercial uses by improving walkability between single family residential areas and the Z4 and Z5 zoning districts.
Objective 1.7	The Village of El Portal shall encourage the use of bicycles by studying communities that have implemented safe bicycle infrastructure and implementing similar infrastructure in the Village of El Portal.
Policy 1.7.1	Safe bicycle infrastructure may include protected bike lanes and protected intersections, bike boxes at intersections, buffered bike lanes, sharrows on streets with a low design speed, locations for bike share and bike rental, sufficient and safe bike storage areas, and sufficient bike parking.
Policy 1.7.2	Bicycle infrastructure should be coordinated with Metropolitan Miami-Dade County's efforts for improved bicycle connectivity and safety.

HOUSING ELEMENT

Data and Analysis

El Portal is a developed, predominantly residential community within the metropolitan Miami urban area. There are very few remaining vacant residential lots in the Village. The opportunity for the development of new subdivisions or major residential building projects is therefore largely limited to redevelopment. This condition is evidenced by the fact that few building permits for new residential construction have been issued since 1975. There has been a 20.3% increase in the total resident population since 2000.

This housing element contains an overview of existing housing conditions, followed by an analysis of future housing needs and statements of a goal, objectives, and policies. The analysis contains commentary regarding the maintenance of the quality of the existing housing stock.

2010 Housing Characteristics

Housing Type: El Portal is not only residential in nature, it is also predominantly comprised of single-family detached housing. According to the 2015 American Community Survey, 77.9% of the year-round housing units were single-family dwellings. The dominant single-family residential character in El Portal is in strong contrast to Miami-Dade County, where only 43.8% of the year-round housing units were single-family in 2015. Total units and percentage of inventory for the type of unit is shown in Table 3.1, which compares the El Portal, adjacent Miami Shores Village, and Miami-Dade County housing inventory in 2010.

Tenure: Reinforcing the fact that El Portal is predominantly single-family, a very high percentage of the housing units are owner-occupied. In 2010, the Census reported that 64 percent of all occupied units were owner-occupied. The remaining 36 percent were renter-occupied units. Table 3.2 illustrates the difference between the tenure characteristics of El Portal and Miami-Dade County. In the County, the owner-occupancy rate was reported to only 53.9 percent in 2010. The contrasts between El Portal and Miami-Dade County indicate that El Portal is a developed, stable residential community.

Age of Housing: The reported age of housing structures in El Portal is another indicator of the established residential character of the Village. A significant portion of the housing stock in El Portal is over 40 years old. According to the U.S. Census, 878 total housing units were in place in 2000 and this increased to 965 in 2010 and 969 in 2017. 92 percent of the housing stock was constructed prior to 1980.

Renter-occupied housing costs: The median contract rent for specified renter-occupied housing units at the time of the 2017 American Community Survey was \$1,125 a month in El Portal. This was comparable to the median rent of \$1,079 a month for Miami-Dade County.

Owner-occupied housing value: The median value of specified owner-occupied housing units in El Portal was \$356,790 in 2017. This was comparable to the \$281,555 value in Miami-Dade

County, but was 116 percent above the adjacent community of Miami Shores Village.

Rent-to-Income and Cost-to-Income Ratios: The household income for renter-occupied and owner-occupied housing units (which is necessary for determining these ratios) for El Portal is not available from the Census; these figures are provided only for communities over 2,500 population. Therefore, the 2010 ratios for adjacent Miami Shores Village (a very similar housing stock and income range) were used to make the estimates in Tables 3.6 and 3.7. They show that most of households are paying less than one-third of their income for housing, which is desirable.

Housing Conditions

Housing units may be considered substandard based upon the lack of complete plumbing for exclusive use and more than one person residing per room (as a measure of overcrowding). The 2017 American Community Survey reported 44 occupied housing units lacking complete plumbing for exclusive use. There were 49 housing units reported as having more than one person residing per room. Data on lack of central heating is not available but is not really applicable to Miami-Dade County's tropical climate. Since over 90 percent of the housing stock is more than 40 years old, the condition of housing is an important consideration. Deteriorated is defined as in need of significant minor repairs due to deferred maintenance. Dilapidated means unfit for habitation and thus in need of substantial rehabilitation or demolition.

Specialized Housing Characteristics

Subsidized Rental Housing Development: There are no government-subsidized rental housing developments in El Portal, according to State and local records or the U.S. Department of Housing and Urban Development list of Projects Under Development in Miami-Dade County.

Group Homes: There are no centers for independent living in El Portal. The only facility of this type in Miami-Dade County is the C-Sail Center located in the City of Miami. There are no long-term residential care facilities in El Portal. According to the Department of Health and Rehabilitative Services District Office in Miami-Dade County, there are no family group homes, no foster family group homes, and no licensed child caring or child placing facilities within El Portal.

Historically Significant Housing: The Historic Preservation Division of the Miami-Dade Office of Community and Economic Development surveyed Miami-Dade County between 1978 and 1980 in order to inventory properties worthy of historic designation. 28 residential properties in El Portal were identified for consideration of historic property designation, and are listed on the State Master File. Since then, the properties listed on the State Master Site File has been reduced; see Table 3.4. The Village encourages a resurvey of resources. To date, three properties have obtained official local designation as historic property through the Miami-Dade County Office of Historic Preservation. One is the "El Portal House" at 6 N.E. 89th Street, a 1 1/2 story residence that was built in 1910, the other is the "Sherwood Forest House" at 301 NE 86th Street, built in 1924. The other properties are the El Portal Mound Site, the El Portal Archaeological Zone, and the El Portal/Little River Seawall, which are not residential.

New Household Formation: The current housing stock is expected to remain stable. Most of the identified vacant lots may be owned by adjacent homeowners and may therefore never be built upon. As the trend toward a decreasing number of persons per household continues, the total population will diminish accordingly. The household character may change in the future as the existing residents age and move to elderly care facilities or become deceased. As existing units re-enter the housing market, it is possible that younger homebuyers will gradually move into the Village, attracted by the relative value of the houses and the convenient location to employment activities in downtown Miami.

Housing Market Conditions

Anticipated New Housing Needs: Housing needs are determined by analyzing projected population trends and new household formation, in conjunction with a consideration of the life expectancy of the existing housing inventory. With little available vacant land and a stable housing stock, there is no opportunity to develop new housing beyond the anticipated occasional replacement of an existing unit.

Housing Rehabilitation: A significant portion of the housing stock was constructed between the 1920's and the 1950's. Although most of these units are in sound condition, it can be anticipated that two percent of the housing stock will become substandard and require replacement or rehabilitation.

Land Requirements for Additional Housing: Remaining vacant residential land in El Portal is extremely limited. The market feasibility of new residential redevelopment will continue to be contingent on housing market economics in the northeast Miami-Dade County area. Only four single-family lots remain to be built upon. There are no vacant multifamily parcels left in the Village. While demand for higher residential densities may increase in the future, El Portal does not anticipate any change in existing densities during the next ten years.

Private Sector Housing Delivery Process: Development and redevelopment of the housing stock is a function undertaken by the private sector. El Portal does not build any housing, although the development regulations of the Village do guide and govern the private sector's residential construction activity. The maintenance of the housing stock is also a private sector responsibility. El Portal does play an important indirect role in this regard, as the enforcement of zoning and housing codes acts as a constant reminder to the private sector of its maintenance responsibilities. The private sector is not anticipated to have any difficulty meeting the needs for replacement and rehabilitation of the existing housing stock.

Elimination of Substandard Housing

It is estimated that more than 80 percent of the housing stock in El Portal is between 30 and 70 years old. Adequate housing maintenance in order to minimize the effects of age and deterioration is important. Although the housing has been generally well-maintained up to this time, a threshold point is rapidly being reached. Effectiveness of code enforcement operations may be a significant factor for ensuring that substandard housing does not become a serious problem. Substandard housing concerns occur in three primary areas.

Multiple Occupancy: This issue concerns the existence of substandard living conditions resulting from overcrowding. This problem, which affects many communities in South Florida, is primarily a result of immigration by persons not yet familiar with the rules, codes, and accepted standards of living in the United States. Multiple occupancy is the most difficult substandard housing condition to enforce and to correct. Although enforcement falls solely upon the Village at this time and for the foreseeable future, it may become a problem of such magnitude that it could eventually need to be addressed by the State Legislature.

Structural Failures: Some structural failures may occur in the older housing within the next 10 to 15 years. These failures may be expected to take the form of concrete tie-beam failure or roof structure collapse. Inspection of these structural elements is beyond the scope of the building and code enforcement personnel at the local level. If such failures do occur, the involvement of El Portal will be limited to approval and inspection of any replacement and rehabilitation work undertaken by private firms.

Code Violations: The units in the housing stock creating the greatest number of problems and receiving the majority of violation citations are units with absentee ownership. Property owners who live elsewhere are too often not concerned with the condition of their property, and renters as a rule do not maintain their homes with the same care as homeowners. Only 25 percent of the housing stock in El Portal was renter-occupied, according to the 2010 Census. It is fortunate that this figure is low (Miami-Dade County, in contrast was at 44.2 percent), as an on-going and directed program of code enforcement will be necessary in order to insure maintenance of the condition of the rental housing stock.

The housing stock in El Portal is showing signs of ageing, as evidenced by the houses that require painting and other forms of maintenance. The current program of code enforcement should be continued in order to ensure that today's maintenance problems do not become tomorrow's full-scale neglect and deterioration of the housing stock. Multiple-occupancy and overcrowded living conditions, despite the difficulties of enforcement procedures, should be carefully monitored and new, more effective enforcement procedures sought.

Provision of Adequate Sites for Housing

Low and Moderate Income Housing: The South Florida Low Income Housing Task Force has recommended that housing issues for low and moderate income families be addressed on the basis of housing markets. In Miami-Dade County these areas are defined as the seven major statistical areas used by Miami-Dade Planning. El Portal is in the Northeast Miami-Dade housing market area. Median household income in Miami-Dade County was estimated to be \$46,338 in 2017 by 2013-2017 American Community Survey Estimates). The HUD estimates define income levels for analysis purposes. Very low income is 50 percent of the median, or \$14,850. The moderate family income level is between 80 and 120 percent of the median, or \$26,774 to \$37,535. These figures are for a family of four and are further adjusted for family size.

Affordability: Families in the low and very low income ranges are not typically participants in the home-ownership market. It is therefore appropriate to focus on rental housing for this issue. By

adjusting the reported gross rent for specified renter-occupied units in the 2010 Census for inflation, it can be estimated that El Portal had adequate rental units which were affordable by families in the very low income range in 2010. This analysis does not adjust for below market rents in the reported units or changes in the rental housing stock since the Census. The amount of affordable units may have changed significantly since 2010, and cannot be accurately determined without a current housing market study.

Recent sales of owner-occupied units in El Portal indicate that there is ample housing for moderate income families in the Village. Although El Portal is a moderate to middle income community, there does not appear to be any problem regarding affordable housing in the Village. The housing market appears to be consistent with the financial capabilities of the population. Since the housing stock is stabilized and there is no available vacant land for new development, it is not possible to provide for future housing at any special income level without public incentives beyond the financial capability of the Village.

Licensed Group and Foster Homes: Provision of adequate sites for licensed group and foster homes is an issue of regional importance. At the present time there are no foster care facilities and no licensed adult congregate living facilities in El Portal. Chapter 163, Florida Statutes, requires that the provision of adequate sites for group homes and foster care facilities in residential areas or areas with residential character be addressed in local comprehensive plans. Village regulations should allow these uses only on the residential frontage on North Miami and N.E. 2nd Avenues with the following limits: no more than six residents per facility, similar facilities may not be located within 1500 feet of an established facility, a specified minimum floor area per resident and each facility must maintain a residential appearance appropriate to the existing neighborhood character. *All* other applicable Village, County, and State regulations must also be satisfied before local approval will be granted.

Historically Significant Housing

Efforts toward additional National Register of Historic Places nominations or locally-designated preservation districts and historically significant housing should be encouraged, by both the public and private sectors. Pride is generated by the designation of such housing or districts, which can lead to the revitalization and continued maintenance of local historic residential properties. The result is that such properties or areas are much more likely to be well-maintained, and rehabilitation efforts are promoted.

Since many residential properties in El Portal were identified for consideration to receive historic property designation, efforts should be made to encourage such status. Special County, State and federal funds are available for the renovation and rehabilitation of officially-designated historic properties. The Village will coordinate such efforts with the Miami-Dade County Office of Historic Preservation, which regulates local designations in El Portal.

Table 3.1
Housing Type, 2018
El Portal, Miami Shores and Miami-Dade County

	Total Year-Round Housing Units	Single-Family Mobile Homes	Single-Family as Percent of Total Units
El Portal	1,049	0	100%
Miami Shores	3,918	0	100%
Miami-Dade County	858,232	12,211	1.42%

Note: Percents rounded
Source: Miami-Dade County GIS (2018)

Table 3.2
Housing Tenure Characteristics as a Percentage of Occupied Units
2010 El Portal and Miami-Dade County

Tenure	El Portal 2010	
	Units	Percent
Occupied Housing Units	847	100.0
Owner-Occupied	635	75.0
Renter-Occupied	212	25.0
Tenure	Miami-Dade County 2010	
	Units	Percent
Occupied Housing Units	867,352	100.0
Owner-Occupied	438,874	55.8
Renter-Occupied	383,478	44.2

Source: US Census Bureau 2010

Table 3.3
Housing Units, 2018 El Portal

	Number of Buildings	Percent Change
Before 1970	722	92%
After 1970	36	5%
Unknown	27	3%

Source: Miami-Dade County GIS (2018)

Table 3.4
Historical and Architectural Sites of Major Significance

Address	Site Name	Year Built
8900 NE 1 st Avenue	Satchell Home	1927
112 NE 88 th Street	Vinton House	c.1926
101 NE 87 th Street	Brett House	c.1930
100 NE 88 th Street	Duff House	c.1926
6 NE 89 th Street	Emily Brion House	c.1900
519 NE 83 rd Street	519 NE 83 rd Street	c.1915
301 NE 86 th Street	301 NE 86 th Street	c.1925
176 NW 91 st Street	176 NW 91 st Street	c.1935

Source: Florida Master Site File (2021).

HOUSING ELEMENT

Goals, Objectives, and Policies

- Goal 1** *The Village of El Portal shall continue to assure the availability of a mix of housing types that are affordable, accessible, and in sound condition.*
- Objective 1.1** The Village shall continue to assist the private sector in providing the limited “in-fill” housing that El Portal can accommodate. “In-fill” housing is new housing on scattered lots in neighborhoods which are largely developed.
- Policy 1.1.1 The Village shall continue to utilize the Future Land Use Plan and zoning map to assure a diversity of housing types.
- Policy 1.1.2 The Village shall continue a municipal development application review process that minimizes delay yet assures quality control.
- Policy 1.1.3 The Village shall encourage the development and redevelopment of housing that provides a diversity of building types, enhances public safety, minimizes adverse effects to the environment, and encourages energy efficiency.
- Objective 1.2** The Village shall continue to maintain a stock with no structurally substandard units.
- Policy 1.2.1 The Village shall continue to enforce the minimum housing standards ordinance in order to prevent substandard housing.
- Policy 1.2.2 The Village code enforcement personnel shall continue to assist eligible homeowners in contacting County Housing and Urban Development officials relative to Community Development Block Grant low interest rehabilitation loans.
- Policy 1.2.3 Through technical assistance by Village officials and coordination with the Miami-Dade County Office of Historic Preservation regarding potential designation, the Village shall continue to monitor and preserve (through restoration) the architecturally significant houses.
- Policy 1.2.4 The Village shall continue to coordinate with Miami-Dade County Office of Historic Preservation and Dade Heritage Trust to document the cultural and architectural character of the housing in the Village, encourage local historic designation, and provide technical assistance, education, and assistance with identifying opportunities for financial assistance, such as grants for the rehabilitation of historically significant housing.

- Objective 1.3** The Village officials shall continue to provide technical assistance to developers seeking permits for quality “in-fill” development that reaches low or moderate income households.
- Policy 1.3.1 In the development review process, the Village shall continue to assist and counsel any developer that plans to provide quality low or moderate income “in-fill” single- family units.
- Objective 1.4** The Village shall continue to accommodate a fair share of the County’s group homes.
- Policy 1.4.1** The Village shall continue to foster residential alternatives to institutionalization, group homes, and foster care facilities that are licensed/funded by the Florida Department of Health shall continue to be permitted to be established along the residential frontage of N.E. 2nd Avenue with the following conditions: group homes and foster care facilities shall be designed to meet State law in general and Chapter 419, F.S., in particular, no more than six residents per facility, similar facilities may not be located within 1,500 feet of an established facility, with a specified minimum floor area per resident and each facility must maintain a residential appearance appropriate to the existing neighborhood character.
- Objective 1.5** The Village shall coordinate with the appropriate agencies to ensure that an adequate relocation plan is in place and that assistance is available for residents who are displaced by Federal, State, or local government programs and projects. See policy for measurability.
- Policy 1.5.1 The Village shall not approve a site plan or zone change for development or redevelopment of any site unless a relocation plan (meeting applicable State requirements) has been received and approved by the Village Council.
- Objective 1.6** The Village shall investigate strategies to address the need for affordable housing (homeownership and rental) for its existing and future residents.
- Policy 1.6.1 The Village shall continue to provide residents and individuals employed in El Portal information pertaining to programs to aid in job training, day-care facilities, English language courses and high school equivalency (GED) which are currently provided by 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.

- Policy 1.6.2 The Village shall review the zoning regulations in order to 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.
- Policy 1.6.3 If the Village pursues annexation of lots between NW 5 Avenue and I-95 and north of NW 87th St, then the Village shall produce a neighborhood plan and zoning district or districts that allow for a range of housing types, including single-family attached housing and multi-family housing, on those lands contemplated for annexation.

INFRASTRUCTURE ELEMENT

Data and Analysis

Wastewater, solid waste, drainage, and potable water facilities, and natural groundwater aquifer recharge are presented in separate sub-elements. Each of the sub-elements includes an inventory of system physical components, geographic service areas, facility design capacities, current and projected demand levels, and service level standards, where appropriate. Problems and needs are identified, ways to provide for future system requirements are examined, and the extent of facilities requirements for the solution of any identified problems and needs are analyzed. The evaluation of facility needs has been based on the best available demographic and land use data and projections.

Statements of goals, objectives, and policies conclude each sub-element. These statements provide direction for the municipal programs and activities which affect the coordinated and efficient use of the specified infrastructure facilities to assure that the service needs of El Portal will be met in the future.

SANITARY SEWER SUB-ELEMENT

Septic Tank Systems

El Portal does not provide public sanitary sewers or wastewater treatment and disposal facilities to serve Village residents. Wastewater disposal needs within El Portal are served by septic systems on each parcel. Septic tank systems provide on-site wastewater treatment for both residential and non-residential uses in El Portal. Effluent from septic tanks is discharged into a drainfield where it percolates into the soil. Soil permeability and depth to the water table are limiting factors on septic tank drainfield performance. Settled solids within septic tanks must be removed periodically. These solid residues, called septage, are removed by private contractors and disposed of at approved solid waste facilities operated by the Miami-Dade County Division of Solid Waste. The volume of septage sludges removed from El Portal cannot be accurately determined, but represents an insignificant amount of the total volume of septage requiring disposal in Miami-Dade County. The Miami-Dade County Department of Solid Waste Management anticipates maintaining adequate disposal capacity to serve the Village over the next ten years. See Solid Waste Sub-element for specifics on capacity.

Eliminating septic tanks and connection to Miami-Dade County's central sewer collection system is a priority for the County. As a result of rising sea levels, groundwater levels are also anticipated to rise in future years. Many of the septic tanks within the Village are substandard and are failing due to various reasons including, but not limited to, rising ground water levels impacted by the rising water levels in the adjacent C-7 Canal. Most septic tanks are lower than the elevations currently maintained in the Little River and are expected to rise even further in the coming years. Septic systems fail when the wastewater they contain comes in contact with groundwater. Septic drainfield ideally require groundwater levels to be at least 12" below them to properly function. The groundwater levels in areas within El Portal are currently less than 12" below the drainfields, and are expected to worsen as sea level and ground water levels rise in the future. This type of failure is not easily detected and can result in pollution of nearby streams or other bodies of water.

In keeping with the initiative to eliminate private septic systems throughout Florida and Miami-Dade County, improve water quality, reduce public health risks, implement a climate change driven adaptation initiative associated with sea level rise, and provide a vital public service to the Village's residents, The Village intends to implement a septic to sewer conversion project.

Soils Suitability

The El Portal Soil Survey Map delineates the generalized soil groups within the Village, based on the Soil Survey of Dade County. The Survey rates the predominant fine sand soils groups as having moderate limitations for septic tank drainfields. Site-specific limitations in the Village are considered during the permit review and approval process. The soils west of N.E. 5th Avenue and generally north of 87th Street are fine sands with rapid to very rapid drainage and percolation characteristics. These soils are suitable for septic tank systems, with the possible exception of periods when the water table is highly elevated.

SOLID WASTE SUB-ELEMENT

El Portal is provided with the collection of residential and commercial solid waste within the Village limits by private contract haulers. The waste is collected and then transported to either the Miami-Dade Northeast Transfer Station or the Resource Recovery Facility. Solid waste disposal operations in Miami-Dade County are the responsibility of the Miami-Dade County Department of Solid Waste Management.

Municipal Solid Waste Collection

Collection of household solid waste in El Portal is provided on a twice-weekly schedule by Waste Management, Inc., which operates vehicles to service both residential and commercial accounts. Collection of trash (primarily clippings from lawn maintenance) is provided by Waste Management, Inc. on a regular schedule, with occasional collection on an “as-needed” basis. Waste Management, Inc. has adequate capacity to maintain the existing level of collection service.

Solid Waste Disposal Facilities

All solid waste collected from the Village is transported to facilities operated by the Miami-Dade County Department of Solid Waste Management. First it goes to the Northeast Transfer Station on Northwest Sixth Avenue. A Resources Recovery Facility located on a 160-acre site off of Northwest 97th Avenue then receives almost all of the residential and commercial waste. Yard clippings or trash may be delivered directly to the North Dade Landfill on Northwest 47th Avenue.

Because all disposal occurs at locations remote from El Portal, there is no adverse impact upon local natural resources. See Miami-Dade Water, Sewer and Solid Waste Element for natural resource impact of their facilities.

In El Portal, private waste collection services operate efficiently and provide Village residents with an excellent level of Service that matches or exceeds industry standards for smaller cities. Miami-Dade County provides adequate capacity for the disposal of solid waste generated in El Portal. Expansion of the existing system is funded and plans are being implemented to assure that adequate waste disposal capacity will continue to be available through 2030. Dade County disposal facilities will meet the needs of the Village through the planning period. Therefore, El Portal will not need to reconsider the feasibility of operating municipally-owned collection facilities.

DRAINAGE FACILITIES SUB-ELEMENT

Natural drainage patterns in South Florida have been altered extensively since the 1880's. Perhaps no other place in the world has such an extensive system of drainage facilities for stormwater management or has experienced such significant alteration in natural drainage patterns in such a short time. In El Portal, as in most of coastal Miami-Dade County, the natural drainage system has been largely replaced by swales, ditches, canals, and storm sewers.

The natural drainage features of El Portal have been substantially altered by urbanization. The native mangrove swamp fringe along the Little River Canal has been largely replaced by bulkheads and made land built up from fill. The canal and stormwater sewer facilities have replaced natural drainage channels. Stormwater runoff is discharged into Biscayne Bay through the Little River Canal or stormwater sewer outfalls located along the canal in the Village. El Portal lies entirely within the Little River Canal drainage basin.

The Little River Canal is part of the coastal canal network in Miami-Dade County. The canals provide primary drainage for the intensely developed urban areas along the coast. The primary canal system is operated by the South Florida Water Management District. The Miami-Dade County Water Conservation District maintains secondary canals which feed into the Water Management District canals. The stormwater drainage system in the Village discharges into the canal and then to Biscayne Bay. The coastal canal network connects the urban areas on the coastal highlands in eastern Dade County with the water conservation areas and Everglades National Park in west Dade. Drainage flows through the canals are controlled by the South Florida Water Management District and the canals are equipped with salinity dams to allow fresh water discharge to the bay and to prevent salt water intrusion during periods of low flow.

Drainage

The highly localized and seasonal characteristics of rainfall in the form of summer thundershowers in Miami-Dade County prohibits a more accurate estimate of average daily flows. During the wet months, however, when El Portal can receive over six inches of rainfall in a given month, the drainage flow can rise to over 0.8 million gallons per day. Average daily drainage volume during the dry season will be much lower. The remaining rainfall either evaporates, percolates into the ground, or is otherwise disposed.

Drainage Facilities

There are three public agencies which own and maintain drainage facilities in El Portal. Drainage facilities in El Portal include the Little River Canal (C-7), storm sewers, and stormwater detention facilities. Miami-Dade County has installed stormwater drains along North Miami Avenue and NE 2nd Avenue, which are maintained by the County road department. El Portal maintains a storm sewer along NW 87th Street which discharges to the Little River Canal. The Village also has installed a french drain at 10 NW 89th Street to improve stormwater drainage in that area. Rainfall either percolates into the ground or is drained through the Biscayne Canal and the Village's stormwater drainage system and then discharged into Biscayne Bay. The South Florida Water Management District maintains the Little River Canal, which is the southern boundary of El Portal and discharges into Biscayne Bay.

Public and private drainage facilities in El Portal have proven to be adequate to handle stormwater runoff, with the same limited areas which experience temporary flooding during and following severe storm events. Since the Village is largely developed, it is evident that the existing drainage facilities system should be adequate to serve the drainage needs of the Village during the planning period. Regular maintenance of the drainage infrastructure will assure that drainage problems are minimized. Stormwater management requirements have been incorporated into the State, County, and Village development regulations to ensure that new development and redevelopment does not negatively impact existing drainage conditions or facilities.

Rainfall

Average annual is about sixty inches, although rainfall in any given year can vary substantially, usually between forty inches to eighty inches. More than seventy-five percent of the precipitation occurs between May and October, with an average of over six inches of rain in each of these months. During the dry season, monthly rainfall average between one and 3.5 inches. The 1-day, 1-in-10 year frequency storm has about nine inches of rainfall, and the 1-in-25 year storm had about 10.5 inches of rainfall.

Terrain

El Portal is characterized by gently sloping terrain rising from near sea level at the Little River Canal to slightly more than ten feet in elevation. Most of the soils in El Portal are composed of fine sands with rapid to very rapid percolation rates to the groundwater table. There are some peats and marls along the canal and the railroad right-of-way.

POTABLE WATER FACILITIES SUB-ELEMENT

Potable water needs within El Portal are served by the Miami-Dade Water and Sewer Department, which is the largest supplier of potable water in the County. El Portal does not provide potable water treatment and distribution facilities to serve residents. The Water and Sewer Department owns and maintains the water distribution system in the Village. The Authority also provides treated potable water for most of the County, either as the direct supplier or through bulk water supply contracts to other utilities. The Florida Department of Environmental Protection has certified that the potable water supply of El Portal meets Florida drinking water standards.

The Miami-Dade County Water Quality Management Plan directs the Authority to establish a single County-wide water supply and distribution system. The water distribution system in El Portal is part of the regional water supply and distribution system in north Miami-Dade County, which is substantially developed in accordance with the Miami-Dade County Comprehensive Development Master Plan and the Water Quality Management Plan. The water distribution system in the Village also meets the established minimum fire flow rates set in cooperation with the Miami-Dade County Fire Department and Department of Environmental Resources Management.

Potable Water Supply

Exhibit C-8

Retail Municipal Customers Water Demand Projections

Municipality	Projection Year	Population*	2018 Gallons Per Capita per Day (GPD)	Projected Water Demand (MGD)
El Portal	2019	2,363	61.49	0.15
El Portal	2020	2,374	61.49	0.15
El Portal	2025	2,431	61.49	0.15
El Portal	2030	2,487	61.49	0.15
El Portal	2035	2,544	61.49	0.16
El Portal	2040	2,601	61.49	0.16

Source: Miami-Dade County Water and Sewer Department

NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT INTRODUCTION

The hydrologic unit of water-bearing rocks known as the Biscayne Aquifer underlies all of the coastal area and most of the Everglades in Dade County. Almost all of the water supply for the County is drawn from the unconfined groundwater in the aquifer. The Hialeah-Preston Water Treatment Plant which supplies potable water for El Portal uses the aquifer as its source of water. One of the most permeable and productive aquifers in the world, the Biscayne Aquifer is quickly recharged by rainfall due to the high rate of rainfall penetration and surface water infiltration. The Dade County Comprehensive Development Master Plan identifies groundwater and aquifer recharge condition in the County.

Groundwater

The water table is only a few feet above sea level in the western area of El Portal and has a slight gradient toward sea level at the Little River Canal and toward Biscayne Boulevard. Although urbanization has increased the amount of surface water runoff, the rate of infiltration remains high. The variation in hydrologic conditions makes a quantitative assessment of groundwater in the Village very difficult to determine with a significant degree of accuracy. Rates of natural groundwater recharge and discharge constantly change in relations with the intensity, distribution, and duration of rainfall, the water table stage, water management, and sea level changes. Water discharge through the Little River Canal helps to maintain a high water table. Groundwater quantity conditions are also affected by evapo transpiration from plants since the water table is so near the ground surface and penetrated by roof systems.

Figure 8 illustrates water movement in the Biscayne Aquifer. Rainfall penetrates the ground and flows down into the oolitic limestone of the Fort Thompson geologic formation. Further downward penetration is prevented by the confining beds of the Tamiami Formation. The groundwater then flows laterally on a slight gradient toward the coast, where it mixes with saltwater. Withdrawal of fresh water near the coast can result in saltwater intrusion. There are no public water supply wells in El Portal to withdraw groundwater in an amount which would lead to saltwater intrusion.

Aquifer Recharge

Aquifer recharge in El Portal occurs from surface water infiltration, the stormwater drainage system and the Little River Canal. During the dry season, water seeps outward from the canal to the water table. During the wet season, groundwater flows into the canal and is discharged into Biscayne Bay. Downward percolation of water from the shallow groundwater to the Biscayne Aquifer occurs, but unlikely to be significant given the close location of the Village to Biscayne Bay. Recharge characteristics vary considerably from area to area in Dade County. Significant recharge occurs in the Everglades and the Water Conservation Areas. El Portal is not identified as being in a prime aquifer recharge area.

INFRASTRUCTURE ELEMENT

Goals, Objectives, and Policies

Goal 1 To provide and maintain the public infrastructure in a manner that will insure public health, safety and quality of life.

SANITARY SEWER

Objective 1.1 Provide an effective sanitary sewer treatment that meets the Village's present and future needs, is cost-effective, protects public health and the built environment.

Policy 1.1.1 Vacant single-family residential lots can have septic tanks installed provided that a connection to sanitary sewer shall be required upon availability of such service.

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

Policy 1.1.3 Require extension of the County sanitary sewer line and the provision of a sewer pump station to serve the redevelopment of the former Little Farm Trailer Park site.

Policy 1.1.4 The Village shall require new development east of the railroad to provide tie-in capability for a sanitary sewer and require sewer line extension if any redevelopment project building generates more than 1,500 gallons of sewage per day.

CONCURRENCY MANAGEMENT

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 levels of service standards during the planning period, 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.

Policy 1.2.1 Drainage: Drainage facilities shall conform with the design criteria established in the 2019 Stormwater Master Plan in order to meet the detailed Level of Service standard established therein.

Policy 1.2.2 To assure adequate level of service, sanitary sewer facilities shall meet the following level of service standards as identified in the Miami-Dade County Water and Sewer Department goals: The County-wide “maximum day flow” of the preceding year shall not exceed 102 percent of the County treatment system’s rated capacity.

Policy 1.2.3 Solid Waste: Provide residential collection service on a twice a week schedule with a capacity to accommodate 5.0 pounds per person per day.

Policy 1.2.4 To assure adequate level of service, potable water facilities shall meet the following level of service standards as identified in the Miami-Dade County Water and Sewer Department goals:

- (a) The regional treatment system shall operate with a rated maximum daily capacity no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.
- (b) 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 Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:

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

POTABLE WATER

Objective 1.3 The Village shall support, as appropriate, Miami-Dade County’s development and implementation of the 20-Year Water Supply Facilities Workplan required by Florida Statute, and the water conservation efforts of other agencies.

Policy 1.3.1 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.

Policy 1.3.2 The Village will coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District’s regional water supply plan.

Policy 1.3.3 The Miami-Dade County 20-Year Water Supply Facilities Work Plan, as prepared by the Miami-Dade County Water and Sewer Department, dated November, 2014 is incorporated by reference into the Village of El Portal's Comprehensive Plan.

DRAINAGE

Objective 1.4 Protect the Village's natural drainage and recharge areas and the existing stormwater network from the impacts of construction and development.

Policy 1.4.1 Through implementation of its Land Development Regulations the Village will protect the drainage system and assure adequate pervious areas in conjunction with new development.

Policy 1.4.2 Enforce the prohibition of illegal homeowner paving within the right of way; ponding often results.

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 2019 Stormwater Master Plan, 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.

SOLID WASTE

Objective 1.5 The Village shall continue to provide safe, efficient, and effective solid waste collection services to all establishments within the Village boundary and shall attempt to reduce solid waste for traditional landfill disposal by promoting a recycling program.

Policy 1.5.1 The Village shall work with the County and private contractor to achieve recycling capabilities (newspapers, cans, etc.) and then promote this service.

Policy 1.5.2 The Village shall encourage the recycling of materials through public information programs.

- Objective 1.6** The Village of El Portal shall prepare a 10-year Water Supply Facilities Work Plan by 2021. 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.
- Policy 1.6.1 The Village shall maintain a long-term contract with Miami-Dade County or any private entity regarding the safe and economical disposal of solid waste.
- Policy 1.6.2 The El Portal Public Works Departments shall monitor its solid waste operation to ensure that it is safe, customer-friendly, and cost-efficient.

COASTAL MANAGEMENT ELEMENT

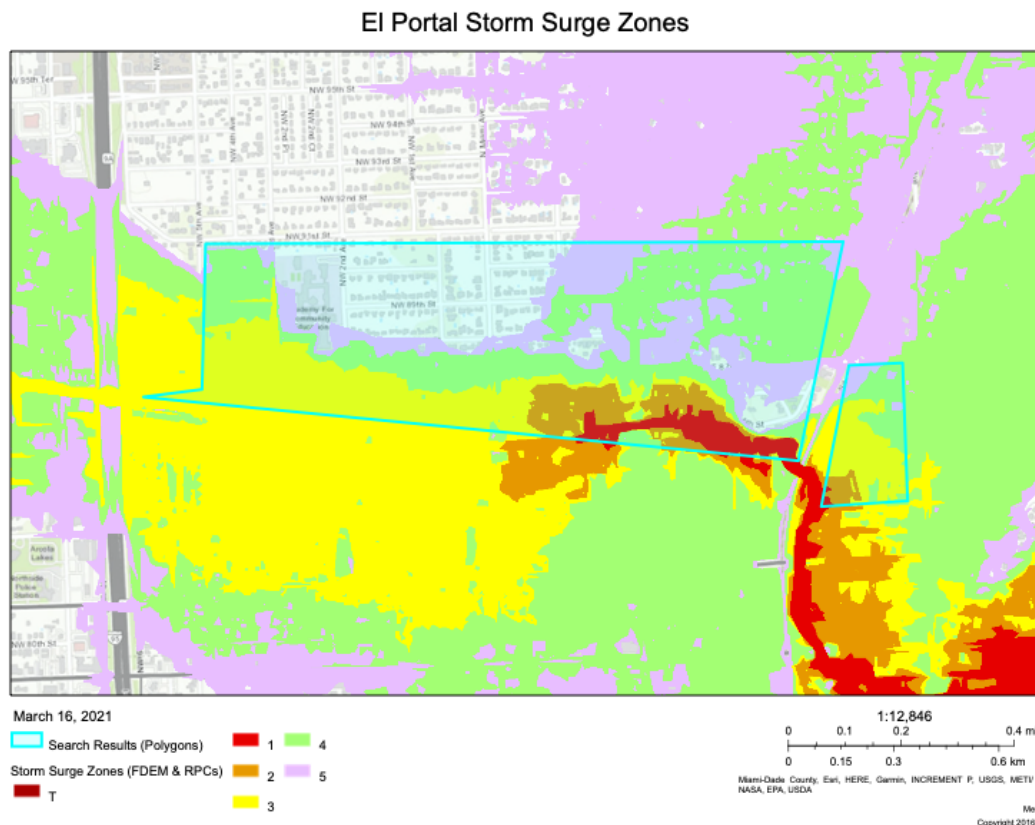
Data and Analysis

The Village of El Portal is bordered to the south by the Little River Canal. The predominant use along the shoreline is residential. Although the Miami-Dade Comprehensive Plan coastal area does not include any of El Portal and the Chapter 380 list of coastal communities does not include the Village, the Florida Department of Environmental Protection list included El Portal. Biscayne Bay is one mile to the east and downstream dams in the Little River Canal keep the El Portal segment from being estuarine, tidal or accessible to the Bay by boat; El Portal is not in a coastal high hazard area.

Coastal Zone

Although the draft County Coastal Element uses Biscayne Boulevard as the coastal zone line, the earlier Miami Shores draft plan selected the FEC railroad as the line. The two lines are about 500 feet apart in El Portal; Biscayne Boulevard is slightly east of the eastern Village Boundary. For consistency with the two plans, both lines will be declared coastal lines and the analysis will deal with the intervening area.

Flood -Risk Areas



The map “El Portal Storm Surge Zones” shows the most vulnerable areas to flooding due to storm surge in the Village of El Portal are the properties abutting the Little River Canal, particularly on

the east side.

The map series below show the areas within the Village of El Portal that are more vulnerable to sea level rise in an intermediate high scenario, 2050 (2 feet), 2080 (4 feet), and 2100 (6 feet). The areas that require planning for adaptation are those abutting the Little River Canal and the southwest section of the Village east of the FEC railway tracks.

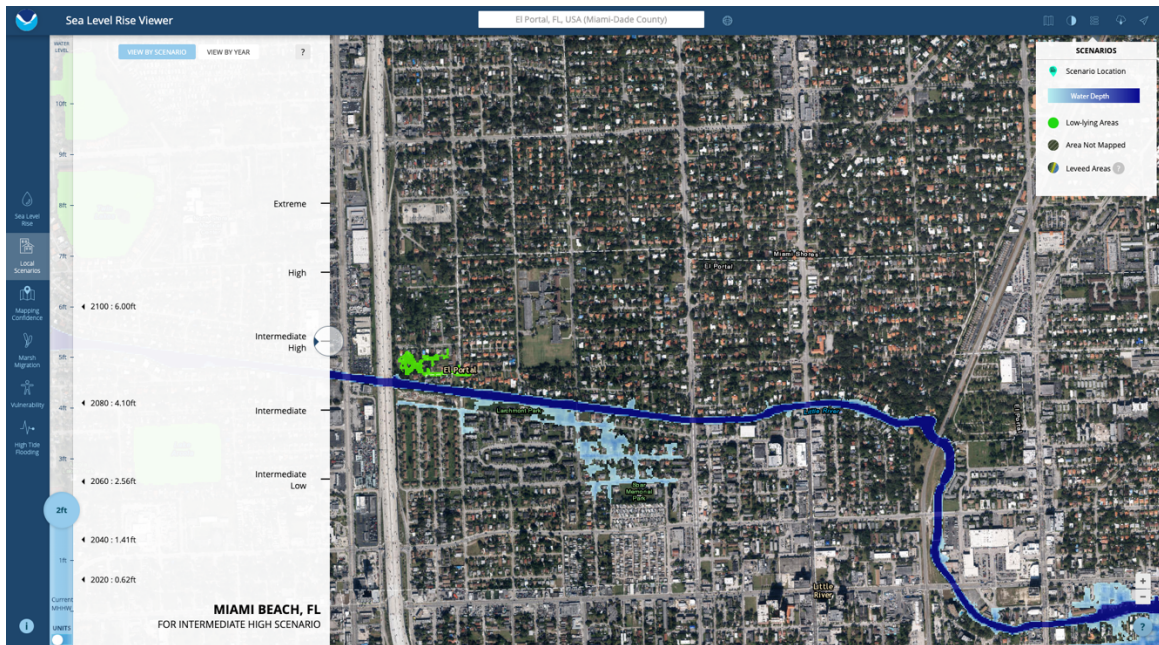


Image: Sea level rise - Intermediate high scenario – 2050 – 2 feet

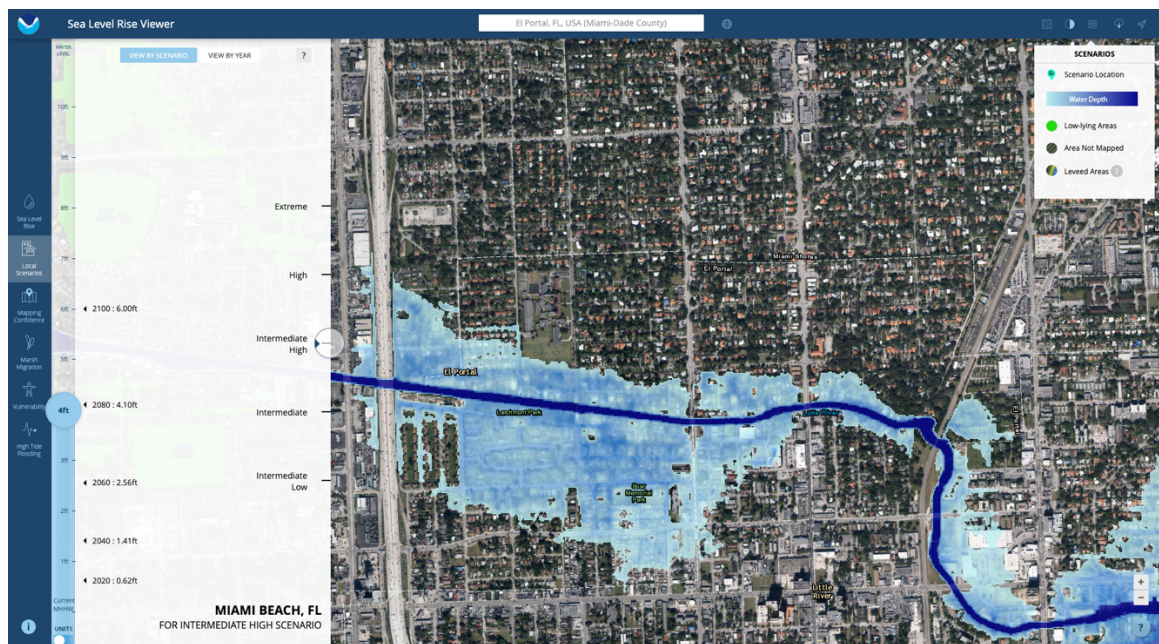
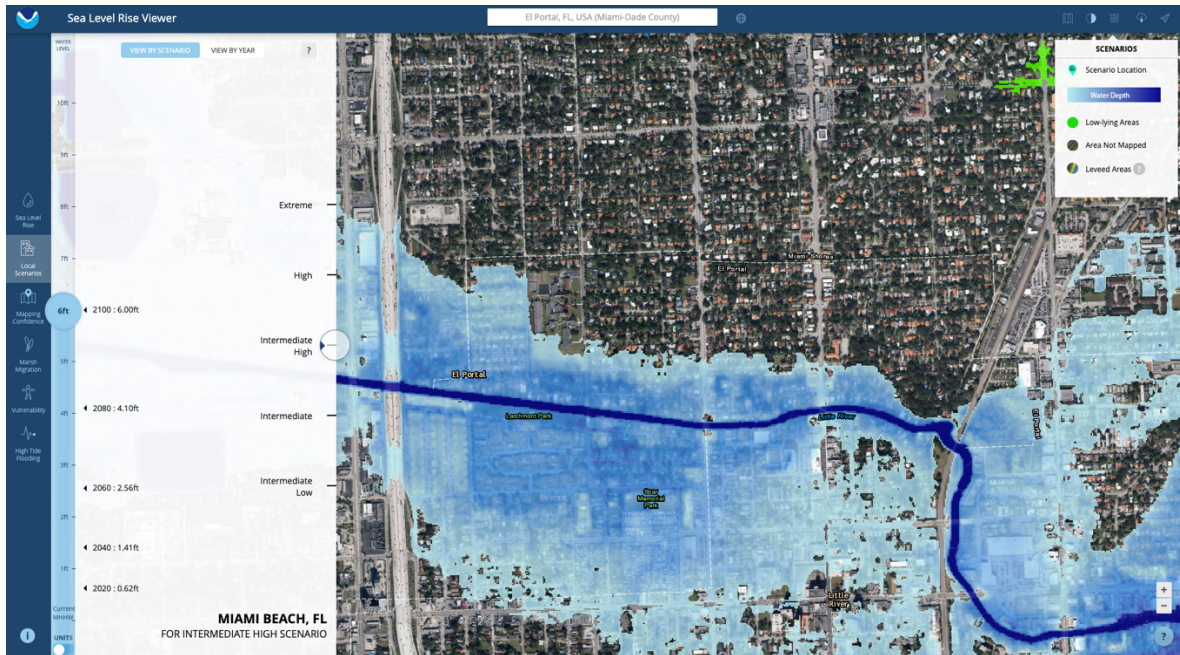


Image: Sea level rise - Intermediate high scenario – 2080 – 4 feet



Natural Resources

The coastal zone has about 150 feet of frontage on the Little River Canal which means there are no significant wildlife or vegetative communities, particularly given its urban setting. The County plan shows it as barren to dredging.

Estuarine Pollution

Not applicable in that the Village does not front on an estuary. However, there are direct stormwater outfalls into the canal. Long term alternatives to these need to be investigated.

The proposed private redevelopment of the former Little Farm Trailer Park (see Future Land Use Element) affords an opportunity to achieve improved stormwater run-off techniques as well as mitigation along the short canal frontage and elimination of septic tanks.

Coastal High Hazard Area Including Post-Disaster Redevelopment

Not applicable; not in high hazard area. There is no coastal protection structure or dune, and no history of repeated storm drainage.

Public Access Facilities

There are no public access points to the canal within the coastal zone. Private redevelopment of the mobile home park might provide this although its narrow frontage and proximity to the railroad make it unlikely. The Village's public access points are located west of the zone.

Infrastructure

The only significant infrastructure within the zone are the water lines. Other than N.W. 87th Street, the roadways are private substandard streets serving the mobile home park. Septic tanks and minimal drainage facilities serve the area. Again, private redevelopment will upgrade the

infrastructure including sanitary sewer installation and will be largely funded by the developer.

NATURAL DISASTER PLANNING

Hurricane Classification

The Saffir/Simpson Hurricane Scale: This is utilized by the National Weather Service to provide an initial and continuing assessment of potential wind and storm-surge damage from a hurricane in progress. The scale numbers are first made available when a hurricane is within 72 hours of landfall and are revised regularly based on new observations. The categories of the scale are based on maximum sustained winds in miles per hour as follows:

Category 1	74 to 95 mph
Category 2	96 to 110 mph
Category 3	111 to 130 mph
Category 4	131 to 155 mph
Category 5	above 155 mph

An “A” storm in Miami-Dade County is categories 1-3 and calls for evacuation of mobile home residents in the El Portal coastal zone. Only a more intensive “B” storm requires evacuation of other residents.

Local Vulnerability Zones

El Portal contains one vulnerability zone but no hurricane high hazard area:

The portion of the Village east of the Florida East Coast Railroad to Biscayne Boulevard has been identified as a Surge Vulnerable Area during storms of Category 4 or 5 strength.

The balance of the Village, located west of the railroad, is not within a vulnerability zone.

Local Hurricane Evacuation Plans

The Miami-Dade County Official Hurricane Readiness Guide: This is part of the County’s Emergency Management Plan, is administered by the Office of Emergency Management. The County’s Emergency Operations Center begins 24-hour operations upon issuance of a hurricane watch by the National Hurricane Center. When a hurricane warning is issued, an extensive Public Warning System is activated.

El Portal Evacuation Plan: The Village follows the County plan. The Village is provided with support services through established agreements between various agencies such as the Red Cross, Civil Air Patrol, Dade County Public Schools and the Miami-Dade County Office of Emergency Management. Hurricane evacuation procedures are coordinated with the Miami Dade Emergency Operations Center by contact established between the Miami-Dade Police Department and the El Portal Police Department.

Hurricane Evacuation Zones: El Portal falls within Zone C, Zone D, and Zone E of the Miami-Dade County Evacuation Orders Map.

Zone C: At greatest risk for storm surge for Category 3 and higher storms.

Zone D: At greatest risk for storm surge for Category 4 and higher storms.

Zone E: At greatest risk for storm surge for Category 5 storms.

Source: Miami-Dade County Emergency Status, 2020.

Red Cross Shelter Assignments: In the Southeast Florida Hurricane Evacuation Study, two Red Cross hurricane shelters were assigned to the evacuation zone that includes El Portal Village; the two North Miami schools are located on N.W. 125th Street at N.E. 7th Avenue, but they serve a large area

Metropolitan Dade County Assigned Hurricane Refuges: The Metropolitan Dade County Hurricane Procedures uses the Southeast Florida regional study as a basis for hurricane evacuation procedures, but has developed a different system for assignment of shelters (or refuges) to evacuation homes.

They assign the American Senior High School on N.W. 67th Avenue to serve only zone 25. It also can serve 2,000 people and only 1,013 are projected as requiring shelter.

Special Shelters and Community Shelters: In addition to assigned public refuges, there are 20 additional shelters in the Metro-Dade area, including Special Shelters and Community Shelters. Their addresses and capacities are shown in an appendix to this element.

Evacuation Routes

The evacuation routes assigned to Zone 25 is as follows (based upon the County Emergency Management Plan):

N.E.79th Street/81st Street west to Interstate-95; north to State Road 826; west to N.W. 67th Avenue; north to refuge at 18550 N.W. 67th Avenue.

Hazard Constraints on Evacuation Routes

The Lower Southeast Florida Hurricane Evacuation Study identified those segments of the regional transportation system that may be expected to experience gale force winds or surge inundation prior to landfall. Many roadway points in the Dade County evacuation network have been identified as likely to experience both surge inundation and gale force winds. None are located in El Portal.

Those roadway points expected to experience gale force winds prior to landfall that are of potential concern to El Portal residents are listed in the appendix.

Special Needs of the Elderly and Handicapped

The large elderly and disabled population residing in Dade County presents special problems in that these residents do not always receive preparedness instructions because of hearing or other

disabilities. Furthermore, they may be unable because of physical limitations to effect evacuation within the required amount of time.

Local disaster preparedness agencies are required by Section 252.355, Florida Statutes, to provide for voluntary registration of disabled citizens who require special assistance for evacuation. Accordingly, the Metropolitan Dade County Emergency Management Office keeps a listing of registered disabled persons and updates the list as necessary to plan for mobilization to safely evacuate this element of the population. El Portal cooperates and coordinates with the evacuation procedures and policies of the County Emergency Management Office.

As recommended in the Lower Southeast Florida Hurricane Evacuation Study, elderly and disabled persons are notified of evacuation procedures during the off-hurricane season. In order to lessen their concern for the security of their property during their absence, it is stressed that local law enforcement officers are involved in any hurricane evacuation.

The Emergency Management Office coordinates transportation for and attempts to make individual contact with elderly and disabled persons who register. However, voluntary registration had been found to be ineffective and the need for neighborly assistance is stressed as critical to the safe evacuation of these residents.

Local Measures to Maintain or Reduce Evacuation Times

The Miami-Dade County evacuation clearance time is estimated to be 9.5 to 10.5 hours after the order is given. By cooperating with the County's efforts to evacuate at risk populations early, the Village can most effectively reduce its local evacuation times. Otherwise, the street pattern of El Portal does not lend itself to improvement of evacuation time. The Village land use policies should also be sensitive to this point.

COASTAL MANAGEMENT ELEMENT

Goals, Objectives, and Policies

- | | |
|----------------------|---|
| Goal 1 | Ensure that growth that occurs in the Village does not damage or degrade the Little River Canal, but rather, protects human life and limits public expenditures in vulnerable areas. |
| Objective 1.1 | Retain the limited natural waterfront stretch on the Little River Canal. |
| Policy 1.1.1 | Preserve (and mitigate where possible) the natural canal banks to further marine and wildlife habitat. |
| Objective 1.2 | Improve the existing scenic view, and attempt to create public access to the Little River Canal shoreline wherever possible. |
| Policy 1.2.1 | In redeveloping the former Little Farm Trailer Park site, include provisions to enhance the scenic view of the Little River Canal and provide public access along the waterfront through a single or multiple open spaces, civic spaces or park spaces. |
| Policy 1.2.2 | Seek to create parks in the parcels along NW 86 th Street to provide access to the Little River Canal. |
| Objective 1.3 | Improve the environmental quality of the Little River Canal. |
| Policy 1.3.1 | In accordance with the 2019 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. |
| Policy 1.3.2 | The Village shall support Miami-Dade County's efforts to improve environmental water quality, including the evaluation and mitigation of any impacts of septic tanks. |
| Objective 1.4 | The Village shall continue to implement development code policies sensitive to shoreline uses, floodplains and site plan controls. Redevelopment shall be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60. |

- Policy 1.4.1 The Village shall amend its Land Development Regulations as appropriate to reflect recommendations of the 2019 Stormwater Master Plan and to ensure that any development in the small coastal zone area along the Little River Canal conforms to the maximum environmental requirements pertaining to such issues as runoff, tree protection and floodplain construction.
- Policy 1.4.2 The Village will increase inspection and code enforcement efforts for construction in floodplain areas bordering the Little River Canal and other areas prone to flooding within the Village to ensure that flood-resistant construction requirements in the Florida Building Code are met or exceeded.
- Policy 1.4.3 The Village shall update land development regulations in order to pursue development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.
- Policy 1.4.4 The Village shall update land development regulations, specifically the transfer of development rights program, in order to reduce density and real property from flood zone designations established by the Federal Emergency Management Agency.
- Policy 1.4.5 The Village shall consider participation in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for its residents.
- Policy 1.4.6 The Village shall identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.
- Objective 1.5** Create and implement an adaption action plan pertaining to flood hazard and sea-level rise.
- Policy 1.5.1 Continue to coordinate with Miami-Dade County Office of Resilience to shape the Little River Adaptation Action Area. The Little River
- Policy 1.5.2 Adaptation Area is in Miami-Dade County, completely contains the Village of El Portal, and contains portions of unincorporated Miami-Dade County and City of Miami.
- Policy 1.5.3 The Village shall augment and calibrate the findings of the Adaptation Action Plan in order to optimize outcomes for the Village of El Portal and address its needs.

Objective 1.6	Maintain existing hurricane evacuation times.
Policy 1.6.1	As a matter of land use policy, deny any major residential land use density increase requests in the coastal area in order to avoid traffic generation increases.
Policy 1.6.2	Continue to cooperate with County Police and Office of Emergency Management officials on evacuation planning and in other ways conform to the evacuation order time.
Objective 1.7	Achieve the projected level of service in the coastal zone.
Policy 1.7.1	Achieve the level of service standards as contained in the Traffic Circulation and Infrastructure Elements relative to roadways, potable water and stormwater runoff, respectively. Extend sanitary sewers into the coastal zone (unless dictated by septic tank failures) only for non-residential-redevelopment uses exceeding the standard specified in Policy 1.3.2 and in the Infrastructure Element.
Policy 1.7.2	Deny any plan amendments or rezoning requests that would increase the residential densities within the coastal zone.

Note:

- 1) Wildlife, marine and coastal barrier resources: Objective (g)2 is not applicable since the coastal zone has only 150 feet of frontage on a non estuarine canal.
- 2) Shoreline and water dependent uses: not applicable, again due to only 150 feet of shoreline on a canal not accessible by boat to the bay.
- 3) Beaches: Given the canal frontage, there are no beaches so this is not applicable.
- 4) Coastal high hazard development: Objectives (g)6 and (g)10 are not applicable since this is not a coastal high hazard area.
- 5) There are no deepwater ports in this area so any objectives regarding for its planning and not applicable.

CONSERVATION ELEMENT

Data and Analysis

The purpose of the Conservation Element of the El Portal Comprehensive Plan is to identify strategies and policies which will ensure that the Village's natural resources will be managed, protected and enhanced. The element first provides an overview and assessment of existing natural resources and then sets out a series of goal, objectives and policy statements.

The Village of El Portal's shaded streets and quiet traffic make the community a cool, green oasis. The sprawling live oaks provide a haven for the local wildlife. The Village is barely a square mile and is bordered to the south by the Little River, where many wading birds find their sustenance. In addition to the native wildlife, several stunning exotic species call El Portal home, including proud wild peacocks and bright green iguanas.

El Portal also plays host to one of South Florida's most unique historic sites, a Native American Mound that was the first archaeological site to receive historic designation in Miami-Dade County, and a Native American village site, located within the designated El Portal Archaeological Zone. Other designated sites in El Portal include the "El Portal House" at 6 N.E. 89th Street, a 1 1/2 story residence that was built in 1910, the "Sherwood Forest House" at 301 NE 86th Street, built in 1924, and the El Portal/ Little River Seawall,

Water Bodies

The Little River Canal, which forms the southern boundary of the Village, is the only significant water resource in the Village. As one of the nine major canals within the Dade County drainage system, the Little River Canal drains water from the interior conservation areas into Biscayne Bay (see Drainage Sub- Element for additional information on the functioning of this canal).

Water quality in the Little River Canal, on balance, is not good; examples of this include:

- *Herbicides*: The highest in the Biscayne Bay Aquatic Preserve basin (44.60 using the 2, 4, 5-T measure).
- *PCBs*: 21.40 ng/g¹ Aroclor, the lowest of the 14 preserve stations reporting, a good rating.
- *DDT*: 52.7 ng/g which is the highest of the three stations reporting
- *Metals*: Copper and mercury levels were low e.g. mercury at .2 ng/g but lead and zinc were high.
- *Petroleum hydrocarbons*: Relatively high at 499.95 ng/g.

The principal implication for El Portal (which has no industrial or heavy commercial uses) is that Village officials should attempt to educate residents about the importance of minimizing fertilizer and insecticide usage to help combat the high levels of nitrate/ nitrite, DOT, herbicide and other related pollutants resulting from stormwater run-off.

¹ ng-/ g = one billionth of a gram of compound/gram of surface sediment.

Air Quality

Although Miami-Dade County has been designated a non-attainment area by the Environmental Protection Agency, the Village's location close to the ocean when coupled with the prevailing easterly winds, results in generally satisfactory air quality. However, it underscores the importance of avoiding traffic congestion points within the Village and suggests the desirability of street tree plantings along the major north-south arterials and collectors.

Floodplains

About one half of the community lies in the 100-year floodplain. This is primarily the area adjacent to the Little River Canal where there exist flooding threats in the event of a 100-year frequency storm event. The area is now nearly entirely developed and presents few opportunities for mitigation.

Soil Erosion

This is not a significant issue given the developed nature of the Village.

Natural Habitat and Vegetative Communities

The forces of urban development have displaced almost all of the natural habitat and vegetative communities, including the mangrove and wetland areas abutting the canal. The pine palmetto forests, which were once the dominant type of vegetation in this area, have now largely disappeared.

Commercially Valuable Minerals

There are no known deposits of commercially valuable minerals in the Village of El Portal.

Water Needs and Sources

The Biscayne Aquifer underlies nearly all of Dade County and represents the sole source of drinking water for El Portal. The water system is supplied by the Miami-Dade Water and Sewer Department. No change is anticipated from the current Village usage which averages 200,000 gallons per day.

In general, groundwater in the superficial aquifer system of Miami-Dade County is suitable for most purposes. However, maximum concentrations of sodium, chloride, color, fluoride, iron, and dissolved solids in some parts of Dade County exceed the Florida Primary and Secondary Drinking Water Regulations maximum contaminant levels. More specifically, dissolved solids exceed standards in northwestern Dade, while sodium and chloride standards are exceeded in some coastal locations. Potassium levels vary with the season (higher during the summer) and sulfate varies geographically – higher in southern Dade as are nitrate levels. Color levels are high in the Everglades. Iron levels vary greatly.

The Village of El Portal is working with Miami Dade County Water and Sewer Department's Water Use Efficiency Section to identify the water conservation best management practices applicable to El Portal to develop its Water Conservation Plan as required by Miami-Dade County Ordinance 06-177.

CONSERVATION ELEMENT

Goals, Objectives, and Policies

- Goal 1** To preserve and enhance the natural features in El Portal.
- Objective 1.1** Make efforts to achieve compliance with State Department of Environmental Regulations standards on air quality.
- Policy 1.1.1 Continue to both require landscaping as a part of new private development and landscape public areas in order to minimize air pollution.
- Policy 1.1.2 The Village shall coordinate with the Miami Shores Village, the City of Miami, Miami-Dade County's Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM), and other appropriate agencies in the implementation of street tree planting and landscaping programs along N.E. 2nd Avenue.
- Policy 1.1.3 Assist (technical and policy) planning for significant enhancement of public transit services and implementation of alternative forms of transportation to the use of personal vehicles.
- 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.
- Objective 1.2** Continue to utilize drainage practices to minimize water pollution particularly in the Little River Canal.
- 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 2019 Stormwater Master Plan.
- 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 former Little Farm Trailer Park site.
- Objective 1.3** Continue to protect remaining tree stands and other significant vegetation as a part of the development review process.

Policy 1.3.1	Enforce adequate provisions for preservation of vegetative cover in the review and approval of development and redevelopment proposals.
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.
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.
Objective 1.5	Implementation of the Miami-Dade County 20-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.
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 WASD to address the corresponding issue(s). In addition, the Village will follow adopted communication protocols with WASD to communicate and/or prepare an appropriate action plan to address any relevant issue associated with water supply, conservation or reuse.
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.
Policy 1.5.3	As mandated by Section 8-31 of the Miami-Dade County Code, 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.
Policy 1.5.4	As mandated by Section 8A-381 of the Miami-Dade County Code, the Village will require 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.
Policy 1.5.5	As mandated by Section 18A and 18B of the Miami-Dade County Code, the Village will require 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.

- 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.
- Policy 1.5.7 As mandated by Section 32-8.2 of the Miami-Dade County Code, the Village will enforce permanent landscape irrigation restrictions.
- Policy 1.5.7 The Village will revise the Land Development Regulations to require drought tolerant landscaping in all new development within the Village.
- 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.
- Objective 1.6** To ensure that resources are effectively managed to preserve, protect and enhance natural systems, wildlife, fisheries and habitat.
- Policy 1.6.1 The Village shall continue to protect its natural resources to continue to provide a haven to local wildlife.
- Policy 1.6.2 Preserve, maintain and protect historically designated El Portal Mound Archaeological Site and the El Portal Archaeological Zone. Any ground disturbing activities within the archaeological zone shall require coordination with Miami-Dade County Office of Historic Preservation and a Certificate to Dig permit.

RESILIENCE ELEMENT

Introduction

Every community needs a plan in place to become more resilient and withstand the expected and unexpected social, economic, and physical challenges facing the world today. Transportation, affordability, economic inequality, energy supply, growing populations, cyber-attacks and the changing climate, are just some of the adversities that need to be continuously addressed in order for a city to be able to adapt to the changing conditions, withstand disruptive events, and recover quickly in the face of any abrupt crisis it can encounter and still provide basic services and needs to its residents.

100 Resilient Cities defines urban resilience as “the capacity of individuals, communities, institutions, businesses, and systems within a city to survive, adapt, and grow no matter what kinds of chronic stresses and acute shocks they experience.” The Village of El Portal must protect its natural and built environment and be prepared for the threat of acute shocks, such as hurricanes and flooding, and chronic stresses, such as affordability, cybersecurity, and public safety, in order to become a more resilient community.

Flood resilience is a major challenge for El Portal. One of the Village’s biggest challenges comes from the fact that the Village is uniquely situated at the drain end of the Little River watershed. The Village also sits on a porous aquifer which results in the water table in the Village being at the same level as the water level in the Little River & C-7 Canal (the “River”).² When the water level in the River rises, the water level beneath people’s homes similarly rises and rain and flood water cannot be drained off the landscape. Any change in the River results in a change in the water table in El Portal within minutes. There are also unique underground features in parts of the Village that make some areas, even at certain higher elevations, particularly dependent on the water levels in the River.

The majority of homes in the Village are on the coastal ridge with elevations above five feet. However, a number of homes are lower. For those lower homes, water levels in the River above three feet (normal high tide in Biscayne Bay) will cause flooding. The experience of tropical storm Eta showed this problem clearly, but it also provided evidence that there are means to handle this level of flooding.³

Unfortunately, tropical storm systems in and of themselves are not the major threat to flood resilience for El Portal. Rather it is when they are accompanied by torrential rainfall in the C-7 basin. This should be addressed by future planning for the C-7 basin but it also affects water levels El Portal has to plan for as it considers what recommendations of the LRAAA Plan will best meet its future resilience needs. The problem results from the possibility of torrential rainfall occurring in the larger C-7 basin that drains into the Little River and ends up in El Portal. That could potentially result in flood levels rising to a height where water begins to flow over and around the S27 structure. If debris coming down the river blocked flow under the FEC railroad bridge, flood

² <https://c7riochico.net/epfp/>

³ <https://c7riochico.net/eta/>

levels would be even higher. The maximum water level would be about 8 feet above mean sea level, the same as the much less likely highest possible storm surge in Biscayne Bay.⁴ In the event that should happen in El Portal, evacuation would be necessary for low elevation houses, but mitigating it is critical. How that now affects El Portal has to do with preparing for raising C-7 control elevations by South Florida Water Management District ("SFWMD") as part of future measures to mitigate this kind of flooding. El Portal is grateful the County and SFWMD invited it to participate in the 2017 Flood Protection Level of Service Assessment for the C7 Basin Project.⁵ There we learned that necessary measures to increase flood drainage through the S27 structure could entail raising the control level that flood water is allowed to go in relatively frequent flood situations. The actual level this is set at will be essential for El Portal to know as it assesses LRAAA Plan measures such as raising houses. This information is urgently needed by the Village along with much better scientific information on conditions in the aquifer.

The fact that the water levels in the Village are so closely correlated with water levels in the Little River means that in order to prevent flooding, two other things, also raised by the 2017 project, are important: 1) Retain rainfall flood water upstream to be released slowly, and 2) Remove water that does end up in the Village with pumps and other means without furthering water quality concerns.

Goals, Objectives, and Policies

Goal 1	The Village of El Portal shall work toward becoming a sustainable and resilient community, encourage green development practices, reduce greenhouse emissions, and minimize carbon footprint.
Objective 1.1	Ensure sufficient and affordable energy supply for all residents and seek opportunities to implement clean and renewable energy throughout the Village.
Policy 1.1.1	Provide adequate and dependable supply of essential services to El Portal's residents at all times, including times of disruption, to ensure everyone's basic needs are met.
Policy 1.1.2	Improve the reliability of back-up energy for critical infrastructure.
Policy 1.1.3	Provide sufficient and adequate street lighting for guidance and safety at all times and during times of disruption.
Policy 1.1.4	Review and revise renewable energy standards or ordinances to remove barriers, encourage appropriate renewable energy installations, and protect solar access and development ordinances.

⁴ <https://www.nhc.noaa.gov/nationalsurge/>

⁵ <https://c7riochico.net/communitymapping/c7adaptation/FloodProtectionLevelofServiceAssessmentC7.pdf>

Objective 1.2	Improve affordability in the Village of El Portal for all residents.
Policy 1.2.1	Incentivize energy-efficient homes to reduce monthly costs for utilities and make homes more comfortable and durable by considering energy-efficient appliances and home electronics, insulation and air sealing, space heating and cooling, water heating, windows, doors, and skylights.
Policy 1.2.2	Foster accessibility and mobility to all to decrease auto-dependence so that reduced costs for energy-efficient homes are not wasted with high transport costs.
Policy 1.2.3	When appropriate allow for greater density and smaller unit sizes for affordable housing.
Objective 1.3	Reduce greenhouse gas emissions and reduce heat island effect.
Policy 1.3.1	Work to reduce frequency of single-occupant vehicle trips.
Policy 1.3.2	Improve mobility options to better serve all residents by investing in rapid transit and bus services and reduce reliance on personal automobiles.
Policy 1.3.3	Encourage a variety of land uses that provide accessible services to residents within walking distance to reduce automobile trips.
Policy 1.3.4	Mitigate heat island effect by planting trees and other vegetation into barren areas, vacant lots, and street rights-of-way.
Policy 1.3.5	Encourage the use of innovative green spaces such as green roofs.
Policy 1.3.6	Work toward becoming a “green city” as recognized by the Florida Green Building Coalition.
Policy 1.3.7	Create or participate in outreach and educational programs to promote energy conservation.
Policy 1.3.8	Reduce impervious surface area where possible and use lighter colored pavements and building materials to mitigate urban heat island effect.
Objective 1.4	Encourage sustainable architecture and incorporate green building practices.
Policy 1.4.1	Implement active and passive design measures that conserve energy.
Policy 1.4.3	Minimize water use by encouraging rainwater harvesting.

Objective 1.5	Improve the Village of El Portal’s preparedness for natural disasters to cause fewer disruptions and less destruction in the community in the face of disasters such as hurricanes.
Policy 1.5.1	Invest in mitigation measures that strengthen infrastructure and reinforce existing structures to reduce risks to the community arising from the loss of life, economic disruption, and infrastructure restoration and decrease post-disaster recovery costs after a natural disaster.
Policy 1.5.2	Rebuild better, stronger, and more resilient infrastructure to protect taxpayer investments and adequately prepare for future disasters.
Policy 1.5.3	Review operations and maintenance procedures and practices in response to climate impacts.
Objective 1.6	Establish post-disaster procedures for immediate and long-term response to natural disasters such as hurricanes including cleanup and redevelopment.
Policy 1.6.1	Establish regulations for post-disaster temporary zoning relief to better manage response and recovery in the event of a natural disaster.
Policy 1.6.2	Prepare the following procedures to implement after a natural disaster: • Review emergency building permits • Prepare disaster assistance applications in coordination with federal and state officials • Analyze and recommend hazard mitigation options including abandonment, reconstruction, or relocation of damaged public facilities to the Village Council • Prepare a redevelopment plan • Establish and set up emergency shelters and communication center • Provide for the siting and acquisition of a debris removal site
Policy 1.6.3	Establish cleanup and repair actions that must receive first priority in emergency permitting decisions following a natural disaster to protect the health and safety of Village of El Portal residents including: • Repairs to potable water, wastewater and power facilities • Debris removal • Removal or stabilization of structures in imminent danger of collapsing • Repairs to make structures habitable
Objective 1.7	Continue to promote Miami Dade County’s Water Conservation Program and enforce all Water use Efficiency Code requirements.

Policy 1.7.1	Establish and encourage requirements for conserving water in landscaping for private and public properties.
Policy 1.7.2	Support the South Florida Water Management District (SFWMD) 2018 Lower East Coast Water Supply Plan Update (LEC Update) and the Village of El Portal Water Supply Work Plan goals for water conservation.
Policy 1.7.3	Promote Miami Dade County's Water Conservation Program and enforce all Water Use Efficiency Code requirements.
Objective 1.8	Continue to promote, encourage, and educate the community on the benefits of recycling and reusing products and waste.
Policy 1.8.1	Create goals for solid waste reduction, recycling, composting, and organics recycling for the Village's operations as well as residential and commercial areas.
Policy 1.8.2	Encourage recycling and reusing equipment and electronics.
Policy 1.8.3	Implement new programs and partners to increase recycling and conservation efforts.
Policy 1.8.4	Provide education and incentives to residences and businesses to recycle and reduce waste.
Objective 1.9	Make cybersecurity a priority for the Village of El Portal government to protect its data, public processes and services.
Policy 1.9.1	Use shared education programs adopted appropriately for local use to help bring Village staff to appropriate levels of cyber literacy; allow for employees to receive basic education and training in cybersecurity awareness.
Objective 1.10	Increase community resilience and preparedness to enable communities to withstand and adapt to weather- and climate- related impacts.
Policy 1.10.1	Prepare to maintain public health and safety during extreme weather- and climate- related events.
Policy 1.10.2	Ensure all residents are prepared to respond to emergency situations.
Policy 1.10.3	Promote social connectedness, including strengthening relationships with community organizations and promoting opportunities for public engagement.

Policy 1.10.4	Conduct education and outreach on climate-related health impacts such as air pollution, extreme heat, and vector-borne diseases.
Objective 1.11	Promote redevelopment that emphasizes the concept of “Building like the Keys” more so than “Build on fill.” “Building like the Keys” refers to the practice of raising habitable levels on pilotis, or piers, pilings, or stilts in order to reduce vulnerability to storm surge, flooding, and storm surge.
Policy 1.11.1	Pursue federal and state grants to assist with retrofit and rebuilding of the lowest lying properties in the Village.
Policy 1.11.2	Modify land use regulations to provide incentives for building habitable levels at a higher, less vulnerable elevation.
Policy 1.11.3	Provide technical assistance to homeowners, developers, architects, and builders regarding coordinating lot grading efforts as well as methods for raising structures.
Objective 1.12	Promote development around high ground and around transit. Because the rail line follows the higher ground of the ridge, and because it may be activated as a station in the long-term future, development should be concentrated in a location that boosts ridership, reduce automobile dependency, but does so at an elevation that is less vulnerable than low-lying areas.
Policy 1.12.1	Consider modifying land use regulations to increase development density or intensity at places in the village that are located near rail and transit corridors that are also located upon higher ground.
Objective 1.13	Promote the expansion of Greenways and Blueways; Create Green and Blue Neighborhoods.
Policy 1.13.1	Continue to identify routes that can be converted to Greenways or Habitat Corridors. Continue to pursue additional public access points to the Little River.
Policy 1.13.2	Consider modifying Land Use Regulations to provide incentives for the creation of bioswales and low impact development. The Village will set the example by considering these strategies for the improvement of public rights-of-way.
Objective 1.14	Reduce speed and volume of water entering the Village from outside the Village, especially upstream.
Policy 1.14.1	Coordinate with South Florida Water Management District and the County to encourage the slowing, reducing, or prevention of flow into the

Little River for the benefit of the Village and communities that are located downstream.

Policy 1.14.2 Coordinate with Miami-Dade County in order to install a seepage barrier wall along the banks of the Little River. Emphasize the reduction of flow at lower levels rather than at the banks due to the sensitivity of ground water levels to fluctuations of the water levels in the Little River.

Objective 1.15 Increase the rate of removal of water that has entered the Little River area and the Village.

Policy 1.15.1 Coordinate with the County in order to install additional storm drains, installing additional pumps, storing more water in the streets with vaults and other technologies, installation of bioswales and water retention areas, and the retrofit of road surfaces and roadbeds to be more permeable.

RECREATION AND OPEN SPACE ELEMENT

Data and Analysis

Municipal Open Space Areas

Within the Village limits of El Portal, are three small municipal parks which offer passive recreation opportunities and also enhance the quiet residential character of the Village. These parks are as follows:

Village Hall Park	
500 N.E. 87th Street	.1 acre
• Half court basketball	
• Playground equipment	
Sherwood Forest Indian Mound	
NE 4th Street	.1 acre
• Benches	
Triangle Park	
85th and 86th Street	.1 acre
• Benches	

Other open space resources in the community include landscaped traffic medians, and the pedestrian bridge/canal access at the end of N.W. 2nd Avenue.

Private Recreation Facilities and Open Space

There are no significant private open space or recreation facilities within the municipal boundaries of El Portal.

County and Regional Recreation Facilities

There is a wide array of recreational facilities located within a 3.5 mile drive of the Village of El Portal. The facilities include metropolitan parks, community parks and school site playfields. These facilities bolster the Village inventory of recreation space by some 575 acres. The parameters used for this area inventory are, from El Portal, north to 130th Street, south to 54th Street, west to I-95 and east to the ocean.

Schools

Horace Mann Middle School
8950 N.W. 2nd Avenue El Portal 11.0 acres

- Playground equipment
- Multipurpose field
- Two basketball / volleyball courts

Miami Edison High School
6161 N.W. 5th Court Miami 3.8 acres

- Gym with full court basketball/volleyball
- outside basketball courts
- Gymnastics equipment
- Track and field
- 1 multipurpose field
- 1 practice football field

Little River Elementary Community School
574 N.W. 77th Street Miami 8.0 acres

- Playground equipment
- Half-court basketball
- Hardtop
- Courtyard with open-air stage

Miami Shores Elementary School
10531 N.E. 5th Avenue Miami Shores 11.0 acres

- Full court basketball
- Blacktop
- Multipurpose field

Public Parks and Recreation Sites

Soar County Park

100 N.W. 83rd Street Unincorporated Dade

2.9 acres

- 1 multipurpose with 75 ft. base paths
- 35 shuffleboard
- 1 multipurpose basketball court
- Senior citizens center
- Teen center

Haulover Beach County Park

10800 Collins Avenue Unincorporated Dade

177.0 acres

- 1 9-hole lighted golf course
- 6 tennis courts
- 6 boat ramps
- Bait and tackle shop
- Recreation center
- Ocean beach

Pelican Harbor County Marina

275 NE. 78th Street Unincorporated Dade

81.7 acres

- Fishing pier
- 6 lanes of boat ramps

Comments: Currently this water-based activity facility is being redeveloped with improved landscaping and two more boat ramp lanes.

64th Street Municipal Beach Access

64th Street and A1A Miami

2.53 acres

- 400 linear feet of bench Normandy Shores Municipal Golf Course

N.E. 71st Street and Collins Avenue

Miami

110.0 acres

- 18 hole golf course
- Club house
- Pro shop

Miami Shores Municipal Country Club
1000 Biscayne Boulevard
Miami Shores

131.4 acres

- 1 multipurpose athletic field
- 9 tennis courts
- 25 meter x 25 yard “L” public pool
- 18 hole golf course
- Club house with pro shop

North Shore State Park
8100 Collins Avenue
North Miami

32.0 acres

- 10 picnic shelters
- 12 station exercise course
- 3,108 linear feet of ocean beach averaging 600 ft. with depth

Larchmont Gardess County Park
406 N.W. 85th Street Unincorporated Dade

4.4 acres

- 1 multipurpose field
- handball/ racquetball courts
- 1 picnic shelter
- Playground equipment

Regional Recreation Areas

As in all urban areas, the residents of El Portal also rely on regional recreation and open space attraction for their leisure time activities. Such parks located elsewhere in Miami-Dade County provide well over 10,000 acres of parkland.

Level of Services

El Portal is fully developed which means its public park acreage cannot realistically be expanded. In addition to the three small Village parks, there is a playground-playfield at the 11 acre Horace Mann Middle School which is located in the western end of the Village.

From a practical standpoint, there are more than the 2.75 acres of park per 1,000 population standard (recommended by the County Park Department) within the Village limits. But from legal standpoint, the level of service standard is one-tenth of an acre per 1,000 as outlined below.

Table 8.2
Level of Service

Village Parks and Open Space	El Portal Population	Recommended Service Standard	2018 Level of Service
.3 acres	2,363	.1 acre per 1,000 population	2.75 acres per 1,000 population

The Village has maintained its open space through outside private maintenance contracts. The Village-owned facilities, when combined with County and regional recreation resources, offer residents an adequate variety of leisure time activities. In light of this, El Portal's primary concern is focused on maintenance of existing parks within the Village limits.

The only public access to the Little River Canal is now at the end of N.W. 2nd Avenue. If redevelopment or annexation east of the railroad occurs, this may provide the opportunity for public access in this eastern end of the Village.

Although not technically open space, the appearance and air quality of the Village would be enhanced by a street tree planting program along N.E. 2nd Avenue and possibly North Miami Avenue.

This sub-area of Miami-Dade County is expected to increase by only about 1,000 people by the year 2030 when it will reach a population of 94,983, according to the Miami-Dade County Comprehensive Plan). The Village itself will have a declining population. Therefore, the 575 acres of facilities listed in the inventory should prove adequate for the planning period.

RECREATION AND OPEN SPACE ELEMENT

Goals, Objectives, and Policies

- Goal 1** To provide public recreation facilities and open space which are commensurate with the size, land availability and needs of El Portal.
- Objective 1.1** Maintain access to the Little River Canal.
- Policy 1.1.1 Maintain the pedestrian bridge and public right-of-way to the Canal at the end of N.W. 2nd Avenue.
- Policy 1.1.2 In redeveloping the former Little Farm Trailer Park site, include provisions to enhance the scenic view of the Little River Canal and encourage public access along the waterfront through an open space, civic space or park space.
- Policy 1.1.3 Seek to create parks on the parcels along NW 86th Street to provide access to the Little River Canal.
- Objective 1.2** Coordinate public and private recreational resources.
- Policy 1.1.1 The Village Council shall continue to monitor private and County recreational facilities and programs to avoid duplication.
- Objective 1.3** Maintain the existing facilities at the Village of El Portal to assure full recreation use and program potential.
- Policy 1.3.1 Retain the existing Village recreational and open space facilities and acreage in order to meet the Level of Service standard of .1 acre per 1,000 population.
- Policy 1.3.2 Continue the policy of systematic park facility maintenance.
- Policy 1.3.3 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.
- Policy 1.3.4 Enhance access for residents to open space by improving connectivity and street design.
- Objective 1.4** Ensure the preservation and expansion of public and private open space.
- 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.

- Policy 1.4.2 The Village shall retain and enhance its public open space medians and right-of way.
- Policy 1.4.3 The Village shall encourage residents to maintain swales in an unpaved state.
- Policy 1.4.4 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.
- Policy 1.4.5 Implement the recommendations established in the Miami-Dade County parks and open space system Master Plan Vision to continue to ensure a sustainable system of great parks, public spaces, natural areas, greenways, and streets.
- Policy 1.4.6 Whenever possible, acquire additional land to provide open space so that all residents are within a quarter mile of a park, parklet, or plaza.
- Policy 1.4.7 Incorporate, where appropriate, the “Great Streets Planning Principles” contained in the Miami-Dade Parks and Open Space System Master Plan and incorporate the design elements of “Complete Streets” components, where feasible to support the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities and the health and wellness of Village residents.

HEALTH ELEMENT

Introduction

A community can plan to be healthier, to create the social and physical infrastructure to help its residents live longer, higher quality lives. Themes such as aging in place, longevity, and many of the chronic diseases associated with sedentary lifestyles can be addressed, in part, by policies pertaining to the built environment. The introduction of the Health Element to the Village of El Portal's Comprehensive Plan has the overall mission of promoting a well-designed built environment that may provide a favorable context for the optimization of residents' health, happiness, safety, and longevity.

Issues considered when developing policies to achieve a healthier community include the encouragement of physically activity, especially walking, which provides health benefits and can be encouraged or discouraged by the design of the built environment. Walking allows for opportunities to gather with others and creates a sense of community. An environment in which people have access to their daily needs at a walking distance also shortens or eliminates car trips that in turn help to reduce air pollution and greenhouse gas emissions.

Other design implications for human health include designing for safety crossing the street and calming vehicular traffic, zoning that encourages rather than discourages food production on private yards and even public spaces to increase access to fresh, organic, produce, and zoning to allow for medical clinics and first responders to be closer to every resident.

Goals, Objectives, and Policies

Goal 1	Preserve and improve the physical and mental health and quality of life of the Village of El Portal residents and visitors by providing a safe, healthy, and livable built environment and improving access to health care.
Objective 1.1	Coordinate and collaborate with all agencies in the region to address the health needs of all residents.
Policy 1.1.1	Partner with Miami-Dade County and other relevant local and State agencies and work together to implement policies and programs to help solve problems that negatively affect residents' health.
Policy 1.1.2	Coordinate with the Florida Department of Health in Miami-Dade County to combat the spread of infectious diseases.

- Policy 1.1.3 Partner with the Florida Department of Health in Miami-Dade County to create active and passive open spaces that provide opportunities to improve physical and mental health.
- Objective 1.2** Promote urban design that encourages physical activity and improves health and safety.
- Policy 1.2.1 Implement complete streets throughout the Village that offer mobility alternatives for all residents to reach their destinations without having to depend on automobiles.
- Policy 1.2.2 Encourage designs that make the Village more walkable and promote strategic locations for recreational and community facilities to increase walkability and thereby reduce the occurrence of illnesses such as obesity, diabetes, and heart disease.
- Policy 1.2.3 Address streetscape designs to reduce vehicular speeds and improve pedestrian safety. Redesign existing streets to restore balance and ensure that pedestrians, cyclists, and motorists feel safe and comfortable reaching their destinations. Incorporate traffic calming techniques that are built into the redesign and reduce vehicle speeds.
- Policy 1.2.4 Incorporate crosswalks and increased signal times in favor of pedestrians crossing streets.
- Policy 1.2.5 Require pedestrian and bicycle facility improvements whenever other improvements are made to the streets such as construction, resurfacing, restriping, shoulder, or drainage work.
- Policy 1.2.6 Reduce the risk of accidents by requiring signal installations and pedestrian displays on major corridors and by supporting public outreach and informational campaigns, increased enforcement of traffic safety, and advancements in transportation system infrastructure.
- Policy 1.2.7 Work toward increasing density and connectivity and ensure that residents have access to from public facilities, retail, grocer, and other businesses where they may obtain their daily needs within walking and biking distance.
- Policy 1.2.8 Create a network of safe routes to school for existing and proposed schools.
- Policy 1.2.9 Maintain and preserve existing open spaces and seek to provide new open spaces to encourage active and healthy lifestyles.
- Policy 1.2.10 Encourage schools to open facilities and recreational facilities to the community after school hours and on weekends.

Objective 1.3	Improve safety in the community by implementing crime prevention design and strategies.
Policy 1.3.1	Support the inclusion of Crime Prevention through Environmental Design (CPTED) for new development and redevelopment. ‘Eyes-on-the-street’ or ‘natural surveillance,’ is a pillar of CPTED. Consider adding minimum glazing and transparency requirements for most zoning districts in order to encourage ‘eyes-on-the-street.’
Policy 1.3.2	The Village shall continue to foster and support the Citizen Crime Watch group.
Policy 1.3.3	Continue enforcement of traffic laws by the Village Police Department.
Policy 1.3.4	Implement community policing strategies to reduce safety concerns.
Policy 1.3.5	Provide adequate street lighting to deter crime.
Objective 1.4	Promote access to healthy and affordable food for residents to meet proper nutritional needs.
Policy 1.4.1	Encourage locally-based food production.
Policy 1.4.2	Promote home and community gardens and allow for small-scale urban agriculture where appropriate.
Policy 1.4.3	Seek to integrate food markets that provide fresh and healthy products within the community.
Objective 1.5	Ensure access to quality health care for all residents.
Policy 1.5.1	Coordinate with local, regional, and national health programs and healthcare providers to ensure and facilitate the delivery of health care services.
Policy 1.5.2	Promote retention and recruitment of healthcare providers to help meet community needs and access.
Policy 1.5.3	Inform residents of the range of health care coverage options and provide assistance in obtaining appropriate coverage.
Policy 1.5.4	Promote the location of healthcare services and programs in areas served by transit.
Policy 1.5.5	Inform residents of the importance of preventive services, health education, and nutritional programs.

Objective 1.6	Implement design and strategies that improve mental health and emotional well-being.
Policy 1.6.1	Reduce land use patterns that lead to social isolation and long commutes to allow for more connectivity and time to spend with friends and family.
Policy 1.6.2	Foster social interaction through increased open spaces and designs that improve connectivity.
Policy 1.6.3	Use landscaping and tree planting to increase mental health and increasing quality of life for Village residents by screening unattractive elements, minimizing heat island effect, providing shade, and softening the impact of new developments.
Policy 1.6.4	Discourage commercial uses that have intrusive levels of lighting and noise pollution in proximity to residential areas.
Objective 1.7	Increase preparedness for epidemics and pandemics.
Policy 1.7.1	Ensure educational continuity by coordinating with Miami-Dade County Public Schools. Refer to Educational Facilities Element Objective 1.7 for measures.
Policy 1.7.2	Coordinate with County and appropriate agencies regarding immunization, rapid testing, and contact tracing. Ensure that areas are designated to carry out these activities within the Village and that residents are informed as to location, operating hours, and safety protocol.
Policy 1.7.3	Coordinate with County officials regarding physical distancing, facial coverings, quarantine, and other safety protocols.
Policy 1.7.4	Enhance sanitation of Village properties and public spaces within El Portal.
Policy 1.7.5	Encourage remote telecommuting and remote work and learning by increasing access to wi-fi and high-speed internet.
Policy 1.7.6	Coordinate with County, faith-based, food banks, and charitable institutions to distribute food and water to Village residents.
Objective 1.8	Continue to support efforts and strategies for public outreach and community engagement.
Policy 1.8.1	Educate developers and residents on the connection between the built environment and public health.

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| Policy 1.8.2 | Include public health information in community meetings and events. |
| Policy 1.8.3 | Organize community events and activities that promote health, such as walks, runs, bike rides, clean-ups, and volunteering to help the elderly. |
| Policy 1.8.4 | Support and promote nutrition and food literacy education programs. |

COMMUNITY DESIGN ELEMENT

Introduction

The introduction of the Community Design Element to the Village of El Portal's Comprehensive Plan is meant to provide quality design principles that promote architectural and design excellence in buildings, landscape, open space, and public space while preserving and promoting the Village's scale and character. The goal, objectives and policies promote common design objectives that maintain the neighborhood form and character while promoting design excellence and creative infill development solutions.

Goals, Objectives, and Policies

Goal 1	Maintain the Village of El Portal as a resilient, attractive and livable municipality.
Objective 1.1	Promote high-quality urban design and planning that is safe, dynamic, functional, and attractive.
Policy 1.1.1	Promote the design of public realm improvements, pedestrian amenities, and creation of public open spaces that are consistent with the established historic and cultural fabric of the Village.
Policy 1.1.2	Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.
Policy 1.1.3	Avoid blank walls and backs of buildings from facing public spaces.
Policy 1.1.4	Encourage new development along NE 2 nd Avenue and east of the railroad tracks that integrates and creates better access to amenities or non-residential uses for the Village residents.
Policy 1.1.5	Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs. Discourage the proliferation of temporary signage, such as advertising and political signs, in inappropriate areas of the City, and establish a program for the prompt removal of illegal signage from public spaces and rights-of-way.
Policy 1.1.6	Coordinate with other local governmental agencies to ensure design of public projects are compatible with surrounding communities.

Objective 1.2	Promote high-quality creative design that preserves the Village’s traditional architectural style and character and compatibility with surrounding development.
Policy 1.2.1	Create design guidelines to sharpen the character and authenticity of the Village that may be used to inform the Village Council, other decision makers, developers, and residents how to create development that contributes to the Village’s identity.
Policy 1.2.2	Incorporate design guidelines and review processes that ensure high-quality designs that are compliant, consistent, and compatible with the Village’s existing character.
Policy 1.2.3	Continue effort to recognize home designs that contribute positively to the Village’s existing character.
Policy 1.2.4	Encourage projects that are designed consistent with the Village’s historic architectural character in balance with contemporary architecture.
Policy 1.2.5	Pursue the preservation of historic homes that retain their historic and architectural integrity by coordinating with the Miami-Dade County Office of Historic Preservation.
Policy 1.2.6	Require that private development and public projects are designed consistent with the Village’s unique character in balance with contemporary architecture.
Policy 1.2.7	Encourage civic architecture for future civic buildings and open spaces that promote a sense of place and preserve the Village’s identity.
Objective 1.3	Create a complete network of multimodal streets.
Policy 1.3.1	Design a street master plan that reshapes streets in favor of pedestrians, cyclists, and bus riders over vehicles without reducing the overall level of service.
Policy 1.3.2	Design streets in a way that permits accessibility to all users.
Policy 1.3.3	Ensure mobility and connectivity to users of all different modes of transportation to move easily within the neighborhood.
Policy 1.3.4	Ensure accessibility and connectivity to annexed area east of the railroad tracks.
Policy 1.3.5	Include considerations for regional connectivity to the Village of El Portal.

- Policy 1.3.6 Consider guidelines from the Miami-Dade County Aesthetic Master Plan and Urban Design Manual where applicable to new and existing gateways, corridors and civic facilities.
- Objective 1.4** Encourage public engagement and community involvement when designing and approving either developments or enhancements to the public realm.
- Policy 1.4.1 Provide the opportunity for residents to attend public hearings, workshops charrettes.
- Policy 1.4.2 Engage residents who unable to attend community events in person with online tools.

INTERGOVERNMENTAL COORDINATION ELEMENT

Introduction

The purpose of this element is to assess the other elements in terms of key policies or programs that require interaction with another governmental agency. The analysis is intended to facilitate implementation of recommendations that are beyond the sole responsibility of El Portal officials.

The matrix on the next page provides a summary inventory of these issues and the jurisdictions involved. The Village's coordination with these agencies is informal, using the telephone and meetings when necessary.

The Analysis section concentrates upon those intergovernmental coordination items that are most important for implementation of this plan.

INTERGOVERNMENTAL COORDINATION MATRIX						
	City of Miami Shores	Miami-Dade County	Regional	State	Federal	Private
Future Land Use	Adjacent land use designations	Adjacent land use designations	South Fl. Regional Planning Council: consistency with regional plan	DCA: conformance with Growth Management Act		
Traffic		MPO and Public Works: roads Transit Agency		FDOT: roads		
Housing		MDC: Office of Historic Preservation		DOS: Division of Historical Resources		
Infrastructure		MDC WASD: water and sewer infrastructure		DER: water quality review Health and Rehab. Services: septic tanks		FPL Southern Bell Citywide Sanitation Co: solid waste collection
Conservation		MDC: Office of Resilience; compliance with the Water Conservation Program	South Fl. Water Management District: canal management		FEMA: flood plain protection	
Recreation	Parks	Parks & Recreation Dept.				

		School Board				
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ANALYSIS

TRAFFIC CIRCULATION ELEMENT

Issue #1: Traffic Congestion and Mass Transit

- Description: There is a need to avoid undue traffic burdens on the streets in the Village, particularly North Miami Avenue and N.E. 2nd Avenue.
- Responsible Offices: The Village Council working with Miami-Dade Transportation & Public Works and the Metropolitan Planning Organization; since the proposed rapid rail line is partial solution, the Miami-Dade Transportation Planning Organization (TPO) is also pertinent.
- Effectiveness: Thus far the Village has been able to prevent further County street widenings so the process has proved effective. The detailed rail planning effort has not begun.

HOUSING ELEMENT

Issue # 2: Housing Rehabilitation

- Description: Given the age and condition of the housing stock, early signs of deterioration are evident. Within the ten-year planning period, some more formal rehabilitation action may be needed. Problems across the Village line are more serious.
- Responsible Offices: The Village Council working with the Miami-Dade County Home Rehabilitation Programs for rehabilitation loans and Building and Zoning for code enforcement.
- Effectiveness: Thus far rehab assistance has not been necessary with the Village.

PARKS AND RECREATION

Issue #1: Supplemental Recreation Facilities

- Description: The Village relies upon nearby County parks and school playfields for most of its active recreational needs.
- Responsible Offices: The Village Council working with Miami-Dade County Parks, Recreation and Open Spaces Department and Miami-Dade County School Board officials; in the latter case a joint-use agreement would be desirable for the school playfield within the Village.
- Effectiveness: Since the County park facilities are comprehensive and open to Village residents, this has not been a problem. The Village Council will make a formal written request to the School Board to pursue the joint use agreement.

SOUTH FLORIDA REGIONAL PLANNING COUNCIL

The following provisions from the SFRPC plans have special significance for El Portal.

1. Traffic: The SFRPC recommends a level of service of at least D during peak hours in Miami-Dade County. This may pose a problem for the Village due to volumes on N.E. 2nd Avenue although the Council projects D for the foreseeable future. However, the SFRPC plan allows for a “Special Transportation Area” with unique characteristics; level of service E is sanctioned therein. The Village will explore this designation through the established process if necessary.
2. Septic Tanks: The plan recommends that an area served by septic tanks and with lot sizes averaging 15,000 square feet or smaller should be served by sanitary sewers. Most of the Village’s lots are smaller than this. Although the plan does not require that existing houses on lots below this figure be sewerred, it does suggest the importance of monitoring septic tank performance. The Village works with the County in achieving this now.

INTERGOVERNMENTAL COORDINATION ELEMENT

Goals, Objectives, and Policies

Goal 1	To maintain or establish processes to assure coordination and communication with other governmental entities where necessary to implement this plan.
Objective 1.1	The Village shall coordinate its plans, including the Comprehensive Plan, with the plans of other agencies and jurisdictions, in order to identify and resolve conflicts and concurrency related issues which impact the Village.
Policy 1.1.1	The Village shall review the comprehensive plans of the following abutting jurisdictions: Miami-Dade County, City of Miami, and Miami Shores Village.
Policy 1.1.2	The Village shall coordinate with staff of the independent special district authorities to resolve conflicts and to identify amendments to the Village's Comprehensive Plan, and to implement.
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.
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.
Policy 1.1.5	The Village shall adopt any Land Development Regulations deemed necessary to implement the Intergovernmental Coordination Element or any interlocal agreements.

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

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

Objective 1.2 Coordinate the impact of the Village's development upon adjacent areas.

Policy 1.2.1 Village officials shall 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.

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

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.

Objective 1.3 Assure level of service standards coordination with other governmental entities.

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

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.

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

Introduction

The purpose of the Capital Improvement Element is to identify El Portal's capital projects necessary for implementation of the comprehensive plan and to ensure that the adopted level of service standards for public facilities are achieved and maintained for the five-year planning period. The El Portal Comprehensive Plan Elements sites deficiencies that can be addressed by a 2020-2030 capital program. For this plan, a capital improvement is considered to be a single non-annual public facility project in excess of \$25,000. Nevertheless, a summary financial analysis has been conducted in the event that the Village Council should determine to pursue a such project after 2030.

Needs from Other Elements

Traffic: Any major street improvements would be County responsibilities; the Village opposes County street widenings.

The Village undertakes any repaving and beautification on a systematic annual basis from the Operating Budget.

Ultimately a pilot traffic diversion project should be implemented to discourage through traffic on residential streets.

Infrastructure: The County is responsible for water, sewer and solid waste the only exception is trash and garbage pickup which is done by a private contractor.

Recreation: Park improvements are recommended when they implement a specific redevelopment plan.

Street Trees: A street tree planting program.

Public Education: The City does not provide services in either area. There is no public health facility in El Portal. One public school is located within the Village. The service area of the Horace Mann Middle School includes El Portal, the southern part of Miami Shores and a portion of Miami plus several unincorporated enclaves.

Village Policies and Practices

Since El Portal is fully developed with many facilities provided by the County, the policies relative to municipal improvements are largely geared to maintenance more than major new facilities or a need for additional capacity.

Fiscal Implications of Deficiencies and Cost Estimates

Based upon the Land Use Plan goals, any future project planning will give first priority to those projects that enhance the residential neighborhoods.

Public Education and Health Care Facility Implications

No school construction or expansion is planned. No health care facilities are planned for El Portal.

State and Water Management District Projects-

None are planned within El Portal.

Land Use Plan Implications and Capital Improvement Timing

The entire thrust of the plan is to preserve the character of the fully developed residential neighborhoods west of the railroad and to ensure new development east of the railroad fulfills the needs of new residents. Therefore, the future Village capital project impact would be facilities that discourage through traffic on residential streets or result from future annexations aimed at strengthening the housing stock near the edges of El Portal. Capital improvements east of the railroad in conjunction with redevelopment activity are expected to be developer responsibilities.

Current Village Capital Improvement Projects

1. El Jardin Stormwater Improvement/FDEP grant
A CDBG grant funding request was made of Miami Dade County for road construction related to the stormwater improvement project. The Village received \$157,000 from the MD CDBG. The Village is in good standing on this project.
2. Septic to Sewer Conversion
Notes: The Florida Department of Environmental Protection provided a grant and interest-free loan to the Village of El Portal for a Septic to Sewer conversion project in the WEST side of VOEP in 2017. Phase One of the project is the design of the project. The Village was required to get an easement from the Miami Dade County School Board to utilize 3,000 square feet of land at the south side of Horace Mann Middle School. This process took over one year but was finally completed in Fall 2019. Now, the engineering firm for this project is working on the completion of the designs.
3. Traffic calming and public safety
The Village of El Portal requested funding to construct a Roundabout traffic calming at NW 5th Avenue or NW 3rd Avenue in the Village of El Portal; the cost is \$263,951.23.

The Village requested funding in the 2019-20 State of Florida Legislative Session, and was approved by both the House and Senate, for the stormwater improvements, septic to sewer conversion and for the traffic calming projects. These funding recommendations, however, remain on Governor DeSantis' desk awaiting approval in light of Corona Virus/COVID-19.

Five-Year Schedule of Capital Improvements

For purposes of monitoring and evaluation, the principal programs needed to implement this Element are as follows; all are outlined in more detail in the Element:

1. Institute annual capital programming and budgeting process including use of project selection criteria, even if no projects emerge from the process.
2. Engineering or other studies to pinpoint the cost and timing of several potential projects
3. Amendments to the development code to a) assure conformance to the "concurrency" requirements relative to development orders, levels of service and public facility timing, and b) explore selected impact fees e.g. for park and residential street improvements.
4. Explore an annexation strategy as a means of strengthening the tax base as well as meeting other objectives.

CAPITAL IMPROVEMENT ELEMENT

Goals, Objectives, and Policies

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| Goal 1 | The Village of El Portal shall continue to undertake capital improvements when necessary to provide and maintain public facilities that are reliable, equitable, efficient, and environmentally sound and to accommodate any major new development, achieving the adopted level of services standards, in a timely fashion and within sound fiscal practices. |
| Objective 1.1 | The Capital Improvement Element shall continue to be used as a means of assessing any public facility deficiencies and planning corrective capital projects. |
| Policy 1.1.1 | The operating budget shall continue to accommodate annual systematic replacements such as street milling and resurfacing. 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. |
| 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. |
| Policy 1.1.3 | The Village shall complete preliminary engineering studies to determine the location and cost implications of a pilot project to discourage through traffic on one or two streets. |
| 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. |
| Policy 1.1.5 | Overall priority for fiscal planning shall be projects that enhance quality of life and levels of service for the Village's existing and future residents, visitors and businesses. |

Policy 1.1.6	In setting priorities, the Village shall continue to use the following kinds or criteria: • Public safety implications: a project to address a threat to public safety will receive first priority. • Health implications: projects that improve the health and overall well-being of its residents. • Ecological implications: projects that improve the built environment and help in making the Village more sustainable and resilient. • Level of service or capacity problems: next in priority would be projects needed to maintain the stated Level of Service. • Ability to finance: The next criteria is the budgetary -impact; will it exceed budget projections? • Quality of life projects: lowest priority would be those projects not in categories 1 to 4 but that would enhance the quality of life.
Policy 1.1.7	The Village shall continue to pursue a prudent policy in terms of borrowing for major capital improvements; in no case borrow more than one percent of the total assessed value in any one bond issue.
Policy 1.1.8	The Village shall formulate a master tree-scape plan that is consistent with the Miami-Dade County Street Tree Master Plan.
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 that is consistent with the adjacent jurisdictions.
Policy 1.1.10	Include funded projects from the 2019 Stormwater Master Plan in the Capital Improvements Schedule as appropriate.
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, as a basis for reviewing development applications in order to maintain an adequate facility level of service, correct existing deficiencies, and address the impacts that will result from the development.
Policy 1.2.1	The Level of Service Standard for potable water shall be 100 gallons per person per day from the County system.
Policy 1.2.2	The Level of Service Standard for sewage disposal shall be septic tanks except for the redevelopment area where any project generating more than 1,500 gallons per day shall require a County sewer extension.

Policy 1.2.3 The Level of Service for solid waste shall be five pounds per person per day.

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 and outlined below:

The following design criteria have been established for the Plan and future developments within the Village.

Design Frequency: Based on the Village of El Portal's adopted LOS in the Comprehensive Plan, in order to provide flood protection development within the Village it is to be constructed with the lowest finished floor elevations, set at or above the stage produced by a zero discharge 100-year, 3-day design storm event. The storm frequency for residential roadway flood protection within the Village has been established at a 5-year return period as per Miami-Dade County criteria.

Rational Method for Runoff: Conventional stormwater design criteria utilizing the rational formula for runoff computations may be used to size stormwater collection systems. The formula is defined as follows:

$$Q=CIA$$

Where Q equals the total design flow in cubic feet per second (cfs), C is equal to the runoff coefficient (0.5 - 0.8, varying on percent impervious), I is equal to the average rainfall intensity in inches per hour, and A is the total drainage area in acres.

This method can take into account stormwater that is collected in depressions, swales, back lots and roofs, which are common in urban areas. Other methods for computing runoff have been established by the SCS and the FDOT.

Pipe Sizing Calculations: Historically, the Village has relied on an undersized stormwater network. Pipe sizes for the conceptual stormwater improvements were determined using a design storm event of a one (1) in 5-year return period as per Miami-Dade County criteria. Other criteria established were a minimum pipe size of 15 inches and a maximum velocity in the pipe of 6 feet per second.

A maximum hydraulic grade line of 0.25 feet below the grate elevation was maintained with a design tail water of 2.5 feet NGVD. The rainfall intensity used to establish runoff was derived from the Miami-Dade County Intensity Duration Frequency curves. The intensity varied from 4.0 inches to 6.8 inches per hour. In recognizing that the lots are fairly

large, the initial times of concentration were estimated by applying the relationship of 20 minutes per acre, which resulted in a range from 20 minutes to 90 minutes. The development of this Plan has in effect established criteria for pipe networks discharging into the C-7 Canal.

Infiltration and Percolation: Test data of percolation results have been obtained and are provided in this Report. Ground surface infiltration and percolation of the soil composition vary based on the soil classification and location within the Village. Soil conditions range from good to generally poor.

Infiltration flow rates were determined for specific soil conditions in various areas of the Village and used to determine an efficient exfiltration trench. Higher flow rates equated to a reduction in the proposed stormwater pipe size. Water quality needs were achieved or exceeded in the proposed basin design by utilizing exfiltration trench or water quality structures.

Minimum exfiltration trench standards have been established utilizing a minimum 15-inch pipe, a minimum trench width of six feet, maintenance sumps and debris baffles in all inlets connected to exfiltration trench.

Discharge: Discharge into the C-7 Canal (Little River Canal), via outfall pipes, existed prior to established regulatory criteria for allowable discharge rates. Initially the C-7 canal was designed and constructed to handle runoff from a one (1) in 100-year storm, essentially allowing for unlimited inflow from gravity connections. Subsequent development beyond the anticipated intensity within the basin has significantly increased the runoff and decreased the flood protection provided by the canal. For existing developments, allowable discharge rates to the C-7 Canal are now based on existing runoff conditions during a 25-year, 3-day design storm event, canal capacity and permitting restrictions.

- | | |
|--------------|---|
| Policy 1.2.5 | The Level of Service Standard in the Recreation Element (.1 acre per 1,000 population) shall form the basis for assessing park improvement needs keeping in mind the role of nearby County parks. |
| Policy 1.2.6 | The Level of Service Standards of C for arterials and D for collectors shall be used in reviewing land use proposals; these are County roads. |
| Policy 1.2.7 | Adequate level-of-service standards as established in the adopted objectives and policies contained in this Comprehensive Plan shall be the measure for the financial analysis required under this Element. |
| Policy 1.2.8 | The Village shall continue to monitor the impact of land use intensity regulations and development upon traffic flow. |

Policy 1.2.9	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.
Objective 1.3	Major future development projects shall continue to pay their fair share of the public improvement needs they generate.
Policy 1.3.1	The building permit review process shall continue to require on-site detention and drainage structures acceptable to regional environmental agencies.
Policy 1.3.2	The development code review shall continue to include the consideration of development fees for major developments .
Policy 1.3.3	Sidewalks shall continue to be installed as a part of all new development.
Policy 1.3.4	Private redevelopers shall pay the capital project costs resulting from redevelopment of the former Little Farm Trailer Park siteAny municipal project requirements shall continue to be reviewed as part of annual capital programming process.
Objective 1.4	The Village shall continue to achieve mechanisms whereby public facility requirements generated by new development are adequately funded in a timely manner.
Policy 1.4.1	The Land Development Regulations require 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.
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.
Policy 1.4.3	The Miami-Dade County Public Schools Facilities Work Program dated September 2012, 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 1.4.4 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.
- 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 development fees, cost recovery mechanisms, and other assessments to maintain and improve service levels.
- Objective 1.5** The Village’s Land Development Regulations will direct recreational activities to areas of the Village where facilities and services are available.
- Policy 1.5.1 The Village shall encourage additional recreational opportunities within the existing urban service area, concentrating such activities where the capacity of existing public facilities can serve development meeting adopted level of service (LOS) standards.

Village of El Portal, Florida

Five-Year Schedule of Capital Improvements

Project/Location	2020-21	2021-22	2022-23	2023-24	2024-25	Five Year Total
Septic to Sewer Conversion	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$12,500,000
Stormwater Improvements	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000
Streets and Sidewalks	\$70,600	\$32,300	\$32,300	\$32,300	\$32,300	\$199,800
Traffic calming rotunda	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Resilient Greenspace	\$300,000	-	-	-	-	\$300,000
Total	\$3,420,600	\$3,082,300	\$3,082,300	\$3,082,300	\$3,082,300	\$15,749,800
Source: Village of El Portal FY 2020-2021 adopted budget						

EDUCATIONAL FACILITIES ELEMENT

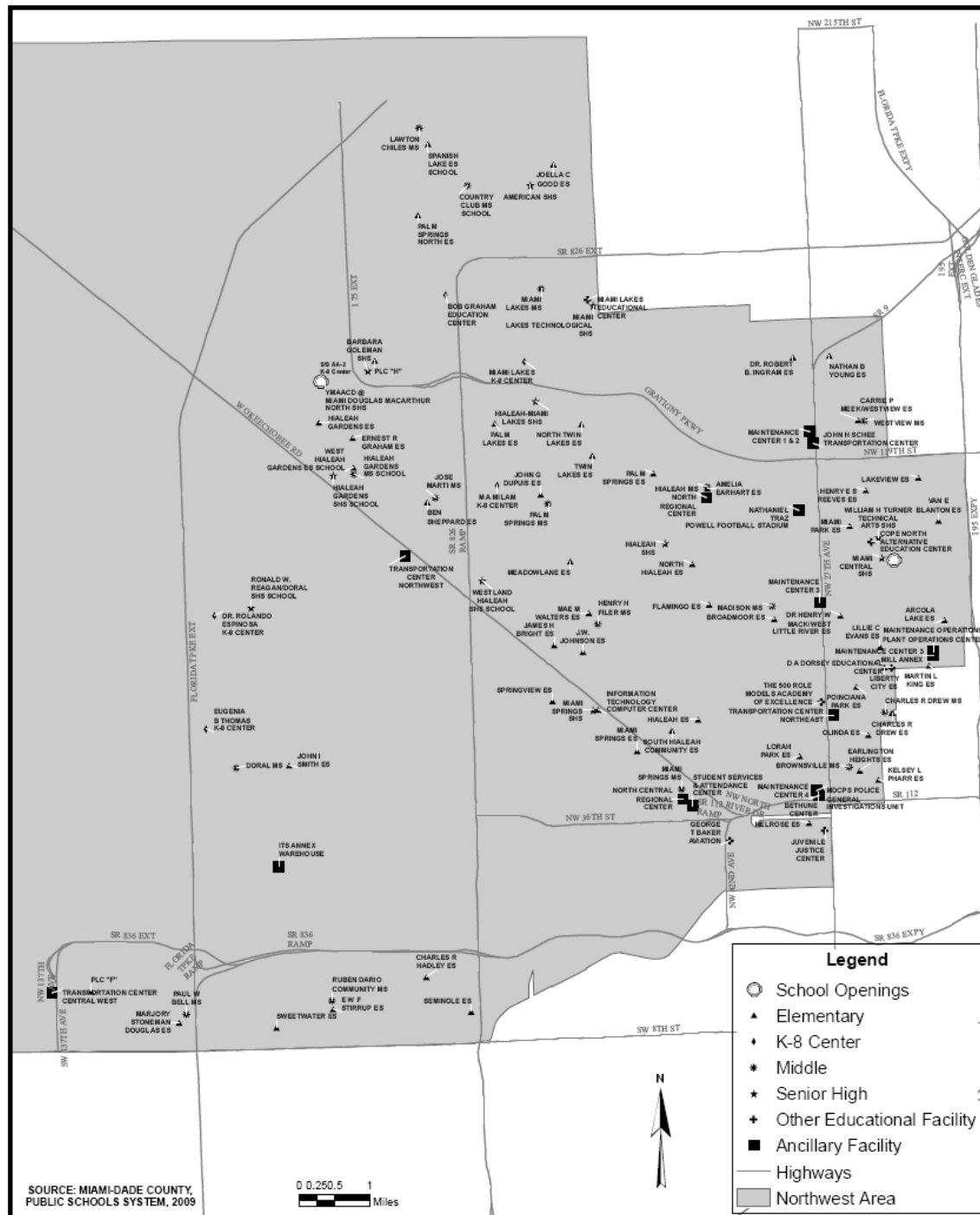
Introduction

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.

CONCURRENCY SERVICE AREA MAPS

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

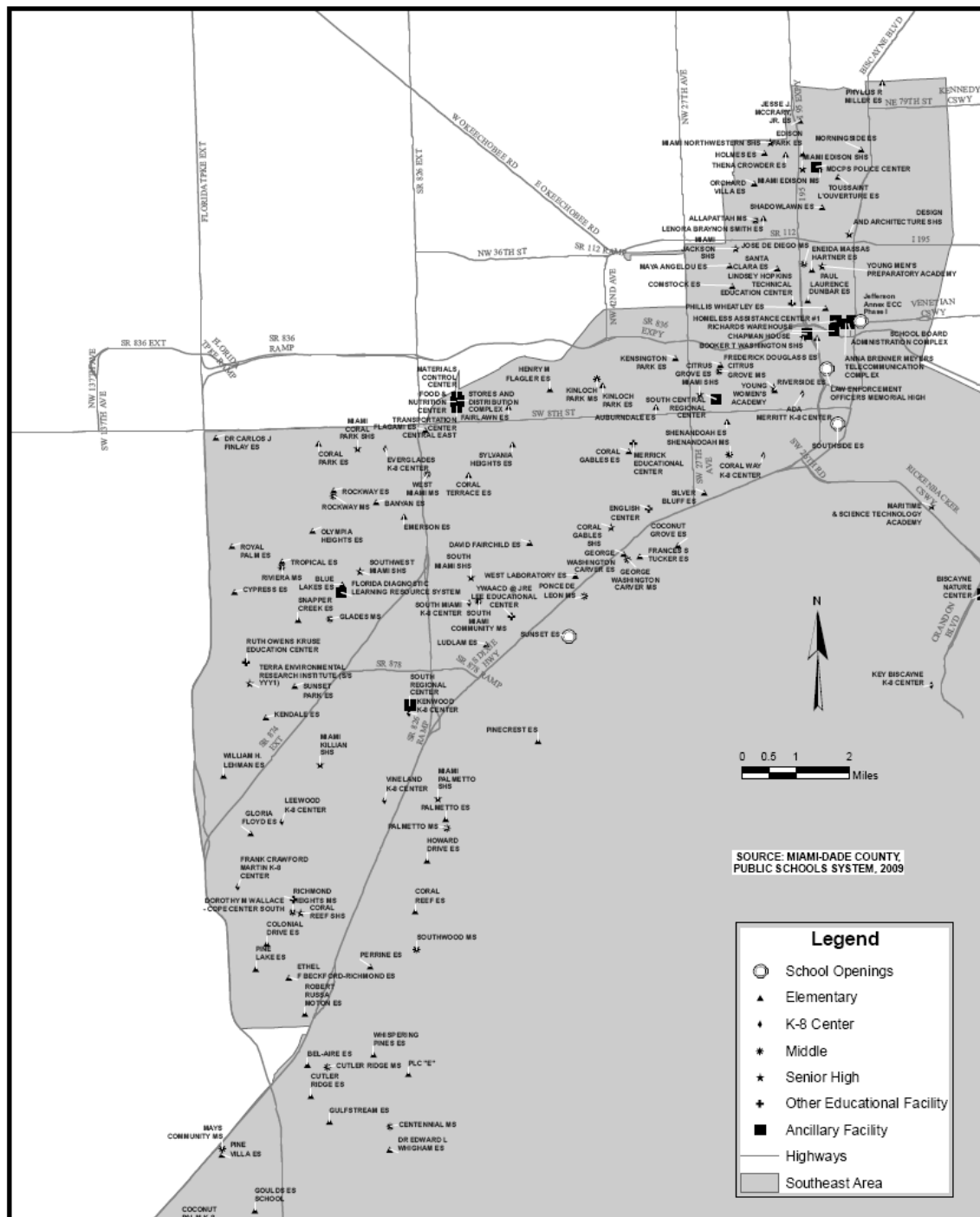


Map of Miami-Dade County Public Schools System, 2009, showing school openings and facilities. The map includes a legend, a scale bar (0 to 2 miles), a north arrow, and a source note: "SOURCE: MIAMI-DADE COUNTY, PUBLIC SCHOOLS SYSTEM, 2009". The map shows various school locations marked with symbols corresponding to the legend: School Openings (circle with a dot), Elementary (triangle), K-8 Center (diamond), Middle (asterisk), Senior High (star), Other Educational Facility (plus), Ancillary Facility (square), Highways (thick line), and Northeast Area (shaded gray). The map also shows major roads like SR 112, SR 836 EXPY, SR 195, and SR 195 EXPY, and various school names like Robert Renick Education Center, North County ES, and North Dade Center for Modern Languages.

Village of El Portal Comprehensive Plan



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



EDUCATIONAL FACILITIES ELEMENT

Goals, Objectives, and Policies

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.

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 compact educational facilities such as early childhood 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 nonvoting 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 County Public Schools should be based on future enrollment projections and demographic shifts and targeted to enhance the effectiveness of the learning environment. The future enrollment projections should utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments, the State Office of Educational Facilities and the State SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, the School Board will coordinate with 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 County 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 facilities⁶ 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 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

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 Schools⁷.

The adopted LOS standard for Magnet Schools is 100% utilization 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. To help achieve the desired 100%

⁶ 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.

⁷ 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, remodeling, renovation or expansion of a public school facility.

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 solution.

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, 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 Miami-Dade 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 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 discourages criminal behavior and provides 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), Florida Department of Environmental Protection (DEP), the Miami-Dade County Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, 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, bicyclist and traffic safety in the school areas, 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 and programs.

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 at least every three years perform a 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 pursuant to the Interlocal Agreement for Public Facility Planning between Miami-Dade County and Miami-Dade County Application No. 10 Page 10 Public Schools, 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

Map Series

