

**Town of Miami Lakes**  
*Adopted Comprehensive Plan*

**Part I:**  
**Goals, Objectives, and Policies**

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## INTRODUCTION

*[Note to Reader: Throughout this document, underlined portions are proposed to be added, while and ~~stricken~~ portions are proposed for deletion to address appropriate State and public comments.]*

Under State law, the municipal comprehensive plan is the ultimate regulatory authority governing all land development activities within the jurisdiction of Miami Lakes, either existing or occurring in the future. In December 2000, the Town adopted the County's Comprehensive Development Master Plan (CDMP) as an interim comprehensive plan to serve until a new plan for Miami Lakes, tailored to the Town's unique growth and development needs, could be prepared and adopted. The interim CDMP continues in effect until the date in the future when this new Comprehensive Plan is formally adopted by ordinance by the Town Council.

The Town's Land Development Code (LDC), which contains zoning, subdivision and other local development regulations, takes its purpose and direction from the goals, objectives and policies adopted in this Plan. The Land Development Code must be fully consistent with the adopted Comprehensive Plan and also further its goals, objectives and policies.

The specific authority and requirement for municipalities to do comprehensive planning in Florida emanates from Chapter 163, Florida Statutes. In 1985, the State Legislature amended Chapter 163 through the adoption of the Local Government Comprehensive Planning and Land Development Regulation Act. This Act substantially increased the requirements for local land use plans, associated infrastructure and other plan elements, and mandated that local governments adopt land development regulations (or code) to implement the policies of the local comprehensive plan. The Comprehensive Planning and Land Development Regulation Act is implemented primarily via Administrative Rules 9J-5 and 9J-11, as amended. This Comprehensive Plan has been prepared to be fully consistent with Chapter 163, F.S., and Rule 9J-5, as required by State law.

Consistent with State requirements, the Town's new Comprehensive Plan is divided into two (2) basic parts:

***Part I: Goals, Objectives and Policies (GOPs)***

***Part II: Data & Analysis Supporting Document***

This is the "Comprehensive Plan: Part 1 - GOPs" document, which must be formally adopted by the Town Council by ordinance. The Part II - Data & Analysis is a separately bound document and is used to provide supporting data and conclusions for the GOPs, however, is not adopted by the Town Council. The Data & Analysis support document, dated December 19, 2003, has been previously prepared and copies may be reviewed at Town Hall during regular business hours.

The Goals, Objectives and Policies contained herein are organized into ten (10) Elements (chapters). Each element addresses an important aspect of land development and growth in Miami Lakes including, but not limited to, future land use, transportation, infrastructure, community design, recreation and open space, and capital improvements. The Future Land Use Element also contains the official Future Land Use Map (FLUM) for the Town, and specific definitions for the various future land use categories referenced in the FLUM. The Town's official Zoning Map and Code must be consistent with the FLUM and accompanying land use category specifications contained in the Future Land Use Element.

Pursuant to State requirements for the preparation of local comprehensive plans, this Plan has been developed with significant public involvement. Two (2) community workshops were conducted in Miami Lakes last year to provide initial ideas and an overall community vision from which to begin Plan development. During Plan development, update reports have been provided at Town Council meetings periodically.

The goal of the Comprehensive Plan GOPs is to provide the overall policy framework from which zoning and other land development regulations (code) can be developed to ensure that Miami Lakes' future land use development pattern and infrastructure system matches the community vision and quality-of-life expectations of its residents.

This Plan was considered and approved by the Local Planning Agency and Town Council in July 2003, and transmitted to the Florida Department of Community Affairs (FDCA) for State-required review. The Town received review comments from the FDCA in October 2003. Following incorporation of appropriate State and other comments, this Comprehensive Plan was prepared and formally adopted by the Town Council on December 19, 2003.

## **A BRIEF HISTORY OF MIAMI LAKES**

Miami Lakes is located in northwest Miami-Dade County on both sides of the "big bend" in the Palmetto Expressway. The area where the Town is now situated was originally purchased in the 1930s by former state senator Ernest R. Graham as a dairy farm. As Miami-Dade County's population grew after World War II, Senator Graham created the Sengra Development Corporation to begin urban development of his holdings.

Lester Collins, a nationally known landscape architect and former Dean of Harvard School of Architecture, was commissioned to prepare the Master Plan for the 3,000-acre tract that was to become the initial core of Miami Lakes. Collins envisioned an integrated planned community, including residential, commercial, industrial, and mixed uses. His vision has endured for over four decades, and has been recognized by national and local media as one of the best examples of community master planning in the nation. Urban planners nationwide have consistently praised Miami Lakes' Master Plan for its winding streets, lush landscaping, generous parks, peaceful cul-de-sacs and controlled mixed use and exclusive business parks.

The grand opening of the Graham family's 2,400-acre master-planned community occurred in 1962, and included the area west of Red Road inside the "bend" in the Palmetto Expressway. At that time, the championship golf course was still under construction in the northwest corner of the property. Today the Don Shula Golf Course features more than 10,000 trees along its fairways. The Collins Master Plan also featured a 90-acre Town Center site with a central "Main Street" and the signature "nautilus" design of ever-widening curvilinear streets emanating from the Town Center.

Miami Lake's first neighborhood was Lake Patricia, the plan for which received Good Housekeeping Magazine's "Good Homebuilding Citation" in 1964. The Miami Lakes Civic Association was created in 1965. By 1968, more than 1,000 families and young professionals had moved to Miami Lakes. In the mid 1970's, dairy operations were completely removed from the area to allow for more planned development. To ensure maintenance of high quality development standards, the residential and commercial lands within the original Master Plan were placed under private deed restrictions.

In the 1980's, the first two phases of the Town Center (west side) were constructed, Business Park east was nearly built out, and the residential neighborhoods within the four main sections of the master plan area were completed. Town Center has become a social focal point for Miami Lakes frequently hosting art, music and craft shows, and all types of festivals. It is also a great place to live and work; there are apartments above the retail shops on Main Street and two-to-four-story office buildings and apartments within walking distance to many commercial/retail businesses. The Don Shula Hotel is a centerpiece of Main Street. The 62-acre expansion of Main Street to the east side of Ludlam Road will make up the third and final phase of the core area; approximately 17.7 acres of the eastern expansion has been completed, and 44.3 acres is under construction.

West of the Palmetto Expressway, the western most section of the original Master Plan exists south of NW 154th Street around the large "star-shaped" Graham Dairy Lake. This area contains areas designated for townhome, apartments and light industrial business uses. In the late 1980s and early 1990s, areas west and north of the original master planned area began to build-out with the construction of the Royal Oaks, Royal Park, Silvercrest and Westlake neighborhoods, to name a few. In 2000, the Town of Miami Lakes was formally incorporated as a municipality and the official boundary includes the original master planned area along with neighborhoods and vacant land west to I-75 and north of NW 154th Street up to Northwest 170<sup>th</sup> Street.

### **Miami Lakes Today and Tomorrow**

In the last 40 years, Miami Lakes has progressed from a dream on paper to a real, vibrant community recognized nationwide as one of the best examples of unique and innovative town planning. Its population is approximately 23,500 this year (2003). The predominant land use in the Town is low-density neighborhoods, making up approximately 40% of Miami Lakes' total area of 4,363 acres. The next most prevalent uses are light industrial and office parks comprising 13% of the Town's area, and lakes and canals making up about 11%.

Miami Lakes has many urban planning and public service challenges ahead as it fully matures as an incorporated town within a major metropolitan area. The Goals, Objectives and Policies contained in this Comprehensive Plan (Part 1), supported by the Data and Analysis provided in the Part 2 Plan document, are intended to serve as the "road map" for attaining and maintaining the community vision of Miami Lakes' residents.

## **STATEMENT OF LEGISLATIVE INTENT**

This Statement expresses the legislative intent of the Town Council of the Town of Miami Lakes with regard to the Comprehensive Plan. It is applicable to the Miami Lakes Comprehensive Plan in its entirety and is declared to be incorporated by reference in each element thereof.

1. Nothing in this Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist under applicable law.
2. This Comprehensive Plan is intended to set general guidelines and principles concerning its purposes and contents. The Plan is not a substitute for specific implementation mechanisms that are contained in the Town of Miami Lakes' Land Development Code (LDC).
3. The Town Council recognizes that any application for development approval may bring into conflict and necessitate a choice between different goals, objectives, policies, priorities, and provisions of the Plan. While it is the intent of the Town Council that the Future Land Use Element be afforded a high priority, other elements must be taken into consideration given the Town Council's responsibility to provide for the multitude of needs of the Town's growing and diverse community. Recognizing that the Town Council and Town agencies will be required to balance competing goals, objectives, and policies of this Plan, the primary intention of the Plan is to protect the public health, safety and welfare.
4. The terms "shall" and "will" are construed as mandatory in this Plan, subject, however, to this Statement of Legislative Intent. The term "should" is construed as directory and not mandatory. Wherever implementation responsibility is not explicitly stated within a particular objective or policy in this Plan, that responsibility lies with the Town of Miami Lakes to the extent that the objective or policy specifies implementation.

# I. FUTURE LAND USE ELEMENT

*[Note: The current adopted Future Land Use Element is deleted in its entirety, and the text and map in this Element are proposed for adoption as the Town of Miami Lakes Future Land Use Element.]*

**Goal 1:** Continued enhancement of Miami Lakes' quality of life and unique community feel through visionary land use planning, efficient provision of public facilities and services, protection of neighborhoods, and conservation of those built and natural assets which define the town.

**Objective 1.1:** COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IMPLEMENTATION

Orderly and efficient growth and redevelopment of Miami Lakes within the vision established in the first Town Master Plan and reinforced through the community vision of today's residents by effectively implementing the adopted Comprehensive Plan, coordinating future land uses with topography, soil and other local environmental conditions, discouraging urban sprawl and ensuring the availability of public services and facilities at their respective level-of-service (LOS) standards.

*Measurement: Number of Comprehensive Plan objectives and policies implemented during the planning period.*

*Measurement: Number of development applications where environmental conditions are evaluated and adopted facility LOS standards are enforced.*

**Policy 1.1.1:** The Future Land Use Map (FLUM) presented in this Element (Exhibit 1) combined with the goals, objectives and policies of this element is adopted as the official and primary standard governing future land use and development density and intensity in the Town of Miami Lakes.



**Policy 1.1.2:** The following future land use categories are contained in the Town's Future Land Use Map:

*\*Low Density (LD)* - The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

*\*Low-Medium Density (LMD)* - This category allows a range in density from a minimum of 5.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot line single-family developments in this category shall not exceed a density of 7.0 units per gross acre.

*\*Medium Density (MD)* - This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category include townhouses and low/medium-rise apartments.

*\*Medium High Density (MHD)* - This category authorizes apartment buildings ranging from 25 to 60 dwelling units per acre. In this category, the height of buildings and, therefore, the attainment of densities approaching the maximum depends to a great extent on the dimensions of the site, conditions such as location and availability of services, ability to provide sufficient off-street parking, and the compatibility with, and impact of, the existing adjacent and nearby development.

*\*Industrial and Office (IO)* - Industries, manufacturing operations, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, merchandise marts and similar uses are allowable within the Industrial and Office designation. Also included are construction and utility equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. Limited commercial uses to serve the firms and workers in IO areas are encouraged, dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Free-standing retail and personal service uses larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas

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and in closer proximity to residential areas. Freestanding retail and personal service uses which are 10 acres and less in size should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses and others with unusual siting requirements may also be considered on a conditional basis at appropriate locations. The specific range and intensity of uses appropriate in IO areas vary by location as a function of such factors as availability of public services, roadway access and neighborhood compatibility. Special limitations may be imposed on uses in IO where necessary to protect environmental resources, including wellfield protection areas. Through the assignment of zoning districts and special conditions, the specific range and intensity of uses appropriate for a particular site will be determined. This category requires a minimum of 10% landscaped open space (15% when abutting a residential site), and a minimum lot area of 5,000 square feet. The maximum height permitted in this category is seven (7) stories.

Mixing of residential use with light industrial, commercial, office and hotels is also allowable on a conditional use basis with residential being limited to the density of the adjacent residential future land use category, and other uses being limited in size, impact and by standards contained in the BO category and the LDC for mixed-use projects. If no residential areas exist adjacent to a subject site, then the Medium Density land use category is allowed. However, residential use shall not be developed on over 15% of the area of any individual site.

*\*Business and Office (BO)* - This category accommodates the full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, public facilities, amusements and commercial recreation establishments (such as private commercial marinas). These uses may occur in self-contained centers, high rise structures, campus parks and municipal centers business districts. The specific range and intensity of uses appropriate in BO areas vary by location as a function of such factors as availability of public services, roadway access and neighborhood compatibility. Special limitations may be imposed on uses in BO where necessary to protect environmental resources including wellfield protection areas. Through the assignment of zoning districts and special conditions, the specific range and intensity of uses appropriate for a particular site will be determined. Strip commercial shopping centers with inadequate lot depth, which allow only a single row of commercial structures and parking in front, are discouraged in this designation. The floor area ratio (FAR) is 0.4 for the first story, plus 0.11 for each additional story up to 8 stories, then 0.06 for each

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additional story. The maximum height permitted in this category is seven (7) stories; however, the maximum height can be exceeded with approval through a public hearing.

Mixing of residential use with commercial, office and hotels is also permitted in BO areas provided that the scale and intensity is not out-of-character with adjacent and nearby development, and the project does not negatively impact any area neighborhoods. Where these conditions are met, residential development may be authorized at a density up to one (1) density category higher than the average of adjacent residential land uses. If no residential areas exist adjacent to a subject site, then the Medium Density land use category is allowed. However, residential use shall not be developed on over 15% of the area of any proposed master-planned development.

*\*Town Center Mixed-Use (TCMU)* – Uses allowed in this category include all those permitted uses in the BO, MD and MHD land use designations, and are restricted to the densities and intensities established in these land use designations, except where stated otherwise under this land use designation. Land allocation within the entire TCMU area shall be as follows:

- Landscaped Open Space = minimum of 12%
- Business/Office = between 25% and 75%
- Medium Density Residential = between 0% and 50%
- Medium-High Density Residential = between 0% and 50%

Vertical integration of uses is also encouraged in this land use designation. When more than one of the aforementioned uses are used in a land area, the land allocation percentages will be calculated based on the percentage of building area (square footage) used for each use. When MD and/or MHD is mixed with BO, the maximum height permitted will be seven (7) stories. All development within the TCMU must be able to demonstrate functional horizontal integration of the allowable uses, and where applicable, vertical integration as well.

*\*Office/Residential (OR)* - Uses allowed in this category include both professional and clerical offices, hotels, motels, public facilities and residential uses. Office developments may range from small-scale professional office to large-scale office parks. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing or future adjacent residential uses. The maximum scale and intensity of office, hotel and motel development in OR areas shall be based on such factors as site size, availability of services, accessibility, and proximity and scale of

adjacent residential uses. Residential uses are also allowed in the OR category. Residential development may be authorized at a density up to one (1) density category higher than the average of adjacent residential land uses. When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was in either office only or residential use only, whichever is higher. However, residential use shall not be developed on over 50% of the area of any individual site. Within the OR category, business uses ancillary and to serve the on-site uses may be integrated in an amount not to exceed 15 percent of the total floor area. However, the Office/Residential designation does not authorize any other business or commercial uses. The maximum floor area ratio (FAR) permitted is 0.4 for a one-story building, plus 0.2 for each additional story, not to exceed a total FAR of 2.0. The maximum height permitted in this category is 2 stories, not to exceed 35 feet; however, the maximum height can be exceeded with approval through a public hearing.

*\*Parks and Recreation (PR)* - The Future Land Use Map (FLUM) specifically illustrates larger park and recreation areas, as well as, golf courses. Smaller parks may not be shown on the FLUM in the PR category. Compatible parks are encouraged in all residential land use categories and may be allowed in all other future land use categories. The siting and use of future parks and recreation areas shall be guided by the Recreation and Open Space Element and the Capital Improvements Element of this Plan, and by other applicable goals, objectives and policies of the Comprehensive Plan. Both public and privately owned lands are included in the PR category. The privately owned park land either possesses outstanding and unique environmental qualities and unique potential for public recreation or is a golf course included within a large-scale development. The long term use of such golf courses is typically limited by deed restriction. If the owners of privately owned land designated as Parks and Recreation choose to develop before the land can be acquired for public use, the land may be developed for residential use at a density equal to, or less than, the average existing density of developed property adjoining the subject land, provided such density is consistent with the goals, objectives, and policies of the Comprehensive Plan, notwithstanding Conservation Policy 5.4.1. This allowance does not apply to land designated Parks and Recreation that was set aside for park and recreation use as part of a master planned residential development. Certain accessory commercial activities that support recreational uses and relate to the resources of the park, such as, but not limited to, boat supply stores, fuel docks, or tennis and golf clubhouses may be considered for approval in the PR category. Other commercial

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recreation, entertainment or cultural uses may also be considered for approval in the PR category if they would enhance the quality, utility or enjoyment of the site and its natural, historical or archeological resources and facilities, and are authorized by the Town Council in accordance with the Town LDC. Accessory uses and structures shall not exceed 20% of the area of any individual site

*\*Environmentally Protected Parks (EPP)* - This category includes existing and future lands that are environmentally sensitive and/or exhibit unique archeological features. All EPP areas shall be managed consistent with the goals, objectives and policies for development of the applicable environmental resources or protection area. Accordingly, resource-enhancing facilities including boardwalks, nature trails, canoe trails, and launches and interpretive facilities may be provided in these areas. If the owners of privately owned land designated as EPP choose to develop before the land can be acquired for public use, the land may be developed for residential use at a density of up to four (4) units per net acre (exclusive of existing and future rights-of-way and water bodies) and adherence to all RU-1 district site development standards. No land alteration or construction may occur in any identified unique environmental and/or archeological resource preserve areas within the EPP site. A unique resource area is an area that has endangered, threatened, rare or "special concern" flora and/or fauna, jurisdictional wetlands, and /or recognized historical or significant archeological values. Prior to commencing construction activities on any EPP site, the owner shall obtain and submit to the Town a survey, prepared by a qualified professional for each resource area acceptable to the Town, that identifies the location of any such resource area, and includes an appropriate buffer of approximately 25 feet or such other size as determined by the professional as to each resource area to be appropriate to protect the resource area. The property owner must also assume full responsibility for developing and implementing a Preserve Area Management Plan (PAMP) for the unique resource area and buffer. If all protection criteria are met and the developer allows adequate public access to the protected unique resource area, then a density bonus of up to one additional unit per net acre may be granted by the Town Council.

*\*Institutional and Public Facility (IPF)* - The IPF category allows large scale public facilities such uses as major hospitals, medical complexes, colleges/universities, public schools, utility plants, governmental offices and facilities, and military installations. Offices are allowed in this category. Internally integrated business areas, up to 10 percent of the total IPF development floor area, may also be approved in this category. Residential is also permitted in this category

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when it is part of a college/university or a military installation. Major utility facilities allowed in IPF should generally be located away from residential areas. Neighborhood- or community-serving institutional uses and utilities including schools, fire rescue facilities and cemeteries may be approved where compatible in all urban land use categories, provided the location is consistent with the Comprehensive Plan and LDC. Either Industrial & Office (IO) or Business & Office (BO) intensity requirements are applied depending on whether the zoning for the site is industrial or commercial.

*\*Transportation (T)* - This FLUM category identifies the major components of the existing and future State and County transportation network serving Miami Lakes, which are the Palmetto Expressway and I-75, and the ancillary ramps and rights-of way that support those roadways. No residential, industrial or commercial uses are permitted in these areas.

**Policy 1.1.3** The establishment of non-residential uses in the four (4) residential land use designations defined in this Element is not allowed except under limited circumstances and conditions as follows:

- a.) Office uses smaller than five (5) acres in size may be approved in any residential land use category where other office, business or industrial uses, which are not inconsistent with this Comprehensive Plan, already lawfully exist on the same block face. Office uses may be approved on such sites only if consistent with the goals, objectives and policies of this Plan, and the use would not have an unfavorable effect on the surrounding area.
- b.) Hotels and motels may be approved in the Low-Medium, Medium or Medium-High residential land use categories if the site on which the hotel or motel is located has frontage on a major roadway (minor arterial or higher) and where compatible with adjacent uses.
- c.) Convenience retail facilities may be permitted in multifamily developments containing 300 or more units, as an accessory use for the convenience of the development's residents. Such facilities shall be restricted in size to relate solely to the needs of the development residents and shall be limited to convenience commercial and personal services.
- d.) Marina facilities and recreation facility clubhouses, private and semi-private, (including commercial uses which are incidental and complimentary to, and usually associated with, clubhouses, such as pro-shops, snack bars, restaurants, and the sale of alcoholic

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beverages) within, and primarily designed, sized and scaled to serve the immediate needs of a residential development may also be permitted in the residential land use categories if compatible with the neighborhood.

- e.) Neighborhood business node development may also be considered for approval in the residential land use categories as part of a proposed residential project. The node may be up to one (1) acre in size and for each 600 dwelling units contained in the development.
- f.) Congregate living facilities, group homes, foster homes, nursing homes, day care facilities, home occupations, hospitals, religious institutions, and small scale public facilities and utilities may be approved in residential land use categories subject to restrictions and conditions contained in other policies within this Element.

**Policy 1.1.4:** Code enforcement and other available regulatory measures shall be used to prevent incompatible land uses from locating adjacent to or near otherwise stable and viable uses, especially residential neighborhoods. The rezoning process shall be used to discourage residential development in close proximity to industrial zoned areas and areas with unacceptable noise and/or odor levels. Incompatible non-residential land uses within established residential neighborhoods may be given incentives to adaptively reuse or replace structures to uses that are compatible with the residential area. Where it is physically not feasible to separate incompatible land uses such as residential and non-residential, buffering shall be required to promote a smooth land use transition. Buffering used may include the following:

- a. Physical barriers, including berms, hedges or other landscaping, as well as walls or fences aesthetically designed for screening purposes. Physical barriers may also include densely vegetated open space; and/or
- b. The development of a transitional use between the incompatible uses. For example, a low intensity office development could be used to buffer a retail commercial center and a residential area.

**Policy 1.1.5:** For groups of parcels under single ownership or multiple ownerships that are legally unified and developed under a single development plan, portions of the unified development may be developed at densities higher than that shown on the FLUM provided other portions are developed at correspondingly lower densities so that the average density of the entire development does not exceed the maximum gross density shown on the FLUM for the subject property.

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- Policy 1.1.6:** Congregate living facilities, group homes, foster homes, nursing homes and day care facilities shall be allowed in all residential land use categories provided they are consistent with the LDC. Each 2.5 occupants of these types of facilities shall be considered one dwelling unit for purposes of determining allowable density.
- Policy 1.1.7:** Home occupations may be approved in all residential land use categories as a conditional use provided the activity is secondary and incidental to the primary residential uses, maintains a residential appearance, does not adversely impact the surrounding neighborhood and complies with all other applicable criteria contained in the Town's LDC.
- Policy 1.1.8:** New hospitals may not be permitted in any residential but should be encouraged in the IPF, BO and IO categories.
- Policy 1.1.9:** Religious institutions are allowed in all land use categories on the FLUM; however, if located in or near residential neighborhoods, adverse impacts to the tranquility of the residents around the religious institution and in the surrounding residential neighborhood must be minimized to the maximum extent feasible.
- Policy 1.1.10:** Small scale public facilities and utilities (which typically occupy relatively small tracts of land, and can include telecommunication towers, lift stations, etc.) intended to serve the immediate needs of the residential community may be permitted on compatible sites in all residential land use categories subject to adequate design and buffering as determined by the Town.
- Policy 1.1.11:** Continue to evaluate and respect local topography, flooding frequency, soil and other applicable environmental conditions in the decision-making process for future land use map amendments.
- Policy 1.1.12:** Require that all new development and redevelopment maintain the adopted level-of-service standards for public facilities in this Plan concurrent with the build-out of planned projects.
- Policy 1.1.13:** Prepare an Evaluation and Appraisal Report (EAR) for the Comprehensive Plan periodically, as required by State Statute, and update the Plan as specified in the EAR.
- Policy 1.1.14:** Discourage land use patterns indicative of urban sprawl in the Future Land Use Map and any amendment applications by dictating compact development, mixed use where appropriate and efficient use of public facility capacity and resources.
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**Objective 1.2: LAND DEVELOPMENT CODE**

**Re-write and maintain an effective and efficient Land Development Code (LDC) no later than December 2004, which implements the community vision underlying the goals, objective and policies of adopted Comprehensive Plan, regulates the quality, scope and impacts of new development and redevelopment, coordinates future land uses with topography and soil conditions, and incorporates innovative land development techniques.**

*Measurement: Adoption of a new Town LDC no later than December 2004.*

*Measurement: Number of workshops held during planning and preparation of new LDC.*

- Policy 1.2.1:** Prepare and adopt a new Town Land Development Code that is consistent with this Comprehensive Plan and also uses as its basis the vision consensus expressed by Town residents during community workshops.
- Policy 1.2.2:** During preparation of the new LDC, eliminate, to the maximum extent permitted by law, the conflicts and duplication that now exist between the current Code (December 2003), and the residential and commercial deed restrictions, which apply to many areas of the Town.
- Policy 1.2.3:** Encourage the use of innovative land development regulations in the new Code, which may include provisions for planned unit developments, mixed use designations and other similar techniques.
- Policy 1.2.4:** Develop a code enforcement system in the new Code that is proactive in ensuring that the high standards, which are the hallmark of Miami Lakes, are maintained, and the personnel are very responsive to resident and business owner inquiries. In addition, ensure that the system allows for the mitigation and/or correction of adverse nuisance impacts, such as noise, odor and/or dust, on residential neighborhoods caused by any existing commercial and industrial operations.
- Policy 1.2.5:** Utilizing flexible regulations and other incentives, encourage the redevelopment and renewal of structures and infrastructure as residential subdivisions and commercial and industrial areas, constructed earlier in the Town's history start to exceed their useful life.

- Policy 1.2.6:** Coordinate regulations for the subdivision of property in Miami Lakes with the Miami-Dade County Public Works Department.
- Policy 1.2.7:** Incorporate signage regulations into the new Code that are in keeping with the future vision of the Town and its character.
- Policy 1.2.8:** In preparing use, density and intensity standards for the new LDC, pay special attention to providing for the compatibility of adjacent uses.
- Policy 1.2.9:** In all zoning and site plan approvals, provide for adequate drainage and stormwater management, open space, vehicle parking and safe, convenient on-site traffic flow.
- Policy 1.2.10:** The Town shall use the Land Development Code and code enforcement procedures to actively pursue and encourage methods to avoid the occurrence of blight. If areas do become blighted, the Town will undertake steps to renew or redevelop the blighted areas.
- Policy 1.2.11:** Encourage the use of energy-saving materials and techniques in the construction of public and private buildings in the Town.
- Policy 1.2.12:** Require the effective implementation of all applicable site and building design requirements of the Americans with Disabilities Act (ADA) within the Town.

**Objective 1.3: COMMUNITY DESIGN AND LAND USE CONSISTENCY**

**Implementation of the Community Design Element recommendations through the new Land Development Code and annual capital budget, and elimination of land uses inconsistent with the Town's character.**

*Measurement: Preparation of Town-wide Landscape Beautification Program by December 2003.*

*Measurement: Preparation of Town Design Plan by December 2004.*

- Policy 1.3.1:** Develop and implement a Town-wide Beautification Plan by December 2005 to enhance landscaping in public rights-of-way and neighborhoods, and make the overall natural aesthetic appeal of the Town even better.

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- Policy 1.3.2:** Prepare a Miami Lakes Design Plan to enhance such design features as entry identification statements, transportation corridors, bike and pedestrian ways, waterway vistas, public buildings, commercial and industrial districts, open space and parks, and signage.
- Policy 1.3.3:** During the preparation of the new LDC, eliminate land uses that are inconsistent with the Town's character to the maximum extent permitted by law.
- Policy 1.3.4:** Use the annual capital budgeting process to fund and build Town design improvements on public land and rights-of-way.
- Policy 1.3.5:** Prepare a special Mainstreet / Ludlam Road Improvement Plan by June 2004, to improve the attractiveness and "attention-getting" appeal of this critical corridor through Mainstreet, achieve as much traffic-calming effect as possible, and provide for the easy flow of pedestrians from one side of Main Street to the other, including the feasibility of a "pedestrian promenade" under Ludlam Road.
- Policy 1.3.6:** Make applications and obtain all available county, regional, state and federal grant funds to construct recommended landscaping, bike and pedestrian ways, and other community design features, and, in particular, work closely with FDOT and Miami-Dade County to help fund the approved Main Street / Ludlam Road Improvement Plan.
- Objective 1.4: PUBLIC FACILITIES AND LEVEL-OF-SERVICE MAINTENANCE**
- Ensure the availability of suitable land for utility facilities necessary to support proposed development, and the expansion of necessary public facility capacity and services concurrent with the impacts of development.**
- Measurement: Number of development applications reviewed annually where level-of-service standards are required and maintained.*
- Policy 1.4.1:** During the review of proposed rezonings and other development project applications, require that the adopted level-of service standards in this Plan be maintained at each development order approval point including, but not limited to, rezoning, platting and permitting.
- Policy 1.4.2:** Work with county and regional utility service providers, as needed, to help locate suitable land for expansion of their operations and services.
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**Objective 1.5: ENVIRONMENTAL AND HISTORIC RESOURCES**

**Protection and enhancement, to the maximum extent permitted by law, of all environmental and historical resources existing in the Town.**

*Measurement: Adoption of new LDC with prudent environmental and historical resource protections by December 2004.*

*Measurement: Submittal of at least one (1) application to a public funding agency, by June 2004, to purchase the Madden's Hammock site.*

**Policy 1.5.1:** Incorporate all wetland and native upland protection requirements into the new LDC, by December 31, 2004, from the Miami-Dade County Department of Environmental Resources Management, South Water Management District, and the Department of Environmental Protection, and enforce these requirements in all development applications considered by the Town.

**Policy 1.5.2:** Protect and maintain, to the greatest extent feasible and permitted by law, all identified historical and archeological structures and sites within the Town through well-considered land development regulations, review of development applications and a proactive approach to public acquisition.

**Policy 1.5.3:** Prepare and submit applications to the Florida Communities Trust and other funding agencies for the public acquisition of the Madden's Hammock site.

**Policy 1.5.4:** Protect and enhance the lush flora and fauna of the Town through strong community landscaping guidelines, land development regulations and code enforcement.

**Policy 1.5.5:** Retain and strengthen regulations protecting surface water, groundwater and air quality by implementing the standards for these resources established by applicable regional, state and federal environmental agencies.

**Objective 1.6: HAZARD MITIGATION AND DISASTER PREPAREDNESS**

**Coordinate with Miami-Dade County and the State of Florida in addressing the hazard mitigation and disaster-preparedness needs of Miami Lakes, and encouraging the elimination and/or reduction of land uses inconsistent with the recommendations of any public agencies charged with managing hazard mitigation and disaster-preparedness.**

*Measurement: Number of contacts and meetings with County disaster management personnel.*

**Policy 1.6.1:** Coordinate with Miami-Dade County in implementing the approved Local Mitigation Strategy, in assessing the vulnerability of governmental, medical and public safety sites and structures in the Town to storm damage, and develop an action plan, if necessary, to address wind stability and flood protection for key buildings.

**Policy 1.6.2:** Work with Miami-Dade County to ensure that Town employees are well versed in the programs, procedures and policies required during a disaster emergency and the longer-term post-disaster redevelopment process.

## **II. TRANSPORTATION ELEMENT**

*[Note: The current adopted Transportation Element is deleted in its entirety, and the text and maps in this Element are proposed for adoption as the Town of Miami Lakes Transportation Element.]*

**Goal 2: Development and maintenance of a multimodal transportation system that meets the diverse circulation needs of Miami Lakes in a safe and efficient manner and protects the quality of life for all residents.**

**Objective 2.1: ROADWAY SYSTEM PLANNING AND IMPROVEMENT**

**Development of a safe, convenient, energy-efficient roadway transportation network throughout Miami Lakes operating at or above the adopted level-of-service.**

*Measurement: Annual update of Town transportation capital project needs.*

**Policy 2.1.1:** Incorporate the capital improvement projects recommended in the Data and Analysis Support component to this Element to maintain adopted roadway level-of-service into the 5-year Schedule of Capital Improvements (SCI) contained in the Capital Improvements Element based on priority of need and availability of fiscal resources, and annually update the transportation portion of the SCI to address changing future roadway needs and enhancements.

**Policy 2.1.2:** By December 2003, complete a Transportation Master Plan for the Town, partially funded by the MPO, which maintains and enhances local mobility and community character. This Plan will seek to establish strategies to accommodate local mobility needs while enhancing the character of the community and improving the quality of life for residents by providing viable alternatives to the automobile.

**Policy 2.1.3:** Coordinate with the Miami-Dade County Public Works Department, Miami-Dade County MPO and FDOT to fund traffic congestion improvement studies as needed throughout the Town.

**Policy 2.1.4:** Establish strategies to encourage local traffic to use alternatives to the Florida Intrastate Highway System to protect its interregional and intrastate functions.

**Policy 2.1.5:** Continue to provide appropriate controls, through the Land Development Code, of the connections and access points of driveways and local collectors with major collectors and all arterial roadways.

**Policy 2.1.6:** Through its Land Development Code and development review process, the Town will continue to ensure safe and convenient on-site traffic flow, and require developers to provide necessary motorized and non-motorized vehicle parking.

**Objective 2.2: ROADWAY LEVEL-OF-SERVICE**

**Maintain the adopted level-of-service for all arterial, collector and local roads in Miami Lakes.**

*Measurement: Number of traffic impact studies submitted annually by development review applicants.*

**Policy 2.2.1:** Monitor, coordinate and regulate, if necessary, the timing of development, construction of roadway improvements and implementation of other transportation programs to maintain the following roadway level-of-service (LOS) standards for all roadways within or bordering the Town:

\* East of Palmetto Expressway (inside urban infill area): All roads must operate at LOS "E" (100% of capacity at peak hour) or better, except where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, then a road shall operate at no greater than 120% of its capacity at peak hour. Where extraordinary transit service such as commuter rail or express bus service exists, parallel roads within ½ mile shall operate at no greater than 150% of their capacity at peak hour.

\* West of Palmetto Expressway (outside urban infill area): Major roadways must operate at LOS D (90% of capacity at peak hour) or better, except State urban Minor arterial roads which may operate at LOS "E" (100% of capacity at peak hour) or above. Where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, then a road shall operate at or above LOS E at peak hour. When extraordinary transit service such as commuter rail or express bus service exists, parallel roads within ½ mile shall operate at no greater than 120% of their capacity at peak hour.

\* FIHS Roadways: All FIHS roadways must operate at LOS D or better (at peak hour), except where 1) exclusive through lanes exist,

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roadways may operate at LOS E (at peak hour), or 2) such roadways are parallel to exclusive transit facilities or are located inside designated transportation concurrency management areas (TCMA's), roadways may operate at LOS E (at peak hour). Constrained or backlogged limited and controlled access FIHS roadways operating below the foregoing minimums must be managed to not cause significant deterioration.

**Policy 2.2.2:** All applicants (except those involving five single-homes or less) for comprehensive plan amendments, rezonings and/or site plan approvals are required to provide a traffic impact analysis study, prepared by a registered traffic engineer, as part of the development review process to show how the adopted LOS on area roadways will be maintained.

**Policy 2.2.3:** In partnership with the Miami-Dade County MPO, examine the viability of transportation demand management programs, by July 2005, to modify peak hour travel and reduce the number of vehicle miles traveled by Miami Lakes residents and employees.

**Policy 2.2.4:** The Town will address roadway LOS deficiencies by requiring new development and redevelopment to build or pay for the construction of traffic improvements along Town roads that are necessary to maintain the adopted transportation LOS standards, and coordinating with Miami-Dade County and the State to correct the roadway LOS deficiencies that occur on non-Town roadways.

**Policy 2.2.5:** The Town, in cooperation with other public and private agencies, will use one or more of the following strategies, when feasible, to encourage local traffic to use alternatives to the FIHS:

- a. Work with the Miami-Dade County MPO to coordinate a corridor study on NW 154<sup>th</sup> Street, near the Palmetto Expressway, to identify potential operational solutions near the major congestion point.
- b. Support and coordinate with Miami-Dade County in the design and building of the extension of NW 87<sup>th</sup> Avenue between NW 154<sup>th</sup> Street and NW 186<sup>th</sup> Street as one means to expand north-south capacity through the Town and relieve congestion on NW 82<sup>nd</sup> Avenue.
- c. Support and coordinate with Miami-Dade County in the design and building of enhancements (widening) of NW 154<sup>th</sup> Street to relieve congestion along the roadway, particularly between NW 82<sup>nd</sup> Avenue and NW 89<sup>th</sup> Avenue.

- d. Explore the feasibility of establishing an internal transit system within the Town connecting popular destinations on the east and west ends of the community.
- e. Limit or eliminate the gating of local streets, thereby protecting the Town's grid street network.
- f. Look at traffic control enforcement tools intended to keep signalized intersections clear during all phases of the signal.
- g. Formally designate all or a portion of Miami Lakes as a Transportation Management Area (TMA) as one means to mitigate peak hour traffic impacts through programs stressing demand-side strategies such as increased transit service, van pooling, flexible work hours or ridesharing programs are implemented to off-set poor level of service conditions.
- h. Work with the Miami-Dade Transit Agency to study existing transit routes within the Town and determine the feasibility of improving service time (i.e. shorter headways) and/or the feasibility of introducing new service along heavily traveled corridors within Miami Lakes.
- i. Create a transportation master plan for Miami Lakes to improve the quality-of-life for residents by providing viable alternatives to the automobile.
- j. Improvements to roadways within the Town to include bicycle facilities that could encourage bicycling as a viable alternative to the automobile for trips up to one mile in length.

**Policy 2.2.6:** By December 2004, analyze the current traffic concurrency determination methodology utilized by the Town, and consider appropriate modifications to enhance the accuracy and effectiveness of the methodology.

**Objective 2.3: RIGHT-OF-WAY PRESERVATION**

**Protect and reserve existing and future rights-of-way, for automobile, truck, transit, bicycle and pedestrian travel needs, to prevent structural encroachments and ensure adequate ultimate roadway widths for maintenance of adopted level-of-service standards, consistent with this element, the 2025 Miami-Dade County MPO Long Range Transportation Plan and the Land Development Code (LDC).**

*Measurement: Number of zoning, site plan and plat reviews for required setbacks and right-of-way reservation.*

*Measurement: Number of right-of-way permits issued annually.*

**Policy 2.3.1:** Ensure all new construction and redevelopment projects comply with required setbacks through diligent zoning and site plan review, subject to legally-approved variances, and require dedication of rights-of-way consistent with Town, County and MPO requirements.

**Policy 2.3.2:** Require all property owners and/or contractors, the Florida Department of Transportation, and Miami-Dade County to submit a permit application that will be reviewed and approved by the Town, prior to commencement of any work within road rights-of-way.

**Objective 2.4: ROAD AND STREETSCAPE DESIGN**

**Maintain and enhance the landscape, open space and built features of Miami Lakes roadway and street corridors, to positively inform visitors of their presence in Miami Lakes, and reflect the unique and pleasing aesthetic qualities of the Town.**

**Policy 2.4.1:** Prepare design regulations for Town roadways and streets, consistent with the Community Design Element in this Plan and the future Miami Lakes Community Design Manual, and incorporate them into the Land Development Code by December 2004.

**Policy 2.4.2:** All future arterial and major collector roads will adhere to the conceptual design guidelines as presented in the Community Design Element of the Comprehensive Plan.

**Policy 2.4.3:** Design an entry identification monument for the Town and place it at primary roadway entry points into Miami Lakes; one monument should be installed with accompanying landscaping every year starting in 2004 until all primary entry points have been improved.

**Objective 2.5: TRANSIT SERVICE**

**Provide efficient public transportation services throughout Miami Lakes and smooth inter-connection of those services with the regional transit system based upon major trip generators and attractors, safe and convenient transit terminals and stops, land use patterns and accommodation of the special needs of the transportation of disadvantaged persons.**

*Measurement: Completion of the local transit/trolley circulator feasibility study by December 2003.*

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*Measurement: Number of annual coordination contacts with County transit agency and MPO.*

*Measurement: Annual number of development application reviews with transit analysis and recommendations.*

*Measurement: Determination of indicator feasibility by July 2005.*

- Policy 2.5.1:** Complete the Transportation Master Plan, funded by the Miami-Dade MPO, of a circulating trolley system (rubber tire) connecting primary origin and destination points in east and west Miami Lakes.
- Policy 2.5.2:** Coordinate with the Miami-Dade County Transit Agency and MPO to assess the feasibility of establishing frequent transit service between the new Medley Metrorail Station, and commercial and industrial areas of Miami Lakes, possibly including the establishment of a centrally located park-n-ride lot in the Town. If feasible and acceptable to the Town, continue working with the transit agencies to implement the new service.
- Policy 2.5.3:** As future development occurs in west Miami Lakes, coordinate with the Miami-Dade County Transit Agency to ensure that adequate transit service will be provided as development projects build-out.
- Policy 2.5.4:** An assessment of transit service impacts and needs will be included in all development review applications requesting comprehensive plan amendments, rezonings and site plan approval.
- Policy 2.5.5:** If deemed appropriate by the Miami-Dade County Transit Agency, in the future, consider development of a park-and-ride and intermodal transportation node, and enhancement of benches and shelters (aesthetics and number) within the Town.
- Policy 2.5.6:** Through coordination with the Miami-Dade County Transit Agency, establish annual quantifiable indicators, if feasible, to measure improvement in overall mobility in Miami Lakes. Factors to be measured may include modal split, annual transit trips per capita, automobile occupancy rates, and other relevant indicators.
- Policy 2.5.7:** Work with the School Board to improve transportation systems, including traffic congestion, transit, bikeways and sidewalks, within a 2-mile radius of all schools located in Miami Lakes.
- Policy 2.5.8:** To the maximum extent possible, the Town shall encourage future land uses that promote public transportation in the Town Center and other commercial/industrial areas.

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**Policy 2.5.9:** When feasible, the Town will coordinate with Miami-Dade County Transit Agency to ensure that their minimum level-of-service standards are maintained within the Town.

**Objective 2.6: BICYCLE AND PEDESTRIAN CIRCULATION**

**Maintain and enhance the pedestrian and bicycle system within the Town to provide easy access to all areas of Miami Lakes for walkers, runners and bicyclists, in a safe and efficient manner.**

*Measurement: Preparation of the Transportation Master Plan, including bikeway and sidewalk network recommendations, by December 2005.*

*Measurement: Complete sidewalk network for Town by year 2009.*

**Policy 2.6.1:** Continue to implement the Town's sidewalk improvement program to provide a complete and inter-connected sidewalk network throughout the Town.

**Policy 2.6.2:** As part of the Transportation Master Plan, analyze the existing bicycle circulation system in Miami Lakes and develop a capital improvement program to improve the current facilities, extend the system to unserved areas within the Town and inter-connect with the regional bikeway system. As part of the study, assess whether bikeways should be placed in pavement adjacent to vehicular travel lanes or should be separated from vehicular travel lanes by a buffer.

**Policy 2.6.3:** Review the land development code and, if appropriate, identify amendments to provide enhanced bikeway and sidewalk facilities from private development projects, and on-site bicycle parking facilities at all multi-family, commercial and industrial sites which are redeveloped or newly developed.

**Policy 2.6.4:** Review existing parking standards and, if appropriate, consider new standards that provide for space reduction and/or credit for those developments that provide bicycle facilities.

**Policy 2.6.5:** Seek enhancement grants through the MPO, FDOT and other available sources to fund bicycle and pedestrian improvements in Miami Lakes.

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**Policy 2.6.6:** Work with the MPO/State Bicycle and Pedestrian Coordinator to promote public education of the benefits of walking and bicycling through distribution of available on-line and printed materials.

**Objective 2.7: INTERGOVERNMENTAL COORDINATION**

**Coordinate the Town's Transportation Element and Roadway Capital Improvement Program with Miami-Dade County, MPO, and FDOT to ensure project and improvement consistency with regional and statewide plans and programs.**

*Measurement: Annual number of state or county transportation projects within Miami Lakes reviewed for consistency with the Town's Transportation Element.*

*Measurement: Regular attendance at monthly MPO Board and committee meetings by Town staff.*

**Policy 2.7.1:** Transmit the Town's Transportation Element of the Comprehensive Plan to Miami-Dade County, Miami-Dade County MPO and FDOT District VI upon plan adoption.

**Policy 2.7.2:** Review state and county road improvement projects within the Town to ensure compatibility with the goals, objectives and policies of this element.

**Policy 2.7.3:** Prepare and submit transportation grant proposals to the MPO and/or FDOT for qualified projects in Miami Lakes when applicable grant programs are available.

**Objective 2.8: INTERNAL CONSISTENCY WITH OTHER PLAN ELEMENTS**

**Coordinate the Town's transportation system with the other Elements contained in this Comprehensive Plan to ensure that the system is adequate to serve the planned population densities, housing and employment patterns, and future land uses at or above the adopted level-of-service standards.**

*Measurement: Annual assessment of future roadway conditions and development of alternative improvements to maintain and enhance LOS.*

**Policy 2.8.1:** Utilize the Future Land Use Map, Zoning Map and approved development orders to annually project future traffic volumes in the

Town and evaluate alternatives to maintain adopted levels-of service on arterial and collector roads, in coordination with the Miami-Dade County MPO and FDOT.



- b. Locate affordable housing adjacent to or near employment centers; and
- c. Ensure that adequate medium and high density land is available for affordable housing development, if feasible; and
- d. Provide adequate infrastructure and public facilities to support affordable housing development.

**Policy 3.1.4:** Encourage rental-housing alternative for small households.

**Policy 3.1.5:** Coordinate and actively participate, where feasible, with the following regional agencies to identify additional resources for addressing affordable housing needs in the Town and surrounding region:

- Miami-Dade County Housing Affordability Task Force;
- South Florida Regional Planning Council;
- Miami-Dade County Housing Authority; and
- Appropriate federal and state agencies.

**Objective 3.2: PRIVATE DEVELOPMENT OF AFFORDABLE HOUSING**

**Review and revise current development regulations and policies to promote and encourage private development of affordable housing in Miami Lakes.**

*Measurement: Revisions to the Land Development Code (LDC) within one year of plan adoption to encourage and promote affordable housing.*

**Policy 3.2.1:** Concurrent with the development of the Town’s revised Land Development Code, regulations providing appropriate incentives and opportunities for commercial and multi-family developments including affordable housing units will be evaluated and adopted.

**Policy 3.2.2:** Incorporate appropriate waivers of building, site permit and/or local impact fees for affordable housing projects into the Land Development Code.

**Policy 3.2.3:** On an ongoing basis, provide technical assistance, information and referral services to the private sector in order to maintain a housing production capacity sufficient to meet the projected housing market demand.

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**Policy 3.2.4:** Continue to provide land use designations and zoning districts on the Future Land Use Map and the Official Zoning Map, respectively, to ensure that single family, duplex, and multi-family housing units are allowed within the Town.

**Objective 3.3: COORDINATION WITH NOT-FOR-PROFITS**

**Encourage not-for-profit entities to participate in the Town's Housing Program.**

*Measurement: Number of requests received by the Town annually from not-for-profit entities to support efforts to secure funding and program assistance from the County for qualified projects in Miami Lakes.*

**Policy 3.3.1:** Assist not-for-profit entities that seek to promote and provide affordable housing opportunities in Miami Lakes.

**Objective 3.4: GROUP HOMES, ELDERLY HOUSING, ASSISTED LIVING, AND FOSTER CARE**

**Continue to provide opportunities for group homes, housing for the elderly, assisted living and foster care homes in residential zoning districts.**

**Policy 3.4.1:** Provisions of opportunities for group, assisted living and foster care homes will be provided in residential districts in the Miami Lakes Land Development Code.

**Policy 3.4.2:** Incorporate small-scale affordable elderly rental facilities within existing residential neighborhoods whenever feasible.

**Policy 3.4.3:** By October 1, 2004, adopt land development regulations encouraging the development of housing alternatives specially designed for the elderly, including but not limited to adult care living facilities. Sites for elderly housing shall be approved only if such sites have access to the following facilities, services, and/or activity centers:

- Serviced by potable water and center wastewater systems;
- Accessible to employment centers, including shopping centers, which accommodate stores offering household goods and services needed on a frequent and recurring basis;

- Located on a paved street accessible to a major street (i.e. included in the Town's major thoroughfare plan);
- Accessible to public parks, recreation areas, and/or open space systems; and
- Located on sites having adequate surface water management and solid waste collection and disposal.

**Objective 3.5: ARCHITECTURAL AND SITE DESIGN REGULATIONS**

**Seek to enhance the existing housing stock through architectural and site design regulations, housing rehabilitation and continued enforcement of the Standard Unsafe Building Abatement Code as a proactive tool to identify and eliminate unsafe housing conditions in Miami Lakes.**

*Measurement: Enactment of enhanced architectural and site design regulations for single-family and multi-family units within one year of plan adoption.*

**Policy 3.5.1:** Within one year of plan adoption, incorporate appropriate architectural and site design regulations to improve the structural and aesthetic qualities of single-family and multi-family units in Miami Lakes.

**Policy 3.5.2:** Continue to identify unsafe or substandard structures, advise property owners of available rehabilitation programs and opportunities and pursue prompt, corrective action pursuant to procedures outlined in the adopted Unsafe Building Abatement Code.

**Policy 3.5.3:** Upon Plan adoption, minimize potential blighting influences within residential areas through good land use planning, urban design and landscaping in development review.

## IV. INFRASTRUCTURE ELEMENT

*[Note: The current adopted Infrastructure Element is deleted in its entirety, and the text in this Element is proposed for adoption as the Town of Miami Lakes Infrastructure Element.]*

### (A). Potable Water Sub-Element

**Goal 4A:** Work with the Town-wide service provider, Miami-Dade County Water and Sewer Department (WASD), to assure a sufficient, dependable, and high quality potable water supply to meet the needs of Miami Lakes residents and businesses on a timely basis, at a reasonable cost and in compliance with all Federal and State requirements to protect the health and safety of the public.

**Objective 4A.1: MAINTAIN POTABLE WATER LEVEL-OF-SERVICE**

Potable water services to the Town will meet or exceed the adopted levels-of-service (LOS) standard throughout the planning period.

*Measurement: Annual reports from County WASD showing the potable water level-of-service provided to the Town.*

**Policy 4A.1.1:** The adopted Miami Lakes LOS standard for potable water is:

- a. Regional Treatment. System shall operate with rated capacity that is no less than 2% above maximum daily flow for preceding year.
- b. User LOS. Maintain capacity to produce and deliver 200 gallons per capita per day.
- c. Water Quality. Shall meet all federal, State and county primary potable water standards.
- d. Countywide Storage. Storage capacity for finished water shall equal no less than 15% of countywide average daily demand (County).

**Policy 4A.1.2:** Monitor the planning, capital programming and construction programs of the Miami-Dade County WASD to help ensure that Miami Lakes residents, businesses and other town users are provided with potable water services in compliance with the adopted LOS standard throughout the planning period.

**Policy 4A.1.3:** Review all development proposals to make sure that if the proposed projects are constructed, the Town's adopted potable water LOS standard will be maintained.

**Objective 4A.2: EFFICIENTLY USE EXISTING FACILITIES AND PROVIDE FOR GROWTH**

**Coordinate with the Miami-Dade WASD to help ensure the cost-efficient use of existing facilities and coordinate prudent future expansion plans consistent with projected needs to accommodate development at the densities and intensities proscribed in the Future Land Use Element.**

*Measurement: Number of development review requests by the Town to Miami-Dade County WASD.*

**Policy 4A.2.1:** Encourage future development into areas that are already served, or programmed to be served, by County WASD potable water facilities.

**Policy 4A.2.2:** Coordinate future public and private land use plans of the Town with the Miami-Dade County WASD to assist that agency in effectively planning for Miami Lakes' future growth.

**Policy 4A.2.3:** Include the review and comment of County's WASD in the development review process for Town Plan amendments, rezonings, site plan and plat approvals to help ensure the cost-efficient use of existing County water facilities and extension of new water service.

**Objective 4A.3: PROMOTE WATER CONSERVATION**

**Actively encourage all residents and businesses in Miami Lakes to conserve potable and non-potable water to the maximum extent possible.**

*Measurement: Number of brochures, pamphlets and other media distributed annually by the Town to promote water conservation measures.*

**Policy 4A.3.1:** Town Hall shall serve as a central distribution point for South Florida Water Management District, Florida ERP and County WASD news releases, brochures and public presentations on ways for homeowners, businesses and industry to conserve all forms of water resources.

**Policy 4A.3.2:** The Town's Land Development Code shall contain regulations requiring the use of all feasible water-saving devices in new and renovation building construction.

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- Policy 4A.3.3:** Encourage the use of water-saving "xeriscape" plants, watering techniques and landscape designs in existing and future developed areas of the Town.
- Policy 4A.3.4:** Encourage homeowners and businesses in Miami Lakes to use non-potable water for landscaping and lawn care and maintenance.
- Policy 4A.3.5:** Where feasible, assist Miami-Dade County WASD in the installation of treated re-used (grey) water lines in Miami Lakes for use on golf courses, road rights-of way and other appropriate landscaped areas within the Town limits.
- Policy 4A.3.6:** Cooperate fully with emergency water conservation measures mandated by the South Florida Water Management District (SFWMD).

## **(B). Sanitary Sewer Sub-Element**

**Goal 4B:** **Protect the health and safety of the public by ensuring wastewater treatment facilities and services are environmentally sound, cost effective, and meet the community's present and future needs.**

**Objective 4B.1: MAINTAIN SANITARY SEWER LEVEL-OF-SERVICE**

**Sanitary sewer services to the Town will meet or exceed the adopted levels-of-service (LOS) standard throughout the planning period.**

*Measurement: Annual reports from County WASD showing the sanitary sewer level-of-service provided to the Town.*

- Policy 4B.1.1:** The adopted Miami Lakes LOS standard for sanitary sewer service is 100 gallons per capita per day.
- Policy 4B.1.2:** Monitor the planning, capital programming and construction programs of the Miami-Dade County WASD to help ensure that Miami Lakes residents, businesses and other town users are provided with sanitary

sewer services in compliance with the adopted LOS standard throughout the planning period.

**Policy 4B.1.3:** Review all development proposals to make sure that if the proposed projects are constructed, the Town's adopted sanitary sewer LOS standard will be maintained.

**Objective 4B.2: EFFICIENTLY USE EXISTING FACILITIES AND PROVIDE FOR GROWTH**

**Coordinate with the Miami-Dade WASD to help ensure the cost-efficient use of existing sanitary sewer facilities and coordinate prudent future expansion plans consistent with projected needs to accommodate development at the densities and intensities proscribed in the Future Land Use Element.**

*Measurement: Number of development review requests to assess sanitary sewer impacts by the Town to Miami-Dade County WASD.*

**Policy 4B.2.1:** Encourage future development into areas that are already served, or programmed to be served, by County WASD sanitary sewer facilities.

**Policy 4B.2.2:** Coordinate future public and private land use plans of the Town with the Miami-Dade County WASD to assist that agency in effectively planning for Miami Lakes' future infrastructure growth.

**Policy 4B.2.3:** Include the review and comment of County's WASD in the development review process for Town Plan amendments, rezonings, site plan and plat approvals to help ensure the cost-efficient use of existing County sanitary sewer facilities and extension of new central sewer service.

**Objective 4B.3: RECYCLE TREATED WASTEWATER FOR GROUNDWATER RECHARGE AND USEFUL PRODUCTS**

**Coordinate with Miami-Dade County WASD to promote the reuse of treated wastewater for aquifer recharge and development of viable products and services.**

*Measurement: Linear feet of grey water lines installed in Miami Lakes on an annual basis.*

**Policy 4B.3.1:** Assist Miami-Dade County WASD in any way possible to install treated re-used (grey) water lines in Miami Lakes for use on golf

courses, road rights-of way and other appropriate landscaped areas within the Town limits.

**Policy 4B.3.2:** Investigate the possibility of using fertilizers and other reuse products on public landscape areas within Miami Lakes.

## **(C). Stormwater Management (Drainage) Sub-Element**

**Goal 4C:** To protect the health and safety of the public by ensuring stormwater management facilities and services are properly maintained, environmentally sound, cost effective, and meet the community's present and future demands.

**Objective 4C.1: CORRECT STORMWATER DEFICIENCIES AND MAINTAIN ADOPTED LEVEL-OF-SERVICE STANDARD**

Coordinate with the South Florida Water Management District (SFWMD) and Miami-Dade County to ensure that the Town's stormwater management system meets or exceeds adopted levels-of-service (LOS) design standards over the planning period.

*Measurement: Allocation of sufficient funds yearly to correct stormwater management deficiencies.*

*Measurement: Number of development review applications processed annually where compliance with stormwater LOS standards is required.*

**Policy 4C.1.1:** The stormwater management LOS standards for Miami Lakes are:

Water Quality Standard. Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 62-25, 25.025, F.A.C., as amended, with treatment of first 1" of rainfall runoff to meet water quality standards required by Ch. 62-302, 862-302.500. F.A.C., as amended.

Water Quantity Standard. Where two or more standards impact a specific development, the most restrictive standard shall apply:

- a. Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
- b. Treatment of the runoff from the first 1 inch of rainfall onsite or the first 0.5 inch of runoff, whichever is greater.

**Policy 4C.1.2:** Utilizing funding obtained from its newly-established Stormwater Utility, the Town will allocate sufficient funds in to address existing stormwater deficiencies identified in the Stormwater Master Plan.

**Policy 4C.1.3:** Review all development proposals to make sure that if the proposed projects are constructed, the Town's adopted sanitary sewer LOS standard will be maintained.

**Policy 4C.1.4:** All structures shall be constructed at or above the minimum floor elevations specified in the Federal Insurance Rate Maps for Miami-Dade County and the Miami Lakes basin.

**Policy 4C.1.5:** Inspect and approve, if acceptable, the stormwater management facilities installed by developers, contractors and public agencies in Maim Lakes.

**Objective 4C.2: MEET FUTURE GROWTH NEEDS**

**Accommodate the future growth needs of the town through proper planning and effective coordination with the appropriate water management agencies.**

*Measurement: Successful and timely implementation of all programmed stormwater projects approved by the Town Council in the approved Stormwater Management Plan.*

**Policy 4C.2.1:** Encourage future development into areas that are already served, or programmed to be served, by under-capacity stormwater management facilities.

**Policy 4C.2.2:** Incorporate the following project group into the Five-Year Schedule of Capital Improvements (SCI) contained in the Capital Improvements Element of this Comprehensive Plan:

- \* 16 site-specific projects estimated to cost \$5.05 million be implemented in the 2003 to 2007 planning period.

**Policy 4C.2.3:** Update the Stormwater Master Plan every 3 years in order to ensure that future growth needs of the Town are prudently accommodated and planned for.

**Policy 4C.2.4:** Actively coordinate the Town's stormwater planning, programming and construction with the South Florida Water Management District and the Miami-Dade County Public Works Department.

**Objective 4C.3: Recharge Groundwater and Protect Water Quality**

**Use the Stormwater Master Plan process and prudent Land Development Regulations to ensure that private development and public infrastructure projects maintain required surface water quality standards and serve to recharge the groundwater aquifer.**

*Measurement: Number of projects reviewed where stormwater management techniques reduced run-off and enhanced groundwater recharge.*

**Policy 4C.3.1:** A primary objective of the Stormwater Master Plan is the protection of surface water quality through Land Development Code requirements that mandate acceptable paving and drainage plans, adequate open (pervious) space areas, and stormwater detention and retention in private development projects.

**Policy 4C.3.2:** Review the Land Development Code on a regular basis to ensure that all feasible options are being utilized to protect water quality and enhance groundwater recharge.

**Objective 4C.4: Stormwater System Maintenance**

**Implement a proactive maintenance program to ensure that all current and future stormwater management facilities operate at designed capacity.**

*Measurement: Number of stormwater system inspections conducted on annual basis.*

**Policy 4C.4.1:** Based on the results of the Town's Stormwater Management Master Plan, the Town will develop within one year of Plan adoption a basin management program to ensure timely maintenance of existing and future stormwater facilities.

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**Policy 4C.4.2:** The Town will conduct annual inspections of stormwater facilities and coordinate with Miami-Dade County and the South Florida Water Management District in reporting annual findings.

## **(D). Solid Waste Sub-Element**

**Goal 4D:** **Promote the efficient and economical balance of public and private solid waste collection and disposal services for the Town of Miami Lakes that will meet established requirements in a manner that will protect the public health, safety, and environmental resources of the community.**

**Objective 4D.1: MEET EXISTING AND FUTURE NEEDS**

**Coordinate with Miami-Dade County Department of Solid Waste Management (DSWM) and licensed private solid waste haulers to help ensure the maintenance of a safe, dependable, and efficient solid waste collection and disposal system for Miami Lakes residents and businesses and in compliance with the adopted level-of-service.**

*Measurement: Annual reports from Miami-Dade County showing the solid waste level-of-service provided to the Town.*

**Policy 4D.1.1:** The adopted Miami Lakes LOS standard for solid waste is 9.9 pounds/capita/day and maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of 5 years (County).

**Policy 4D.1.2:** Monitor the solid waste planning, capital programming and construction programs of Miami-Dade County to help ensure that Miami Lakes residents, businesses and other town users are provided with solid waste services in compliance with the adopted LOS standard throughout the planning period.

**Policy 4D.1.3:** Review all development proposals to make sure that if the proposed projects are constructed, the Town's adopted solid waste LOS standard will be maintained.

**Policy 4D.1.4:** Coordinate future public and private land use and zoning plans of the Town with the Miami-Dade County solid waste agency to assist them in effectively planning for Miami Lakes' future solid waste collection and disposal.

**Policy 4D.1.5:** Ensure diligent monitoring of construction sites and vacant lots by Town personnel to prevent or abate illegal dumping activities.

**Objective 4D.2: RECYCLING**

**Assist the County's Solid Waste Agency in promoting good recycling habits among the Town's residents and businesses.**

*Measurement: Number of brochures, pamphlets and other media distributed annually by the Town to promote solid waste recycling.*

**Policy 4D.2.1:** Use all available means to help the County's Solid Waste Agency achieve its goals for countywide recycling in compliance with State mandated waste stream reduction objectives.

**Policy 4D.2.2:** Conduct an on-going informational campaign using existing leaflets and brochures available at Town Hall and other public locations describing the benefits of recycling and the collection rules which must be followed to properly recycle.

**Objective 4D.3: HAZARDOUS AND TOXIC MATERIALS**

**Assist Miami-Dade County Department of Solid Waste Management in the continuing implementation of a comprehensive program for the proper storage, recycling, collection, and disposal of hazardous and toxic wastes in Miami Lakes.**

*Measurement: Number of brochures, pamphlets and other media distributed annually by the Town to promote proper handling and disposal of hazardous and toxic materials.*

**Policy 4D.3.1:** Help the County's Solid Waste Agency conduct an on-going education program for residents and businesses in the Town on the proper storage and handling of hazardous and toxic materials through distribution of available brochures and pamphlets at public Town locations and other means.

**Policy 4D.3.2:** Assist Miami-Dade County DERM in the preparation and maintenance of an up-to-date list of all businesses in the Town that store, use and/or dispose of hazardous and toxic materials and/or waste, and coordinate with DERM in their monitoring of these establishments to ensure they have a current waste management and spill clean-up plan.

**Policy 4D.3.3:** Coordinate with the Miami-Dade County Fire-Rescue Department to ensure they have a viable, rapid-response plan and the proper equipment for responding effectively to hazardous and toxic waste spills in the Town.

## **(E). Natural Groundwater Aquifer Recharge Sub-Element**

**Goal 4E:** To continue to support and monitor State, County, and South Florida Water Management District efforts to protect, conserve, and manage the quality and quantity of natural groundwater resources.

**Objective 4E.1: ADDRESS ANY IDENTIFIED RECHARGE DEFICIENCIES**

In coordination with State, regional and County water management agencies, correct any documented recharge deficiencies identified in Miami Lakes by the Stormwater Master Plan and outside agencies.

*Measurement: Completion of Stormwater Plan update addressing groundwater recharge deficiencies, if any.*

**Policy 4E.1.1:** As part of the Stormwater Master Plan process, identify any groundwater recharge deficiencies, if any, in the Town.

**Policy 4E.1.2:** Maintain and enhance, where appropriate, the capacity and periodicity of natural surface water drainage and recharge.

**Objective 4E.2: PROTECT AND ENHANCE RECHARGE AREAS**

**Assist State, regional and County efforts, where appropriate in the protection of the functions of natural groundwater recharge areas and natural drainage features in Miami Lakes.**

*Measurement: Coordination with State and County agencies to provide adequate aquifer capacity to new serve new growth and protect vital environmental resources.*

**Policy 4E.2.1:** Continue to enforce the Town's on-site water retention standards for new development and redevelopment projects.

**Policy 4E.2.2:** All development projects shall use retention, infiltration and detention systems as required by the Town Code, and applicable State and regional standards.

## V. RECREATION AND OPEN SPACE ELEMENT

*[Note: The current adopted Recreation and Open Space Element is deleted in its entirety, and the text in this Element is proposed for adoption as the Town of Miami Lakes Recreation and Open Space Element.]*

**Goal 5: Provide a comprehensive system of public recreation and open space sites that meet needs of existing and future residents of the Town of Miami Lakes.**

**Objective 5.1: PARKS AND RECREATION SYSTEM NEEDS**  
On an annual basis and prior to adoption of the annual capital budget, review the need for new recreation sites and facilities and the need for improvements, repairs, and general preventive maintenance. The analysis shall be based on data, standards, and policies contained in the Comprehensive Plan and shall be directed toward maintaining a system of recreational sites and facilities that is responsive to the needs of the residents of the Town of Miami Lakes.

*Measurement: Annual inventory of parkland resources and population estimates.*

*Measurement: Type of amenities added to the Town's recreational network annually.*

**Policy 5.1.1:** Utilize the following minimum LOS standards for parks and open space in Miami Lakes:

- 5.00 acres of TOTAL park area per 1,000 residents
- 3.25 acres of large (>5 acres) park per 1,000 residents
- 1.75 acres of small (<5 acres) park per 1,000 residents

**Policy 5.1.2:** Consult recommended 2010 Population Guidelines for User-Oriented Outdoor Recreation Activity Tables to address projected shortfalls in amenities as recreational sites are either upgraded or improved.

**Policy 5.1.3:** Upon plan adoption, adopt land development regulations that strongly encourage the dedication of land for "pocket parks" for all new residential development and redevelopment projects within the Town of Miami Lakes. The regulations are intended to ensure that new residential development and redevelopment provide the same type of

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amenities that have been included in past residential developments throughout the Town, which includes the use of “pocket parks.”

**Policy 5.1.4:** Maintain existing recreation and facilities through the use of proper management and funding techniques. The Town shall ensure recreation facilities are well managed, well maintained, and quality recreation programs are available to all residents. This shall be partially achieved by continuing efforts toward collecting, maintaining, and updating data concerning public and private resource inventory, recreation improvement, and demand factors, and by improving design criteria and evaluation to attain a high quality park and recreation system.

**Policy 5.1.5:** All plans for development or redevelopment of parkland resources shall incorporate creative concepts of urban design and landscape. Active and passive recreation areas shall be planned in a manner compatible with unique natural features of the site. Park development plans shall be designed to preserve environmentally sensitive features of the site. The design shall provide a circulation system to minimize conflict between pedestrians and vehicles. Adequate landscape and screening shall be integrated into park development plans to minimize land use conflicts, protect stability of established residential areas, and enhance community appearance.

**Policy 5.1.6:** “Natural reservations” are areas designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional, or local government or nonprofit agency; lands purchased under the Florida Communities Trust; sanctuaries and preserves; and monuments, archaeological sites, and historic sites. As such land, facility, and improvement needs are identified; the Town shall investigate the potential of funding such conservation programs through use of public or private not-for-profit agency resources.

**Policy 5.1.7:** By year-end 2005, complete, to the extent feasible, the development of Royal Oaks Park, which will include soccer/football fields, tot lots, picnic shelters, vita course, clubhouse, and other amenities.

**Policy 5.1.8:** By year-end 2007, complete, to the extent feasible, redevelopment of Miami Lakes Community Park, which will include baseball/softball fields, soccer/football fields, tot lots, picnic shelters, vita course, clubhouse, tennis courts, basketball courts, and other amenities.

**Objective 5.2: PARK ACCESSABILITY**

Upon plan adoption, all public recreational facilities shall be made accessible to automobiles, bicycles, and pedestrians.

*Measurement: Availability of parking spaces (including handicap) and bike racks at existing and future parks.*

*Measurement: Transportation system upgrades contained in the five-year CIE and CIP.*

**Policy 5.2.1:** As future roadway improvements are analyzed and designed, provide for non-motorized transportation needs using FDOT design standards for bicycle facilities.

**Policy 5.2.2:** Public parks and facilities shall be designed and constructed with entrances that are compatible with the character and quality of onsite natural resources. In planning and designing these entrances, the Town shall remove barriers limiting access to the physically handicapped.

**Policy 5.2.3:** Upon completion of park renovations, all public and private parks and recreation facilities shall be provided with bicycle and pedestrian entrances.

**Policy 5.2.4:** Upon plan adoption, develop a schedule for providing parking spaces and bicycle racks at recreation sites.

**Policy 5.2.5:** Assure that public and private facilities including recreation improvements are designed in a manner that incorporates facilities accessible to the handicapped and the elderly.

**Objective 5.3: PARK COORDINATION WITH OTHER AGENCIES**  
**During its annual review of recreation site and facility needs (See Objective 6.1), the Town shall coordinate planning for recreation improvements with each level of government, including the Miami-Dade County School Board, major civic groups, and the private sector in order to promote recreational opportunities, including environmental education activities, in a cost-effective manner.**

*Measurement: Dialogue between the Town and non-Town entities that provide recreational and civic facilities and programs, with the objective of expanding opportunities of mutual benefit.*

*Measurement: Number of times Town staff assist others in the development of grant applications annually.*

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- Policy 5.3.1:** Continue its joint school-park concept by working with the Miami-Dade County School Board. The Town shall attempt to maximize joint use of school sites for both school and recreational activities in the future. The concept promotes economy and efficient use of potential park and recreation resources centrally located to potential user groups.
- Policy 5.3.2:** Continue to coordinate with Miami-Dade County to ensure that sufficient parkland is provided in the areas adjacent to the Town.
- Policy 5.3.3:** Use civic and private groups to provide recreation programs, such as baseball, soccer, and softball, for residents within public parks. The Town shall provide recreational facilities for these programs.
- Policy 5.3.4:** Passive public recreational open space acquired as a condition of development approval shall be maintained by the Town to ensure the perpetual use and maintenance of the recreational open space.
- Policy 5.3.5:** Ensure that the advantages of all appropriate local and non-local sources of financial and technical assistance are sought and received. Alternative funding sources and impacts must be monitored continually so that appropriate evolving state and federal assistance programs shall be aggressively pursued to ensure the attainment of recreation objectives in a cost-effective and fiscally equitable manner.
- Policy 5.3.6:** Actively provide assistance to non-Town entities in the development of grant applications to increase the Town's recreational and civic resources.
- Policy 5.3.7:** Park and recreation resources shall be used by the Town as an instrument for environmental education as well as other adaptive educational programs. This effort shall facilitate the use of local parks as year round community education and recreation facilities for all age groups.
- Objective 5.4:** **PARK LAND ACQUISITION**  
**Acquire land necessary for maintaining the parks and recreation level of service (LOS) standards. The land acquisitions shall be strategically located in order to maximize accessibility to residents served. Development of the acquired sites shall be consistent with specific plans designed to: (1) achieve cost efficiency; (2) fulfill the spatial and functional needs of the intended uses; (3) enhance the appearance of the Town; and (4) establish highly visible Town focal points which reinforce a sense of community.**
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*Measurement: Number of sites (and acreage) acquired outright or shared that add to or enhance the Town's Park, Recreation and Open Space network.*

**Policy 5.4.1:** Madden's Hammock. Pursue the acquisition of Madden's Hammock, subject to available money from land acquisition programs. This 60-acre site is uniquely beneficial to the Town based on the following factors:

- One of the most historically and archeologically significant sites in Miami-Dade County;
- Only site within the Town that is historically and archeologically significant;
- Site has large specimen trees (Live Oak) and endangered flora;
- Site was placed on the Environmentally Endangered Lands Program's Acquisition List in 1991;
- Can be used as a park and as a education center; and
- Adjacent to several residential communities.

**Policy 5.4.2** Upon plan adoption, investigate vacant property that could be suitable for a future park and/or community center.

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**Policy 6.3.1:** Coordinate with the Miami-Dade County DERM and FDEP to conduct normal water quality tests in and adjacent to waterways for bacteriological contamination.

**Policy 6.3.2:** Maintain cooperative relationships with government environmental agencies to ensure prompt response and investigation of events that may threaten the quality of water resources in and around the Town of Miami Lakes.

**Policy 6.3.3:** Coordinate with regional and state environmental agencies to provide educational outreach materials to enhance public awareness of surface water quality issues and best management practices to protect water quality.

**Objective 6.4: GROUNDWATER & DRAINAGE**

**Protect the groundwater aquifer recharge and natural drainage features within the Town.**

*Measurement: By December 2004, the Town shall adopt the appropriate land development regulations to preserve the functions of natural groundwater aquifer recharge and natural drainage features.*

**Policy 6.4.1:** Develop appropriate land development regulations to preserve and enhance the functions of natural groundwater aquifer recharge and natural drainage features.

**Objective 6.5: MAINTENANCE OF FLOODPLAIN**

**Protect the natural functions of the 100-year floodplain in order to maintain and enhance where possible its flood protection and storage capacity.**

*Measurement: By December 2004, the Land Development Code for the Town shall include appropriate stormwater management and flood protection policies.*

**Policy 6.5.1:** Adopt surface water management and flood damage prevention regulations into the Land Development Code by maintaining consistency with program policies of the Federal Insurance Administration, and monitor new cost-effective programs for minimizing flood damage, including modification to construction

## **VI. CONSERVATION ELEMENT**

*[Note: The current adopted Conservation Element is deleted in its entirety, and the text in this Element is proposed for adoption as the Town of Miami Lakes Conservation Element.]*

**Goal 6:** Continue to protect and enhance the natural and environmental resources of Miami Lakes to ensure continued resource availability and environmental quality through prudent management, public education, appropriate regulations and enforcement, and active partnerships with governmental entities and all other interested parties.

**Objective 6.1:** AIR QUALITY

Sustain the Town's high ambient air quality from potential degradation by meeting or exceeding state and federal air quality standards.

*Measurement: Continue meeting air quality standards*

*Measurement: Review test results from county, regional and state agencies to ensure air quality in Miami Lakes meets or exceeds Federal standards.*

**Policy 6.1.1:** Coordinate with county and state agencies to ensure Federal air quality standards are met or exceeded in order to maintain and improve the existing air quality.

**Policy 6.1.2:** Utilize standards in the Land Development Code that combat erosion, the generation of excessive dust from building sites and cleared areas, and nuisance odors from industrial and business uses.

**Objective 6.2:** POTABLE WATER CONSERVATION

Conserve potable water in order to better meet present and projected needs of all consumers, commensurate with reasonable demand.

*Measurement: By December 2004, the Town's land development regulations shall include potable water consumption standards, and shall restrict the use of potable water for irrigation purposes when*

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*non-potable sources of irrigation water are readily available (on site or adjacent to the site).*

- Policy 6.2.1:** Review and, if necessary, revise the Land Development Code in order to comply with the policies of the South Florida Water Management District to conserve the potable water supply, including water-saving devices and xeriscape concepts.
- Policy 6.2.2:** Encourage the creation and expansion of storage and distribution facilities for reclaimed water to institutional, commercial and residential properties in an effort to reduce the use of potable water for irrigation purposes.
- Policy 6.2.3:** Cooperate with local, regional, state and federal agencies concerning the proper management of fresh water resources in order to conserve and maintain sufficient fresh water supplies, especially during dry periods, including cooperation with the Miami-Dade Water and Sewer Department (WASD) and the South Florida Water Management District (SFWMD) for the implementation of water demand management policies and programs.
- Policy 6.2.4:** Cooperate with emergency water conservation measures mandated by the WASD and the SFWMD.
- Policy 6.2.5:** All federal, state, regional, and county water quality standards shall continue to be enforced in Miami Lakes.
- Policy 6.2.6:** Ensure that all-available water conservation booklets and brochures are readily available at Town Hall and other public facilities to residents and businesses.

**Objective 6.3: SURFACE WATER QUALITY**

**Maintain and improve the water quality of the community's water bodies based on current Florida Department Environmental Protection (FDEP), South Florida Water Management District (SFWMD), and Miami-Dade County rules and regulations.**

*Measurement: Annual monitoring of regular water quality testing results in Miami Lakes by FDEP and Health Department.*

*Measurement: Number of water pollution events reported to Miami-Dade County, DERM and Health Department annually for investigation.*

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setback requirements or other site design techniques, as well as upgraded building and construction techniques.

**Policy 6.5.2:** Although most of the Town of Miami Lakes is located in a Special Flood Hazard Area (as shown on FIRM map #12025C0075J), critical facilities shall be located outside the Special Flood Hazard Area whenever feasible.

**Policy 6.5.3:** All development within the Special Flood Hazard Area shall be consistent with the Town's Land Development Code.

**Objective 6.6: PROTECTION OF NATURAL RESOURCES**

**Conserve and protect the remaining natural systems of Miami Lakes, in recognition of the inherent values of these areas left in their natural state.**

*Measurement: By December 2004, the Town shall adopt a Land Development Code and shall enforce regulations that ensure development and conservation activities shall protect natural resources.*

**Policy 6.6.1:** Manage environmentally sensitive natural systems in the Town, including, but not limited to, water resources, wetlands, and native habitats of flora and fauna through prudent land use planning and land development regulations.

**Policy 6.6.2:** Continue to coordinate with the SFWMD, the South Florida Regional Planning Council, Miami-Dade County, state agencies and other agencies concerned with managing natural resources to protect the values and functions of these systems.

**Policy 6.6.3:** Maximize as reasonably feasible all local, regional and state environmental funding sources to acquire Madden's Hammock.

**Policy 6.6.4:** Increase public awareness of critical wildlife areas and natural preserves by distributing public education materials, allowing appropriate access, and reporting violations of the rules and regulations to the appropriate agencies.

**Objective 6.7: WETLAND PROTECTION**

**Ensure identified wetlands under county, regional, state or federal jurisdiction are protected from unlawful, intrusive actions that could result in environmental damage or degradation.**

**Policy 6.7.1:** Wetlands that are to be protected will be identified based on the type of wetland, function, size, conditions/location, and overall resource value. These wetlands shall be used for purposes that are compatible with their natural values and functions, and land development regulations shall be adopted to provide these areas with the maximum feasible protection, by using such tools as compensatory wetland mitigation and dedication of conservation easements for preserving open space. All development with the potential to impact wetland areas shall be consistent with South Florida Water Management District regulations. Activities in wetland areas may be permitted provided all applicable federal, State, regional and local external environmental agency permits have been obtained and one of the following standards is satisfied:

1. Such an activity is necessary to prevent or eliminate a public hazard;
2. Such an activity would provide direct public benefit, which would exceed those lost as a result of the modification;
3. Such an activity is proposed for habitats in which the functions and values currently provided are significantly less than those typically associated with such habitats and cannot be reasonably restored;
4. Because of the unique geometry of the site, it is the unavoidable consequence of development for uses that are appropriate given site characteristics.

**Policy 6.7.2:** Protect the wetlands within the Town of Miami Lakes by designating those areas, so defined, as “Environmentally Protected Parks” on the Future Land Use Map.

**Objective 6.8: PROTECTION OF PLANTS & WILDLIFE**

**Continue to ensure that wildlife and plant species listed as endangered, threatened, or of special concern that inhabit the environments in Miami Lakes are protected and enhanced where possible.**

*Measurement: Number of annual contacts with local, state and federal agencies to ensure the habitat of endangered, threatened wildlife species is protected. Annual number of infractions investigated by governmental entities related to endangered or threatened species.*

*Measurement: Number of site plans reviewed annually consistent with wildlife and plant code requirements.*

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- Policy 6.8.1:** Cooperate with local, regional, state and federal agencies in protecting wildlife and plant species listed as endangered, threatened, rare, or of special concern, and support their efforts to protect and conserve the habitats in which they reside.
- Policy 6.8.2:** By December 2004, amend the Land Development Code to protect wildlife and vegetative habitats that are endangered, threatened, or species of special concern. The Town shall further protect these habitats by promoting public acquisition and the dedication of conservation easements or reservations.
- Policy 6.8.3:** Development plans shall be conditioned to require that all required local, state, and federal permits pertaining to listed species be obtained and filed with the Town, prior to clearing and building on the site.
- Policy 6.8.4:** Increase public appreciation and awareness of native wildlife and habitats in and around the community through newspaper articles, brochures, presentations, workshops, and other means of education, and how residents can help enhance those habitats.
- Policy 6.8.5:** Native trees shall be preserved during development or redevelopment wherever possible, and if any native tree must be removed, at least two (2) native trees shall be planted to replace the removed tree.

**Objective 6.9: MINERALS AND SOILS**

**Conserve and protect minerals and soils in Miami Lakes.**

- Policy 6.9.1:** Land development regulations shall prohibit mining of minerals except as incidental to the development of land for residential or nonresidential purposes.
- Policy 6.9.2:** Drainage regulations shall be incorporated into the Land Development Code to preserve soils.

**Objective 6.10: HAZARDOUS MATERIALS & RECYCLING**

**Help ensure that hazardous materials are properly disposed of and recycling is encouraged.**

- Policy 6.10.1:** Cooperate with Miami–Dade Department of Solid Waste Management to assure hazardous wastes generated within the Town are properly managed to protect the environment.

**Policy 6.10.2:** By December 2004, adopt and enforce land development regulations that incorporate development restrictions directed toward appropriate restriction of uses and management of hazardous materials.

**Objective 6.11: ARCHAEOLOGICAL AND HISTORIC RESOURCES**

**Ensure future land development activities incorporate appropriate measures to prevent damage to archaeologically and historically significant resources in Miami Lakes to the maximum extent feasible.**

**Policy 6.11.1:** Coordinate with the state and federal government in developing programs for implementing Town, state and federal policies for identifying, preserving, and enhancing sites of historical and archaeological significance. Programs for identification, evaluation of relative significance, protection, preservation and enhancement shall be promoted utilizing available public resources at the local, state and federal level as well as available private sector resources.

**Policy 6.11.2:** Development activities shall include precautions necessary to prevent significant adverse impacts to historic or archaeological sites of significance.

**Policy 6.11.3:** Work with all appropriate agencies to preserve Madden's Hammock, and other archeological and historically significant sites identified within the Town.

**Policy 6.11.4:** By December 2004, adopt land development regulations to preserve identified historically significant resources to the maximum extent feasible, and legally permitted.

**Objective 6.12: CONSERVATION EXPANSION**

**Continually seek public acquisition of additional areas for nature preserves and passive open spaces to expand the opportunities for conservation and increase public appreciation of natural habitats within the community.**

*Measurement: Number of grant applications applied for annually.*

*Measurement: Town participation/interaction with governmental and other not-for-profit organizations to improve and preserve the environmental statutes of area.*

**Policy 6.12.1:** Pursue all available grant opportunities for preservation of natural areas.

**Policy 6.12.2:** Participate with other entities involved in the improvement and preservation of Town ecosystems.

## **VII. INTERGOVERNMENTAL COORDINATION ELEMENT**

*[Note: The current adopted Intergovernmental Coordination Element is deleted in its entirety, and the text in this Element is proposed for adoption as the Town of Miami Lakes Intergovernmental Coordination Element.]*

**Goal 7:** Undertake actions necessary to establish governmental relationships designed to improve communication and coordination with public and private entities involved in development activities, resource conservation, and growth management, including the achievement of consistency among all government agencies implementing plans and programs affecting the Town.

**Objective 7.1:** CONTINUE AND IMPROVE COORDINATION ACTIVITIES

Continue and improve coordination activities with governmental agencies including the Miami-Dade County School Board, possessing planning and regulatory authority, which affects Town land use, utilities, financial affairs, environmental issues and other applicable areas.

*Measurement: Establishment of a formal monitoring function within Town government for intergovernmental coordination.*

**Policy 7.1.1:** The Town Council and Local Planning Agency shall be responsible for ensuring that an active and effective program of monitoring and communication with area communities, federal, state, regional, county and other local governments and agencies is maintained.

**Policy 7.1.2:** Participate in federal, state, regional and area workshops, meetings and public hearings relating to topics affecting Miami Lakes and its environs.

**Policy 7.1.3:** Special coordination emphasis shall be placed on maintaining effective lines of communication with county, regional and state agencies charged with setting levels-of-service and/or permitting requirements, and initiating maintenance and capital improvement projects for public facilities located in and around Miami Lakes.

**Policy 7.1.4:** The Town of Miami Lakes' Town Manager or his designee shall be the designated liaison to disseminate information on proposed growth management amendments by the Town, which affect any of the entities listed in the Element Goal.

**Policy 7.1.5:** The Town Manager or his designee shall prepare and review the annual level-of-service monitoring report specific in the adopted concurrency management system. The purpose of this report is to provide the affected entities with information in order to evaluate and coordinate level-of-service standards.

**Policy 7.1.6:** The Town Manager or his designee shall recommend procedures to be undertaken if the entity that has maintenance responsibility for a public facility does not plan for the necessary improvements in a timely manner in order to maintain the Town's adopted level-of-service.

**Policy 7.1.7:** In situations where other public or private entities are providing a public facility or service within the Town for roads, water, sewer, drainage, parks or solid waste, the Town will coordinate its adopted level-of-service standard within the parameters allowed by the Capital Improvements Element of this Plan.

**Policy 7.1.8:** The Town's Comprehensive Plan will be consistent, where feasible, with the State of Florida Strategic Plan, the South Florida Strategic Regional Policy Plan, the Miami-Dade County Comprehensive Development Master Plan, the Comprehensive Plans of adjacent governments, applicable regional water supply plan(s), and applicable campus master plans pursuant to F.S. 1013.30.

**Policy 7.1.9:** Continue to coordinate with the Miami-Dade County School Board to implement the Interlocal Agreement for Public School Facility Planning in Miami-Dade County between the Town and the School Board. The agreement addresses the following issues:

- Joint meetings on a semi-annual basis between the Town and the School Board to discuss issues and formulate recommendations regarding public education in the School District;
- Student enrollment and population projections;
- Coordination and sharing of information;
- Periodic review of the Educational Facilities Impact Fee Ordinance to ensure that the full eligible capital costs association with the development of public school capacity are identified when updating the impact fee structure;
- Annual reporting by the Town to the School Board of growth and development trends in the Town;

- Traffic circulation in and around school sites;
- Supporting infrastructure;
- Public education facilities site plan review;
- Local Planning Agency, Comprehensive Plan amendments, rezonings, and development approvals;
- Collocation and shared use;
- Dispute resolution;
- Oversight process; and
- School site selection, significant renovations, and potential school closures.

**Objective 7.2: COMMUNICATE MIAMI LAKES' PLANS**

**Ensure that the impact of Miami Lakes' plans and programs proposed in the Comprehensive Plan upon development in adjacent communities, Miami-Dade County, the region and the State are fully communicated and considered through coordination mechanisms.**

*Measurement: Maintenance of regular communication channels with affected governmental agencies, communities and private landowners.*

- Policy 7.2.1:** The review of proposed development within the Town of Miami Lakes shall include findings, where appropriate, indicating any significant impacts on adjacent communities.
- Policy 7.2.2:** Identify, develop and pursue areas where intergovernmental land use planning and level-of-service agreements are needed between respective governments or private entities.
- Policy 7.2.3:** The intergovernmental planning agreements referenced in Policy 7.1.3 shall include provisions for review and comment on the Town of Miami Lakes' land use plans along jurisdictional lines, facility planning for water, sewer, roads, and any other public facilities that may have an impact on other entities or cause inconsistencies between comprehensive plans.
- Policy 7.2.4:** Continue to participate in cooperative planning programs with other governmental entities.
- Policy 7.2.5:** Coordinate with the Miami-Dade County School Board on enrollment boundaries and site selection for new schools and provision of

infrastructure, particularly roads, to support existing and proposed school facilities.

- Policy 7.2.6:** To achieve coordination with different agencies, the Town will provide effective coordination through interlocal agreement, joint planning and service agreements, special legislation and joint meetings or work groups which are used to further intergovernmental coordination.
- Policy 7.2.7:** Utilize the conflict resolution procedures established by the South Florida Regional Planning Council, the dispute resolution process as established pursuant to F.S. 186.509, and/or Miami-Dade County conflict resolution forums, where appropriate, to bring closure in a timely manner to intergovernmental disputes.
- Policy 7.2.8:** Identify any proposed annexation areas on the Future Land Use Map when possible.
- Policy 7.2.9:** Complete an evaluation of informal and formal coordination mechanisms between the Town, other units of local, regional, state, and federal government, and any private entity, which provides an essential public service that affects levels-of-service and/or land use planning in the Town.
- Policy 7.2.10:** Continue to implement procedures and activities that will improve communications between the Town and other units of local, regional, state, and federal government, and private entities which provide an essential public service that affects levels-of-service and/or land use planning in the Town. These procedures and activities will be based on data derived from the update of the evaluation of informal and formal coordination mechanisms.
- Policy 7.2.11:** To the extent permitted by other parties, support and assist in the development of goals, objectives and policies of surrounding municipal, county, regional and state comprehensive land use plans.
- Policy 7.2.12:** Coordinate planning activities mandated by various Elements of the Town's Comprehensive Plan with other affected communities.
- Policy 7.2.13:** Pursue resolution of development and growth management issues with impacts transcending the Town's political jurisdiction. Issues of federal, regional and state significance shall be coordinated with the South Florida Regional Planning Council, Federal Aviation Administration, Florida Department of Transportation, Miami-Dade County, the South Florida Water Management District, and/or

agencies having jurisdictional authority. Issues to be pursued include but are not limited to the following:

1. Impacts of development proposed in the Comprehensive Plan on Miami-Dade County, adjacent cities, the region, the state, and any governmental entity that may be created in the future.
2. Land development activities adjacent to the Town's corporate limits within Miami-Dade County or nearby cities.
3. Research regulatory framework and implementation of affordable housing programs.
4. Town land development activities adjacent to the unincorporated area of the county, or nearby cities.
5. Potential annexation issues.
6. Areawide drainage and stormwater management master plan, proposed improvements, and implementing programs.
7. Solid waste disposal, including development of new landfill facilities, recycling resources, and other improvements.
8. Research, engineering, and strategies for managing level-of-service impacts of new development and tourism on major transportation linkages and critical intersections impacting the Town and adjacent areas.
9. Level-of-service standards for infrastructure system impacting the Town and adjacent areas.
10. Conservation of natural and historical resources.
11. Noise and other adverse impacts on Miami Lakes from aircraft operations associated with the Opa-locka Airport.
12. Regional road improvements that significantly alter or otherwise impact existing traffic circulation patterns and congestion in the Town.
13. Limit, and eliminate where possible, the adverse impacts of rock-mining on the quality of life of residents.

**Policy 7.2.14:** The review of proposed developments on the Town's border shall include findings that indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

## VIII. CAPITAL IMPROVEMENTS ELEMENT

*[Note: The current adopted Capital Improvements Element is deleted in its entirety, and the text in this Element is proposed for adoption as the Town of Miami Lakes Capital Improvements Element.]*

**Goal 8:** Maintain and improve, as necessary, the Town infrastructure, facilities and services necessary to accommodate existing development and new growth for all residents in the most cost-efficient manner possible consistent with the level-of-service standards established in this Comprehensive Plan.

**Objective 8.1: PUBLIC FACILITY PROVISION**

Replace worn out public facilities, correct service deficiencies and accommodate planned future growth by providing necessary capital improvements and maintaining adopted level-of-service standards.

*Measurement: Implementation of the 5-Year Schedule of Capital Improvements contained in this Element within the specified timeframes, as amended from time to time. To ensure public facilities are concurrent with new development, the Town will conduct an Annual Update and Inventory Report (AUIR).*

**Policy 8.1.1:** Provide needed capital improvements for reconstruction, redevelopment and future growth.

**Policy 8.1.2:** Decisions regarding land use planning and the issuance of development orders and permits will ensure the availability of public facilities and services necessary to support such development at the adopted level-of-service standards concurrent with the associated impacts by means of the Town's Land Development Code (LDC).

**Policy 8.1.3:** Manage the land development process so public facility needs do not exceed the Town's ability to fund and provide, or require the provision of, needed improvements. This shall be accomplished through continued use and implementation of the Town's LDC contained in the Miami Lakes Town Code, as may be amended from time to time, and other land use regulations.

**Policy 8.1.4:** Include the capital improvement projects identified in the other Elements of this Plan in the 5-Year Schedule of Capital Improvements

with priority for implementation in accordance with Policy 8.1.5 below.

**Policy 8.1.5:** Evaluate and rank proposed capital improvement projects in order of priority according to the following guidelines:

1. Protects public health, safety, and welfare;
2. Fulfills existing legal commitment of the Town to provide facilities and services;
3. Corrects an existing public facility deficiency identified in this Plan;
4. Permits the most efficient and effective use of existing and/or future facilities;
5. Provides new capacity to accommodate future growth consistent with this Plan;
6. Prevents or reduces future improvement costs; and
7. Promotes cost-effective use of time and revenue (related projects).

**Policy 8.1.6:** Repair, rehabilitate, and replace Town capital facilities according to generally accepted engineering principles and guidelines.

**Policy 8.1.7:** Assess new development a pro rata share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks and roadways.

**Objective 8.2: FISCAL RESOURCES**

**Identify, manage, and enhance, where possible, capital revenues available to the Town to ensure the provision of public facility improvements required for redevelopment, previously approved development orders and planned future growth.**

**Policy 8.2.1:** Prior to the issuance of new development orders, ensure capital revenues and/or secured developer commitments are in place to provide all public facilities at adopted level-of-service standards.

**Policy 8.2.2:** Prepare and adopt a 5-year Capital Improvement Program (CIP) and 1-Year Capital Budget as part of the Town's annual budgeting process.

**Policy 8.2.3:** Aggressively pursue potential grants and private funds, whenever available, to provide additional capital revenues for the implementation of the 5-Year Schedule of Capital Improvements.

**Policy 8.2.4:** Assess impact fees and other appropriate techniques for new development to bear a reasonable proportionate cost for public facility improvements required by new development and partially relieve the burden for capital improvements from property tax collections and existing residents.

**Objective 8.3: LEVEL-OF-SERVICE (LOS) STANDARDS AND CONCURRENCY MANAGEMENT**

**Base decisions regarding the issuance of development orders and permits, in part, on the availability of necessary public facilities at the adopted LOS standards concurrent with the impacts of the subject development project, and require future development to pay a proportionate cost of facility improvements to maintain the LOS standards.**

**Policy 8.3.1:**

*Sanitary Sewer, Solid Waste, Drainage and Potable Water:* Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards all must meet one of the following timing requirements:

1. The development order includes the condition that at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or
2. The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.

*Parks & Recreation:* Prior to the issuance of any development order for new development or redevelopment, parks and recreation public facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

1. The necessary facilities and services are in place or under actual construction; or
2. The development order includes the condition that at the time of the issuance of a certificate of occupancy or its functional

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equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; and

- a. The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted 5-year schedule of capital improvements; or
- b. The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
- c. The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

*Transportation:* Prior to the issuance of any development order for new development or redevelopment, transportation public facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

1. The necessary facilities and services are in place or under construction; or
2. The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted five-year schedule of capital improvements.
3. The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or

4. The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.

The application of the above requirements must ensure the availability of public facilities and services needed to support development concurrent with the impacts of such development.

**Policy 8.3.2:** Public facilities and services shall be available concurrent with the impacts of development.

**Policy 8.3.3:** Public facilities and services must meet or exceed the LOS standards established in this Element of the Comprehensive plan. Public facilities must be available at the adopted LOS standards when needed for development. If facilities are not available at the time of approval, development orders or permits are to be conditions on the availability of public facilities and services, or the necessary facilities must be guaranteed either in an enforceable development agreement adopted pursuant to Chapter 163, F.S. or in a development order issued pursuant to Chapter 380, F.S.

**Policy 8.3.4:** Evaluate proposed Plan amendments and requests for new development or redevelopment according to the following guidelines:

1. Will the action contribute to a condition of public hazard as described in the Infrastructure Element?
2. Will the action exacerbate any existing public facility capacity deficiency, as described in the Transportation Element, Infrastructure and Recreation and Open Space Elements?
3. Will the action generate public facility demands that may be accommodated by capacity increases, which will maintain adopted level-of-service standards either planned in the 5-Year Schedule of Capital Improvements or by developer commitment?
4. Is the action consistent with the goals, objectives and policies of the Future Land Use Element, including the Future Land Use Map?
5. If the Town provides public facilities, in part or whole, is the action financially feasible pursuant to this Element?

**Policy 8.3.5:** As indicated in the applicable Elements of this Comprehensive Plan, the Town of Miami Lakes has adopted the following minimum LOS standards:

**Miami Lakes Level-of-Service Standards**

FACILITIES	LEVEL OF SERVICE STANDARDS
Sanitary Sewer	100 gallons/capita/day (County).
Potable Water	<p><u>Regional Treatment.</u> System shall operate with rated capacity that is no less than 2% above maximum daily flow for preceding year.</p> <p><u>User LOS.</u> Maintain capacity to produce and deliver 200 gallons per capita per day.</p> <p><u>Water Quality.</u> Shall meet all federal, State and county primary potable water standards.</p> <p><u>Countywide Storage.</u> Storage capacity for finished water shall equal no less than 15% of countywide average daily demand. (County)</p>
Solid Waste	9.9 pounds/capita/day and maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of 5 years (County).
Drainage	<p><u>Water Quality Standard.</u> Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 62-25, 25.025, F.A.C., with treatment of first 1" of rainfall runoff to meet water quality standards required by Ch. 62-302, 862-302.500. F.A.C.</p> <p><u>Water Quantity Standard.</u> Where two or more standards impact a specific development, the most restrictive standard shall apply.</p> <p>a. Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.</p> <p>b. Treatment of the runoff from the first 1 inch of rainfall onsite or the first 0.5 inch of runoff, whichever is greater.</p>
Recreation and Open Space	<p><u>Urban Open Space.</u> 1.75 acres per 1,000 population</p> <p><u>Neighborhood and Community Parks.</u> 3.25 acres per 1,000 population.</p>

<b>LEVEL OF SERVICE FOR STATE, COUNTY AND TOWN ROADS</b>	
Within the Urban Infill Area (UIA)	Adopted level of service (LOS) within the UIA is LOS E (100% of capacity at peak hour) or better except where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, then a road shall operate at no greater than 120% of its capacity at peak hour. Where extraordinary transit service such as commuter rail or express bus service exists, parallel roads within ½ mile shall operate at no greater than 150% of their capacity at peak hour.
Within Urban Development Boundary (UDB), but Outside Urban Infill Area (UIA)	All major roadways must operate at LOS D (90% of capacity at peak hour) or better, except State urban minor arterials (SUMA), which may operate at LOS E (100% of capacity at peak hour) or above. Where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, then a road shall operate at or above LOS E at peak hour. When extraordinary transit service such as commuter rail or express bus service exists, parallel roads within ½ mile shall operate at no greater than 120% of their capacity at peak hour.
FIHS Roadways	All Florida Intrastate Highway System (FIHS) roadways must operate at LOS D or better (at peak hour), except where 1) exclusive through lanes exist, roadways may operate at LOS E (at peak hour), or 2) such roadways are parallel to exclusive transit facilities or are located inside designated transportation concurrency management areas (TCMA's), roadways may operate at LOS E (at peak hour). Constrained or backlogged limited and controlled access FIHS roadways operating below the foregoing minimums must be managed to not cause significant deterioration.

(1) Urban Infill Area is located east of (and includes) NW and SW 77<sup>th</sup> Avenues and SR 826.  
 Source: Kimley-Horn & Associates, 2003

**Policy 8.3.6:** Future development will be required to contribute a proportionate cost of facility improvements to maintain required LOS standards through the payment of applicable fees and charges pursuant to Town codes and ordinances in affect at the time.

**Policy 8.3.7:** Any proposed development that is deemed to generate a de minimus impact (as defined in subsection 163.3180(6), F.S.) shall not be required to establish transportation concurrency.

**Policy 8.3.8** A comprehensive plan amendment shall be required to eliminate, defer, or delay construction of any road or mass transit facility or

service that is needed to maintain the adopted level-of-service (LOS) standard.

**Objective 8.4: DEBT MANAGEMENT**

**Continue to use a debt management program to assist the Town in providing adequate and timely revenues for scheduled capital improvements.**

**Policy 8.4.1:** Incur debt within generally accepted municipal finance principles and guidelines, and only in relation to the Town’s ability to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

**Policy 8.4.2:** When evaluating the debt to be incurred for a facility, the increase in operating costs for that new or additional facility must also be considered.

**Policy 8.4.3:** The Town will not provide a public facility, nor accept the provision of a public facility by others, if it is unable to pay for the subsequent annual operation and maintenance costs of the facility.

**Policy 8.4.4:** The Town’s total debt service expenditures shall be no more than 10% of total revenue.

**Policy 8.4.5:** The Town’s outstanding capital indebtedness shall be no more than 5% of its property tax base.

## FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

This section contains the Town of Miami Lakes' Schedule of Capital Improvements (SCI). It presents key information relating to the future projects proposed in various elements of this Comprehensive Plan during the period of FY 2004 through FY 2008. The SCI also outlines the Revenue Sources available to fund each Capital Improvement and projects (in most cases) project-related expenses over the next five (5) years.

### Five-Year Schedule of Capital Improvements Town of Miami Lakes - FY 2004–2008

Project	Need Classification	Estimated Cost	Completion Timeframe	Funding
<b>Transportation:</b>				
Townwide pavement improvements	OM	\$4,209,000	2004-2007	Gas taxes, General fund Transportation Sales Tax
Signage and pavement marking	OM	\$28,000	2004-2007	Gas taxes, General Fund
Sidewalk repair and replacement	OM	\$165,000	2004-2007	Gas taxes, General Fund
<b>Recreation:</b>				
Royal Oaks Park	FN	\$5,906,300	2004-2005	County impact fees, developer contributions. General Fund.
Miami Lakes Community Park	FN	\$7,119,530	2004-2008	County impact fees, developer contributions. General Fund.
Acquisition of Five (5) Tot-Lots & Mini Parks	FN	\$400,000	2004-2005	County impact fees, developer contributions. General Fund.
<b>Drainage:</b>				
16 drainage site-specific projects	ED	\$4,290,000	2004-2007	Stormwater utility fees
Annual Operations and Maintenance	OM	\$2,500,000	2004-2007	Stormwater utility fees

Notes: OM = Operation and maintenance  
ED = Existing deficiency  
FN = Future need

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## CONCURRENCY MANAGEMENT AND PUBLIC FACILITY MONITORING

Concurrency management controls the timing and location of development by conditioning development approval upon a showing that sufficient facilities and services are present or will be provided in order to maintain adopted LOS standards. Concurrency may make development approval contingent on the local government's ability to provide facilities and services or may require the developer to furnish facilities and services in order to maintain adopted LOS standards. Additionally, adoption of a concurrency management system may offer the following benefits:

- a. Support consistency of the Capital Improvements Element with the Future Land Use Element;
- b. Provide for the orderly and cost-effective expansion of public facilities;
- c. Supplement capital improvements expenditures and taxing structures for capital improvements; and
- d. Reduce the possibility of damage to the environment from the use of overburdened facilities.

Typically, concurrency is applied during the development approval process to condition zoning, subdivision or planned unit development (PUD) approval on demonstrated compliance with the local concurrency ordinance. Concurrency may also function at the building permit stage where it controls development in areas that are already approved but not yet built out, such as pre-platted lands. The Town has adopted the Miami-Dade County Concurrency Management System, which is in effect in Miami Lakes through its Land Development Code process.

A concurrency management system (CMS) is incorporated in the Land Use Element and Capital Improvements Element. The CMS shall assure the proper timing, location and design of supportive urban service systems concurrent with the impacts of new development. This management program stipulates that no new development will be approved unless the applicant has presented plans demonstrating that the new development shall:

- Be serviced with all requisite public facilities concurrent with the impacts of development;
- Provide LOS for all requisite facilities which is compliant with the Town's adopted LOS standards; and
- Shall not cause a reduction of levels of service for existing infrastructure below minimum adopted thresholds.

## **PLAN MONITORING, EVALUATION AND APPRAISAL**

The Town of Miami Lakes will formally evaluate and appraise this Comprehensive Plan every 5-7 years, pursuant to State Statute, beginning with the original Plan adoption in 2003 under the 1985 State Growth Management Act, as amended. The components of this comprehensive process are the updating of socioeconomic and development data, which is evaluated to determine if projections were accurate and what trends have developed over the past five years. The Goals, Objectives, and Policies of the adopted Plan are then examined for updating, compliance with current law and introduction of new initiatives for the next planning period. Monitoring of Plan implementation with respect to goals, objectives and policies is also conducted annually by Town staff as part of the budgeting process.

Public participation is built into the entire process, which results in a final Evaluation and Appraisal Report (EAR) that is reviewed and adopted by the Local Planning Agency and Town Council, and transmitted to the Florida Department of Community Affairs (FDCA) for review. Once the final EAR is approved by all agencies, EAR-based Plan amendments are initiated and completed through the State-mandated process.

## **IX. EDUCATION FACILITIES ELEMENT**

*[Note: The current adopted Education Facilities Element is deleted in its entirety, and the text in this Element is proposed for adoption as the Town of Miami Lakes Education Facilities Element.]*

**Goal 9:** Improvement in quality and quantity of public, nonpublic and private educational facilities so that a superior education system is created that will provide outstanding educational opportunities for the residents and children of Miami Lakes.

**Objective 9.1:** IMPROVE SCHOOLS THROUGH INTERGOVERNMENTAL COORDINATION

Actively coordinate with the Miami-Dade County School Board and other appropriate groups in the siting and management of educational facilities and services throughout the Town, by adhering to the “Interlocal Agreement for Public School Facility Planning in Miami-Dade County.”

*Measurement: Reduction in overcrowding in Town schools to below 125% of enhanced program capacity by September 2008, and to not exceed 100% of enhanced program capacity by September 2015.*

*Measurement: Number of meetings and forums attended annually with the School District and other appropriate agencies and groups.*

*Measurement: Correspondence with School Board and other appropriate agencies and groups.*

**Policy 9.1.1:** Continue to work proactively with the School Board to substantially reduce over crowding in Miami Lakes schools and improve educational quality through the use of school boundary changes and the creation of new schools.

**Policy 9.1.2:** “Enhanced program capacity” is defined as follows:

$$\frac{\text{Total Student Population}}{\text{Permanent Student Station Capacity} + \frac{1}{2} \text{ Portable Capacity}}$$

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- Policy 9.1.3:** Support the School Board in meeting the goals in Miami Lakes of 125% of enhanced program capacity by September 2005; then 100% of enhanced program capacity by September 2015.
- Policy 9.1.4:** Within staff resource constraints, attend all staff meetings and workshops open to the public held by the School Board where issues impacting the Town are addressed.
- Policy 9.1.5:** Provide all requested socio-economic information to the Miami-Dade County and the School Board in order to facilitate accurate and updated annual student enrollment projections for the Town.
- Policy 9.1.6:** Annually review and evaluate the School Board's tentative district educational facilities plan, and provide comment to the School Board on the plan's consistency with the Town's Comprehensive Plan and Land Development Code (LDC).
- Policy 9.1.7:** Participate in the School Site Planning and Construction Committee (SSPCC) as needed, and review potential sites for new schools, proposals for significant renovation, additions to existing buildings and portables, and any planned closure of existing schools.
- Policy 9.1.8:** Attend the annual planning forum hosted by the School Board's Site Planning and Construction Committee (SSPCC), when Town schools are discussed.
- Policy 9.1.9:** Evaluate any potential school site acquisition or expansion in Miami Lakes within 45 days of written notice from the School Board for consistency with the Town's Comprehensive Plan and Land Development Code (LDC).
- Policy 9.1.10:** Coordinate with the School Board to address any on-site and off-site improvements necessary to support new schools, proposed significant expansion of existing schools, or mitigate any existing adverse traffic and other impacts around schools.
- Policy 9.1.11:** Invite a School Board staff representative to attend Local Planning Agency (LPA) meetings where comprehensive plan amendments or rezonings are being considered that, if approved, would increase residential density.
- Policy 9.1.12:** Include a School Board representative in the development review process for all residential zoning hearing applications, and notify the School Board of any proposed land use applications that may affect future student enrollment or school facilities.
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**Policy 9.1.13:** Encourage the School Board and developers in Miami Lakes to collaboratively develop creative options that provide capacity to accommodate new students generated from residential development, including, but not limited to, school construction by private businesses and the leasing of existing buildings for schools.

**Policy 9.1.14:** Involve the Town's Police Department and the Miami-Dade County Fire Department, as participants in the development review process, to review all proposed school facility site plans for the construction or expansion of schools.

**Objective 9.2: SCHOOL LOCATION & ACCESSABILITY**

**Location of new schools and expansion of existing educational facilities such that they are fully accessible to residents and children via motorized vehicles, bicycles and walking in a safe manner and with minimal adverse neighborhood impacts, and when feasible, are located adjacent to public facilities.**

*Measurement: Number of shared facilities within the Town.*

*Measurement: Linear feet of bikeways and sidewalks connecting schools with neighborhoods.*

**Policy 9.2.1:** Schools (all types) may be located in all land use designations shown on the Future Land Use Map, consistent with the Town's Land Development Code (LDC).

**Policy 9.2.2:** Encourage the location of new and expanding schools to occur near single-family residential communities whenever possible, provided adverse impacts to neighborhoods are minimized.

**Policy 9.2.3:** Investigate State and National Safe Routes Two School (SR2S) programs, including possible funding, to encourage children to safely use sidewalks and bicycle lanes and paths so that they can walk or ride bicycles to school.

**Policy 9.2.4:** Support the collocation of public facilities, including parks, libraries and community center, with schools where feasible.

**Policy 9.2.5:** Consider collocation and shared use opportunities when preparing future capital improvement plans, and when planning and designing new or renovated community facilities.

**Objective 9.3: ENHANCE EDUCATIONAL QUALITY & OPPORTUNITIES**

**Expansion of nonpublic, charter and private school facilities in the Town in order to reduce public school over-crowding and provide more quality educational options to residents.**

*Measurement: Number of new student seats added in new or expanded non-public and private charter schools.*

**Policy 9.3.1:** Investigate opportunities for creating charter schools within the Town that are funded through private businesses, non-profit agencies, and/or the Town.

**Policy 9.3.2:** Actively assist developers in developing creative options to fund and/or construct new school facilities to meet the public education goals.

**Policy 9.3.3:** Coordinate with local universities, colleges and the County School Board to extend a greater array of adult education opportunities in closer proximity to Town residents.

**Policy 9.3.4:** Use the Town’s website to provide notice of future educational classes scheduled in or near Miami Lakes by universities, colleges, the County School Board, and non-profit education entities for children and adults.

## **X. COMMUNITY DESIGN ELEMENT**

### **GOAL 10A: COMMUNITY IDENTITY**

**Protect and enhance positive design elements within the Town of Miami Lakes, emphasizing Vistas, Gateways, and Landscape Elements.**

#### **Objective 10A.1: TRANSPORTATION CORRIDORS**

**Enhance transportation corridors in the Town, and apply design standards to street rights-of-way and adjacent land. The design can be affected through streetscape elements.**

**Policy 10A.1.1:** Miami Lakes Drive (including the portion formerly known as NW 154<sup>th</sup> Street) and Montrose Road (including the portion formerly known as NW 82<sup>nd</sup> Avenue) are to be considered “signature roads” within Miami Lakes. Design standards shall be developed for these "signature corridors," which can influence the design of other transportation corridors throughout the Town. Design standards for transportation corridors shall be developed to include the following, provided they do not conflict with requirements found in other elements of this comprehensive plan:

- Landscaping to provide character and screen undesirable views;
- Street furnishings such as benches, street lamps and signage elements;
- Pedestrian connections and surfaces with delineated paving surfaces, using brick pavers and landscaping at intersections for beautification and increased safety;
- Installation of curbing, landscaping, lighting, and other streetscape components along Miami Lakes Drive and Ludlam Road (emphasis at Palmetto);
- Installation of medians and landscaping on 82<sup>nd</sup> Avenue north of 154<sup>th</sup> Street;
- Installation of curbing where necessary to protect swales and landscaping;
- Burying of utilities where feasible;
- Planting of palm trees at intersections to differentiate as focal points;
- Installation of decorative street lighting throughout the Town.

**Objective 10A.2: SCENIC VISTAS**

**Designate scenic Vistas and protect their visibility.**

**Policy 10A.2.1:** Designated vistas shall be protected from visual man-made obstructions that unnecessarily block the view, including signage, bus stops, buildings and other structures.

**Objective 10A.3 LANDSCAPE DESIGN THEME**

**Develop and implement a landscape design theme for road intersections that function as gateways into the Town of Miami Lakes.**

**Policy 10A.3.1:** Enhance gateways into the Town through the installation of appropriate banners or signage, water features, freestanding, and native vegetation at the following locations:

- Palmetto Expressway and Miami Lakes Drive (NW 154<sup>th</sup> Street).
- Northwest 87<sup>th</sup> Avenue and Northwest 170<sup>th</sup> Street.
- Northwest 87<sup>th</sup> Avenue and Northwest 138<sup>th</sup> Street;
- Miami Lakes Drive (NW 154<sup>th</sup> Street) and I-75 (if connection made);
- Northwest 67<sup>th</sup> Avenue (Ludlam Rd.) and Palmetto Expressway;
- Northwest 67<sup>th</sup> Avenue (Ludlam Rd.) and Northwest 138<sup>th</sup> Street;
- Red Road and Northwest 138<sup>th</sup> Street.

**Objective 10A.5: RESIDENTIAL IDENTITY**

**Promote residential identity throughout the Town by encouraging individual design themes for residential neighborhoods.**

**Policy 10A.5.1:** Prepare educational materials and adopt Code requirements that promote cohesive design themes for individual neighborhoods, including the following aspects:

- Typical architectural characteristics such as roof lines, porch or stoop details and horizontal siding;
- Typical construction materials;
- Front yard landscaping
- Pedestrian walks from sidewalk to front door;

- Orientation of building entrances to the street with blank walls strictly prohibited;
- Varied front yard setback to allow for building wall projections and recesses;
- Privacy screening between medium density and high density residential uses; and
- Enhance civic associations and encourage neighborhood civic activities;

**Objective 10A.6: COMMERCIAL / RETAIL AREAS**

**To protect and enhance positive design elements within the Town's Commercial nodes.**

**Policy 10A.6.1:** Apply use and site design standards to Commercial / Retail developments. These standards shall retain the positive design elements of existing districts and further enhance civic spaces, and may include the following design elements:

- Buildings oriented to the street;
- Buildings of similar mass and scale;
- Mixture of architecture styles;
- Front yard building set backs;
- Consolidated curb cuts; shared parking in the rear of the building, preferably entering from side streets;
- Pedestrian connections to the public sidewalk;
- Prohibit the expansion of commercial land use into residential areas and provide landscape buffer to screen the commercial use from the residential use;
- Parking standards which reflect the Town development patterns;
- Enhanced civic spaces that support special events; and

**Objective 10A.7: TOWN CENTER**

**Enhance the appearance of the Town Center area, and promote it as a community meeting and gathering place.**

**Policy 10A.7.1:** Develop a community design plan for new phases of the Town Center, incorporating the following components:

- Retain a pedestrian scale of experience;

- Bring together architectural massing and intensity;
- Diversity of public spaces;
- Outdoor dining and entertaining facilities;
- Landscape and art;
- Plazas acting as stages for special events and opportunities for social gathering.
- Mixed use residential, retail, services, and office activities.

**Objective 10A.8: BUSINESS PARK**

**Promote appropriate design standards for business parks in the Town.**

**Policy 10A.8.1:** Apply design standards to retain, enhance and integrate existing and future business park districts into the community.

**Objective 10A.9: CIVIC FACILITIES**

**Establish community design standards to encourage positive community design elements for civic facilities.**

**Policy 10A.9.1:** Community design standards shall be developed to include:

- Strategically located elements in the Town to promote community spirit and social interaction;
- Buildings oriented to the street;
- Pedestrian connections to the public sidewalk; and
- Parking standards to reflect the Town's develop patterns.

**Policy 10A.9.2:** The community shall allow the following non-residential land uses, which complement and serve residential uses:

- Day care centers, family day care homes;
- Community and recreation centers;
- Schools;
- Libraries;
- Amphitheatre and other cultural activity venues in appropriate locations; and
- Farmer's market.

**GOAL 10B: PARKS, PEDESTRIAN FACILITIES AND NATURAL FEATURES**

**Preserve and enhance existing natural features, and provide for a pedestrian interconnected park system that meets the needs of current and future Miami Lakes residents.**

**Objective 10B.1: WATERWAYS**

**Preserve and enhance Miami Lakes' waterways and lakes.**

**Policy 10B.1.1:** Preserve the Town's waterways and lakes through providing for the following:

- Public access;
- Pedestrian connections;
- Water activity possibilities;
- The quality of public open space at the waterfronts; and
- Water view corridors.

**Objective 10B.2: PARKS and OPEN SPACE**

**Protect and enhance the Town of Miami Lakes parks to provide opportunities for recreation and social gathering.**

**Policy 10B.2.1:** Special consideration shall be given to Miami Lakes' open space system and the total acreage of parkland necessary to serve the Town's population. The following facilities shall be used to meet or exceed the Town's adopted level-of-service for recreation facilities:

- Sidewalks;
- Bike trails;
- Natural areas;
- Parks to attract people to the views and activity and to be integrated into the water system;
- The expansion of the current parks system, including play fields, structures and signage as well as linkages between districts, features and neighborhoods.

**Objective 10B.3: PEDESTRIAN LINKAGES**

**Provide pedestrian linkages to provide alternate means of transportation and promote a pedestrian-oriented community.**

**Policy 10B.3.1:** Establish town design standards to encourage pedestrian linkages throughout the community, which shall include the following elements:

- Access to scenic views; and
- Access to natural surveillance;
- Sidewalks;
- Bike lanes;
- Marked and lighted crosswalks;
- Off-street pathways through designated open space areas.

**Objective 10B.4: PUBLIC LANDSCAPE**

**Encourage extensive use of public landscaping to provide for visual relief and shade over pedestrian pathways.**

**Policy 10B.4.1:** Regulate and require: parks, street trees, landscape along the roadways of the community, variety in plant material selection, and ongoing maintenance.

**Objective 10B.5: SIGNAGE**

**Provide for consistency in signage standards throughout the Town, and protect view corridors.**

**Policy 10B.5.1:** The following signage design elements shall be standardized and incorporated throughout the Town:

- scale;
- mass; and
- character.

**Policy 10B.5.2:** Land development regulations that have the effect of prohibiting billboards in designated View Corridors shall be implemented.

**Objective 10B.6: ART IN PUBLIC PLACES**

**Promote art in public places as an integral element of the community.**

**Policy 10B.6.1:** Develop art-funding programs to bring more art into Miami Lakes. Particular areas of focus shall include the Town Center, commercial/retail districts, civic spaces, and parks.

**Objective 10B.7: DESIGN DIVERSITY**

**To establish a distinct community identity and enhance property values.**

**Policy 10B.7.1:** Promote design diversity in architecture, emphasizing design quality, design diversity in building architecture, and diversity in building materials.

**Objective 10B.8: SPECIAL EVENTS**

**Promote special events as an integral element in establishing a strong sense of community.**

**Policy 10B.8.1:** Assist in attracting more people/organizations to sponsor special events by:

- Offering a variety of gathering spaces with enhanced quality;
- Advertising business opportunities;
- Encouraging civic organizations to program some events;