Changes to Chapter 163, F.S. 1997-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	(3): Authorizes local governments to permit **accessory dwelling units** in areas zoned for single family residential use based upon certain findings. (4) An application for a building permit to construct an accessory dwelling unit must include an **affidavit from the applicant** which attests that the unit will be rented at an affordable rate to a very-low-income, low-income, or moderate-income person or persons. (5): Provides for certain **accessory dwelling units** to apply towards satisfying the affordable housing component of the housing element in a local government's comprehensive plan. (6): Requires the **DCA to report** to the Legislature.				
141	**Amends the definition of "in compliance"** to add language referring to the **Wekiva Parkway and Protection Act**.	163.3184(1)(b)	N/A		
142	(1)(m): Created to provide that amendments to address criteria or compatibility of land uses adjacent to or in close proximity to **military installations** do not count toward the limitation on frequency of amending comprehensive plans. (1)(n): Created to provide that amendments to establish or implement a **rural land stewardship area** do not count toward the limitation on frequency of amending comprehensive plans.	163.3187		Procedural	
143	Created to provide that **evaluation and appraisal reports** evaluate whether criteria in the land use element were successful in achieving land use compatibility with **military installations**.	163.3191(2)(n)		Procedural	
2005 [Ch. 2005-157, ss 1, 2 and 15; Ch. 2005-290; and Ch. 2005-291, ss. 10-12, Laws of Florida]					
144	Added the **definition** of **"financial feasibility**."	Creates ss. 163.3164(32)		Procedural	
145	(2): Required comprehensive plans to be **"financially"** rather than "economically" **feasible**. (3)(a)5.: Required the comprehensive plan to include a **5-year schedule of capital improvements**. Outside funding (i.e., from developer, other government or funding pursuant to referendum) of these capital improvements must be **guaranteed** in the form of a **development agreement or interlocal agreement.**	163.3177		Capital Improvements Element; updated regularly	Capital Improvements Element

Changes to Chapter 163, F.S. 1997-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	(3)(a)6.b.1.: Required plan amendment for the **annual update** of the schedule of capital improvements. **Deleted** provision allowing updates and change in the date of construction to be accomplished by ordinance. (3)(a)6.c.: Added **oversight and penalty** provision for failure to adhere to this section's capital improvements requirements. (3)(a)6.d.: Required a **long-term capital improvement schedule** if the local government has adopted a long-term concurrency management system. (6)(a): **Deleted** date (October 1, 1999) by which school sitting requirements must be adopted. (6)(a): Add requirement that future land use element of **coastal counties** must encourage the preservation of working waterfronts, as defined in s.342.07, F.S. (6)(c): Required the potable water element to be updated within 18 months of an updated regional water supply plan to incorporate the **alternative water supply projects** selected by the local government to meet its water supply needs. (6)(e): Added waterways to the system of sites addressed by the **recreation and open space element**. (11)(d)4.c.: Required **rural land stewardship areas** to address **affordable housing**. (11)(d)5.: Required a **listed species survey** be performed on **rural land stewardship receiving area**. If any listed species present, must ensure adequate provisions to protect them. (11)(d)6.: Must enact an ordinance establishing a **methodology** for creation, conveyance, and use of **stewardship credits** within a **rural land stewardship area**.		N/A N/A N/A N/A N/A N/A	Procedural	Capital Improvements Element

Changes to Chapter 163, F.S. 1997-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	(11)(d)6.j.: Revised to allow **open space and agricultural land** to be just as important as environmentally sensitive land when assigning stewardship credits. (12): Must adopt **public school facilities element**. (12)(a) and (b): A **waiver** from providing this element will be allowed under certain circumstances. (12)(g): Expanded list of items to be to include **colocation**, **location of schools proximate to residential areas**, and use of schools as **emergency shelters**. (12)(h): Required local governments to provide maps depicting the general **location** of new schools and school improvements within future conditions maps. (12)(i): Required DCA to establish a **schedule for adoption** of the public school facilities element. (12)(j): Established **penalty** for failure to adopt a public school facility element. (13): (**New section**) Encourages local governments to develop a "**community vision**," which provides for sustainable growth, recognizes its fiscal constraints, and protects its natural resources. (14): (**New section**) Encourages local governments to develop a "**urban service boundary**," which ensures the area is served (or will be served) with adequate public facilities and services over the next 10 years. See s. 163.3184(17).		N/A N/A	Public School Facilities Element Public School Facilities Element Public School Facilities Element Procedural Procedural Optional Optional	Public School Facilities Element will be amended to address the school concurrency requirement.
146	163.31776 is **repealed**	163.31776 **[Now: Repealed]**	N/A		
147	(2): Required the **public schools interlocal agreement** (if	163.31777		Draft Interlocal	Required ILA changes to be

Changes to Chapter 163, F.S. 1997-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	applicable) to address requirements for **school concurrency**. The **opt-out provision** at the end of Subsection (2) is deleted. (5): Required **Miami-Dade County** to identify, as part of its EAR, changes needed in its public school element necessary to conform to the new 2005 public school facilities element requirements. (7): Provided that counties exempted from **public school facilities element** shall undergo **re-evaluation** as part of its **EAR** to determine if they continue to meet exemption criteria.		N/A N/A	Agreement currently under review by DCA	addressed by January 1, 2008.
148	(2)(g): Expands requirement of coastal element to include strategies that will be used to preserve recreational and commercial working waterfronts, as defined in s.342.07, F.S.	163.3178	N/A		
149	(1)(a): Added "**schools**" as a required concurrency item. (2)(a): Required consultation with water supplier prior to issuing building permit to ensure "**adequate water supplies**" to serve new development is available by the date of issuance of a certificate of occupancy. (2)(c): Required **all transportation facilities** to be in place or under construction within **3 years** (rather than 5 years) after approval of building permit. (4)(c): Allowed concurrency requirement for public schools to be waived within urban infill and redevelopment areas (163.2517). (5)(d): Required **guidelines for granting concurrency exceptions** to be included in the comprehensive plan. (5)(e) – (g): If local government has established **transportation exceptions**, the guidelines for implementing the exceptions must be "**consistent with and support a comprehensive strategy, and promote the purpose of the exceptions**." Exception areas must include mobility strategies, such as alternate modes of transportation, supported by data and analysis. FDOT must be consulted prior to designating a transportation concurrency exception area. Transportation concurrency exception areas existing	163.3180	N/A N/A	Procedural Procedural	Infrastructure Element; Potable Water Sub-Element Transportation Element

Changes to Chapter 163, F.S. 1997-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	prior to July 1, 2005 must meet these requirements by July 1, 2006, or when the EAR-based amendment is adopted, whichever occurs last.				
	(6): Required local government to **maintain records** to determine whether 110% **de minimis transportation impact** threshold is reached. A summary of these records must be submitted with the annual capital improvements element update. Exceeding the 110% threshold dissolves the de minimis exceptions.			Procedural	
	(7): Required consultation with the Department of Transportation prior to designating a **transportation concurrency management area** (to promote infill development) to ensure adequate level-of-service standards are in place. The local government and the DOT should work together to mitigate any impacts to the Strategic Intermodal System.		N/A		
	(9)(a): Allowed adoption of a **long-term concurrency management system for schools**.		N/A	Procedural	
	(9)(c): **(New section)** Allowed local governments to issue approvals to commence construction notwithstanding s. 163.3180 in areas subject to a **long-term concurrency management system**.			Procedural	
	(9)(d): **(New section)** Required evaluation in EAR of progress in improving levels of service.			Procedural	
	(10): Added requirement that level of service standard for roadway facilities on **the Strategic Intermodal System** must be consistent with FDOT standards. Standards must consider **compatibility with adjacent jurisdictions.**				Transportation Element
	(13): Required **school concurrency** (not optional).			Public School Facilities Element	Updated Public School Facilities Element necessary by January 1, 2008.
	(13)(c)1.: Requires school concurrency after five years to be applied on a "**less than districtwide basis**" (i.e., by using school attendance zones, etc).			Procedural	

Changes to Chapter 163, F.S. 1997-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	(13)(c)2.: Eliminated exemption from plan amendment adoption limitation for changes to service area boundaries.			Procedural	Public School Facilities Element will be amended to incorporate requirements consistent with Sections. 163.3180(13)(c)3 and 4 and s. 163.3180(13)(e), (g), and (h), F.S. Adoption of an updated lnterlocal Agreement and School Facilities Element with school concurrency provisions are required by January 1, 2008.
	(13)(c)3.: No application for development approval may be denied on the basis of school concurrency if a **less-than-district wide measurement of school concurrency** is applied, and development impacts can be to shifted to contiguous service areas with school capacity.			Procedural	
	(13)(e): Allowed school concurrency to be satisfied if a developer executes a **legally binding commitment** to provide mitigation proportionate to the demand.			Procedural	
	(13)(e)1.: Enumerated mitigation options for achieving **proportionate-share mitigation.**			Procedural	
	(13)(e)2.: If educational facilities funded in one of the two following ways, the local government must **credit** this amount toward any **impact fee or exaction** imposed on the community: contribution of land construction, expansion, or payment for land acquisition			Procedural	
	(13)(g)2.: **(Section deleted)** – It is no longer required that a local government and school board base their plans on consistent population projection and share information regarding planned public school facilities, development and redevelopment and infrastructure needs of public school facilities. However, see (13)(g)6.a. for similar requirement.			Procedural	
	(13)(g)6.a.: **[Formerly (13)(g)7.a.]** Local governments must establish a **uniform procedure for determining if development applications are in compliance with school concurrency**.			Procedural	
	(13)(g)7. **[Formerly (13)(g)8.] Deleted** language that allowed local government to terminate or suspend an interlocal agreement with the school board.		N/A	Procedural	
	(13)(h): (**New 2005 provision**) The fact that **school concurrency**			Procedural	

Changes to Chapter 163, F.S. 1997-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	has not yet been implemented by a local government should not be the basis for either an approval or denial of a development permit. (15): Prior to adopting **Multimodal Transportation Districts**, FDOT must be consulted to assess the impact on level of service standards. If impacts are found, the local government and the FDOT must work together to mitigate those impacts. Multimodal districts established prior to July 1, 2005 must meet this requirement by July 1, 2006 or at the time of the EAR-base amendment, whichever occurs last. (16): (**New 2005 section**) Required local governments to adopt by **December 1, 2006** a method for assessing **proportionate fair-share mitigation options**. FDOT will develop a model ordinance by December 1, 2005.		N/A	Procedural Land Development Code amendment by 12/1/2006	
150	(17): (**New 2005 section**) If local government has adopted a **community vision** and **urban service boundary**, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments. (18): (**New 2005 section**) If a municipality has adopted an urban infill and redevelopment area, state and regional agency review is eliminated for plan amendments affecting property within the urban service boundary. Such amendments are exempt from the limitation on the frequency of plan amendments.	163.3184		Procedural Procedural	
151	(1)(c)1.f.: Allowed approval of residential land use as **a small-scale development amendment** when the proposed density is equal to or less than the existing future land use category. Under certain circumstances **affordable housing units** are exempt from this limitation. (1)(c)4.: (**New 2005 provision**) If the small-scale development amendment involves a **rural area of critical economic concern**, a 20-acre limit applies.	163.3187	N/A	Procedural	

Changes to Chapter 163, F.S. 1997-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	(1)(o): (**New 2005 provision**) An amendment to a **rural area of critical economic concern** may be approved without regard to the statutory limit on comprehensive plan amendments.		N/A		
152	(2)(k): Required local governments that do not have either a school interlocal agreement or a public school facilities element, to determine in the **EAR** whether the local government continues to meet the exemption criteria in s.163.3177(12). (2)(l): The **EAR** must determine whether the local government has met its various water supply requirements, **including development of alternative water supply projects**. (2)(o): (**New 2005 provision**) The **EAR** must evaluate whether its **Multimodal Transportation District** has achieved the purpose for which it was created. (2)(p): (**New 2005 provision**) The **EAR** must assess **methodology for impacts on transportation facilities**. (10): The **EAR-based amendment** must be **adopted within a single amendment cycle**. Failure to adopt within this cycle results in **penalties**. Once updated, the comprehensive plan must be submitted to the DCA.	163.3191	N/A N/A	Interlocal Agreement adopted in 2003 2006 EAR 2006 EAR EAR-based amendments	Amendment Public School Facilities Element to incorporate provisions for school concurrency prior to January 1, 2008.
153	(10) New section designating Freeport as a **certified community**. (11) New section exempting proposed DRIs within Freeport from review under s.380.06, F.S., unless review is requested by the local government.	163.3246	N/A		
2006 [Ch. 2006-68, Ch. 2006-69, Ch. 2006-220, Ch. 2006-252, Ch. 2006-255, Ch. 2006-268, Laws of Florida]					
154	Establishes plan amendment procedures for **agricultural enclaves** as defined in s.163.3164(33), F.S. Ch. 2006-255, LOF.	163.3162(5)	N/A		
155	Defines **agricultural enclave**. Ch. 2006-255, LOF.	163.3164(33)	N/A		
156	Adds new paragraph encouraging local governments with a **coastal management element** to adopt recreational surface water use policies; such adoption amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions. Ch. 2006-220, LOF.	163.3177(6)(g)2.	N/A		
157	Allows the effect of a proposed receiving area to be considered	163.3177(11)(d)6.	N/A		

Changes to Chapter 163, F.S. 1997-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
	when projecting the 25-year or greater population with a **rural land stewardship area**. Ch. 2006-220, LOF.				
158	Recognizes "extremely-low-income persons" as another income groups whose housing needs might be addressed by **accessory dwelling units** and defines such persons consistent with s.420.0004(8), F.S. Ch. 2006-69, LOF.	163.31771(1), (2) and (4)			Housing Element
159	Assigns to the Division of Emergency Management the responsibility of ensuring the preparation of **updated regional hurricane evacuation plans**. Ch. 2006-68, LOF.	163.3178(2)(d)		Procedural	
160	Changes the definition of the **Coastal High Hazard Area (CHHA)** to be the area below the elevation of the category 1 storm surge line as established by the SLOSH model. Ch. 2006-68, LOF.	163.3178(2)(h)	N/A		
161	Adds a new section allowing a local government to comply with the requirement that its comprehensive **plan direct population concentrations away from the CHHA** and maintains or reduces hurricane evacuation times by maintaining an adopted LOS Standard for out-of-county hurricane evacuation for a category 5 storm, by maintaining a 12-hour hurricane evacuation time or by providing mitigation that satisfies these two requirements. Ch. 2006-68, LOF.	163.3178(9)(a)	N/A		
162	Adds a new section establishing **a level of service for out-of-county hurricane evacuation** of no greater than 16 hours for a category 5 storm for any local government that wishes to follow the process in s.163.3178(9)(a) but has not established such a level of service by July 1, 2008. Ch. 2006-68, LOF.	163.3178(9)(b)		Procedural	
163	Requires local governments to amend their **Future Land Use Map** and **coastal management elemen**t to include the new definition of the **CHHA**, and to depict the CHHA on the FLUM by July 1, 2008. Ch. 2006-68, LOF.	163.3178(2)(c)	N/A		
164	Allows the **sanitary sewer concurrency requirement** to be met by onsite sewage treatment and disposal systems approved by the Department of Health**.** Ch. 2006-252, LOF.	163.3180(2)(a)		Procedural	
165	Changes s.380.0651(3)(i) to s.380.0651(3)(h) as the citation for the standards a multiuse DRI must meet or exceed. Ch. 2006-220, LOF.	163.3180(12)(a)		Procedural	
166	Deletes use of extended use agreement as part of the definition of small scale amendment. Ch. 2006-69, LOF.	163.3187(1)(c)1.f.		Procedural	

Changes to Chapter 163, F.S. 1997-2005		Chapter 163, F.S. Citations	N/A*	Addressed (where/how)	Amendment Needed By Element
167	Creates a new section related to **electric distribution substations**; establishes criteria addressing land use compatibility of substations; requires local governments to permit substations in all FLUM categories (except preservation, conservation or historic preservation); establishes compatibility standards to be used if a local government has not established such standards; establishes procedures for the review of applications for the location of a new substation; allows local governments to enact reasonable setback and landscape buffer standards for substations. Ch. 2006-268, LOF.	163.3208		Procedural	
168	Creates a new section preventing a local government from requiring a permit or other approval for vegetation maintenance and tree pruning or trimming within an established **electric transmission and distribution line right-of-way**. Ch. 2006-268, LOF.	163.3209		Procedural	
169	**Community Workforce Housing Innovation Pilot Program**; created by Ch. 2006-69, LOF, section 27. Establishes a special, expedited adoption process for any plan amendment that implements a pilot program project.				Housing Element
170	**Affordable housing land donation density incentive bonus**; created by Ch. 2006-69, LOF, section 28. Allows a density bonus for land donated to a local government to provide affordable housing; requires adoption of a plan amendment for any such land; such amendment may be adopted as a small-scale amendment; such amendment is exempt from the twice per year limitation on the frequency of plan amendment adoptions.				Housing Element

APPENDIX D

Consistency with Rule Chapter 9J-5, Florida Administrative Code

There have been no changes to the Florida Administrative Code Rule 9J-5 since the adoption date of the Miami Lakes Comprehensive Plan in 2003. Hence there are no necessary modifications or amendments based on the State Comprehensive Plan.

APPENDIX E

Consistency with the Strategic Regional Policy Plan

The Strategic Regional Policy Plan (SRPP) for South Florida contains 22 goals that reflect priority issues for the Region. The following table outlines these goals and identifies how the Town of Miami Lakes Comprehensive Plan is consistent with these priorities.

South Florida Strategic Regional Policy Plan Goals	Goal Addressed (where/how?)	Amendment Needed (Comprehensive Plan Element)
Sustainability: Investing in Our People Education & Workforce Development **GOAL 1** *Invest in the youth and workforce of the Region by providing quality education, workforce training, and targeted job creation.* **Indicator:** Percentage of South Florida's residents with at least a high school diploma. **Baseline:** Only 74.2% of South Florida's residents had at least a high school diploma in 2000, well below the 80.4% national average. **Target:** Increase the share of South Florida's residents that have at least a high school diploma to the national average by 2010.	Education Facilities Element (All Goals, Objectives and Policies)	
Wages & Affordability **GOAL 2** *Increase employment opportunities and support the creation of jobs with better pay and benefits for the Region's workforce.* **Indicator:** Average regional poverty rates. **Baseline:** The average regional poverty rate in 1999 was 15.2% as compared to the national average of 12.4%. **Target:** Decrease average regional poverty rates to no more than the national average by 2010.	Not Applicable. Goal 2 is regional in scope and not applicable at the municipal level.	
Human Health, Safety & Welfare **GOAL 3** *Promote the health, safety, and welfare of South Florida's residents.* **Indicator:** Health insurance coverage. **Baseline:** As of 1999, 20.7% of South Floridians under the age of 65 were uninsured as compared to the state average of 16.8%. **Target:** Decrease the percentage of South Floridians under the age of 65 without	Not Applicable. Goal 3 is regional in scope and not applicable at the municipal level.	

South Florida Strategic Regional Policy Plan Goals	Goal Addressed (where/how?)	Amendment Needed (Comprehensive Plan Element)
health insurance to no more than the state average by 2010.		
Sustainability: Investing in Our Places Infrastructure **GOAL 4** *Enhance the economic and environmental sustainability of the Region by ensuring the adequacy of its public facilities and services.* **Indicator:** Number of residents connected to central water and wastewater facilities. **Baseline:** As of 2003, there were approximately 1,033,872 connections within the Region. **Target:** Increase the number of connections to central water and wastewater facilities by 287,000 by 2010; 436,000 by 2015.	Infrastructure Element (Objective 4A.1, 4A.2, 4B.1, 4B.2) Conservation Element (Objective 6.2)	
Schools **GOAL 5** ***Overcome school overcrowding in the Region.*** **Indicator:** Number of student stations in relation to enrollment. **Baseline:** A deficit of 72,000 student stations existed within the Region as of the 2003/2004 20th day enrollment reports. **Target:** Systematically reduce the gap between enrollment and student stations by 12,000 student stations per year to reach a total reduction of 72,000 by 2010.	Education Facilities Element (Objective 9.1)	
Housing **GOAL 6** *Ensure the availability and equitable distribution of adequate, affordable housing for very low, low, and moderate-income households within the Region.* **Indicator:** Region's housing cost burden. **Baseline:** As of 2003, 34% of households within our Region had a housing cost burden. **Target:** Reduce the percentage of households with a cost burden in our Region to less than 30% by 2010.	Housing Element (All Goals, Objectives and Policies) Community Design Element (Objective 10A.5)	
Potable Water, Wastewater & Stormwater **GOAL 7** *Protect, conserve, and enhance the Region's water resources.* **Indicator:** Incorporation of ultra-conserving water saving devices and techniques	Infrastructure Element (Objective 4A.3, 4B.3, 4C.3)	

South Florida Strategic Regional Policy Plan Goals	Goal Addressed (where/how?)	Amendment Needed (Comprehensive Plan Element)
in new development and redevelopment. **Baseline:** Projected 2010 baseline without additional water conservation is nearly 1,262 Million Gallons Per Day (MGD) annually; projected 2015 baseline without additional water conservation is 1,360 MGD annually. **Target:** Increase in total water savings by 73 MGD by 2010; 107 MGD by 2015.	Conservation Element (Objective 6.2, 6.4, 6.6)	
Transportation **GOAL 8** *Enhance the Region's mobility, efficiency, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.* **Indicator:** Persons driving alone. **Baseline:** In 2000, 80% of the drivers in Broward County drove alone, 74% drove alone in Miami-Dade County and 67% drove alone in Monroe County. **Target:** Decrease the percentage of drivers driving alone by 5% by 2010.	Transportation Element (All Goals, Objectives and Policies) Community Design Element (Objective 10A.1)	
Energy **GOAL 9** *Develop clean, sustainable, and energy-efficient power generation and transportation systems.* **Indicator:** Percentage of alternative fuel vehicles within the overall transportation network in the Clean Cities region (Martin, Palm Beach, Broward, Miami-Dade, and Monroe Counties). **Baseline:** In 2002, 0.03% of all vehicles in the Clean Cities region were powered by alternative fuels. **Target:** Increase the number of vehicles powered by alternative fuels among all modes by 20% by 2010.	Transportation Element (Objective 2.7, 2.8)	
Green Infrastructure **GOAL 10** *Increase awareness of the Region's green infrastructure, its significance to the Region's economy, and the public's role in access and use that is compatible with long-term sustainability.* **Indicator:** Extent of greenways within the Region both designated and acquired through the Florida Greenways and Trails program. **Baseline:** As of 2003, 78,123 acres were designated within the Region. As of early 2004, 6.57 acres were acquired through the Florida Greenways and Trails Program.	Community Design Element (Goal 10B, Objective 10B.3) Conservation Element (Objective 6.12) Recreation and Open Space Element (Objective 5.3)	

South Florida Strategic Regional Policy Plan Goals	Goal Addressed (where/how?)	Amendment Needed (Comprehensive Plan Element)
Target: Increase lands designated under the Florida Greenways and Trails program by 1.5% per year within the Region. Increase lands acquired within the Region through this program by 30 acres by 2010.		
Development & Redevelopment **GOAL 11** *Encourage and support the implementation of development proposals that conserve the Region's natural resources, rural and agricultural lands, green infrastructure and:* • *utilizes existing and planned infrastructure where most appropriate in urban areas;* • *enhances the utilization of regional transportation systems;* • *incorporates mixed-land use developments;* • *recycles-existing developed sites; and* • *provides for the preservation of historic sites.* **Indicator:** Brownfields redevelopment projects. **Baseline:** As of 2003, 25 sites have been designated for the Florida Brownfields Program; two have been completed. **Target:** Complete ten brownfields rehabilitation and redevelopment projects within the Region through the Florida Brownfields Program by 2010.	Future Land Use (Objective 1.5)/ Transportation Element (Objective 2.2, 2.3, 2.5, 2.6) Infrastructure Element (Objective 4A.1, 4B.1, 4C.1, 4C.2, 4D.1) Conservation Element (Objective 6.11)	
Rural & Agricultural Lands **GOAL 12** *Encourage the retention of the Region's rural lands and agricultural economy.* **Indicator:** Net farm income within the Region. **Baseline:** In 2001, agriculture produced $20 million in net farm income in Broward County and $133 million in Miami-Dade County. **Target:** Maintain or increase net farm income within the Region.	Not Applicable. The Town of Miami Lakes does not include any significant rural or agricultural lands.	
Historic Preservation **GOAL 13** *Preserve, restore and rehabilitate South Florida's historic structures, landmarks, districts, neighborhoods and archaeological sites.* **Indicator:** Number of historic sites within the Region listed on the National Register of Historic Places. **Baseline:** As of 2002, there were 225 historic sites within the Region listed on the National Register of Historic Places. **Target:** Increase the number of historic sites within the Region listed on the National Register of Historic Places by 25% by 2010.	Future Land Use Element (Objective 1.5) Conservation Element (Objective 6.11)	

South Florida Strategic Regional Policy Plan Goals	Goal Addressed (where/how?)	Amendment Needed (Comprehensive Plan Element)
Natural Resources **GOAL 14** *Preserve, protect, and restore Natural Resources of Regional Significance.* **Indicator:** Conservation and restoration land acreage acquired within the Region. **Baseline:** As of 2000, 118,091 acres had been acquired by various entities for the Save Our Rivers projects within South Florida. **Target:** Increase the acreage acquired for the Save Our Rivers program within the Region by 15,000 acres by 2010.	Future Land Use Element (Objective 1.5) Conservation Element (Objective 6.6, 6.7, 6.8, 6.9) Recreation and Open Space Element (Objective 5.4)	
The Everglades **GOAL 15** *Restore and protect the ecological values and functions of the Everglades Ecosystem by increasing habitat area, increasing regional water storage, and restoring water quality.* **Indicator:** Acreage acquired within the Region for the Comprehensive Everglades Restoration Plan (CERP). **Baseline:** As of 2003, approximately 36,658 acres have been acquired for CERP within the Region, reflecting 46% of the total acreage required. **Target:** Increase the acreage acquired for CERP within the Region to 60% by 2010; 85% by 2015.	Not Applicable. The Town of Miami Lakes is not adjacent to the Everglades.	
Marine & Coastal Resources **GOAL** 16 *Enhance and preserve natural system values of South Florida's shorelines, estuaries, benthic communities, fisheries, and associated habitats, including but not limited to, Florida Bay, Biscayne Bay, tropical hardwood hammocks, and the coral reef tract.* **Indicator:** Number of beach advisories issued within the Region on an annual basis. **Baseline:** Since the initiation of a statewide coastal water quality-monitoring program in August 2000, there have been 230 beach advisories issued within the Region. **Target:** Decrease beach advisories within the Region by 25% by 2010.	Not Applicable. The Town of Miami Lakes does not impact any marine or coastal resources.	
Sustainability: Investing in Our Future Economic Expansion & Diversification **GOAL 17** *Maintain a competitive, diversified, and sustainable regional economy.* **Indicator:** Annual average earnings per job for each county within the Region. **Baseline:** In the year 2001, annual average earnings per job in all 3 South Florida counties lagged behind the national average: by 7.6% in Broward, 3.8% in Miami	Not Applicable. Goal 17 is regional in scope and not applicable at the municipal level.	

South Florida Strategic Regional Policy Plan Goals	Goal Addressed (where/how?)	Amendment Needed (Comprehensive Plan Element)
Dade, and 27.3% in. **Target:** Increase average weekly wages on an annual basis to narrow the gap between South Florida Counties and the nation.		
Emergency Planning **GOAL 18** *Ensure regional coordination, preparation, and response to emergencies.* **Indicator:** Shelter satisfaction for vulnerable population choosing to use public shelter. **Baseline:** As of 2003, 92% of the vulnerable population choosing to use public shelter within the Region would be accommodated in the event of an emergency. **Target:** By 2010, provide shelter to support 100% of the vulnerable population choosing to use public shelter within the Region.	Future Land Use Element (Objective 1.6).	Additional language is required to be added to the School Facilities Element by January 1, 2008.
Coastal High Hazard Areas **GOAL 19** *Direct future development away from areas most vulnerable to storm surges.* **Indicator:** Evacuation clearance times. **Baseline:** Evacuation clearance times are route specific; therefore, a single baseline is not available for the Region. **Target:** Evacuation clearance time as described in the *South Florida Regional Hurricane Evacuation Stud*y is maintained or reduced on each evacuation route by 2010.	Not Applicable. The Town of Miami Lakes does not include any Coastal High Hazard Areas.	
Connectivity: Providing linkages between People, Places & Opportunities Connecting People, Places & Opportunities **GOAL 20** *Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.* **Indicator:** Ratio of vehicle miles traveled to growth in population. **Baseline:** From 1982 to 1999, the region's population increased 42% while the average number of miles driven by each driver increased 62%. **Target:** Decrease the ratio of vehicle miles traveled to growth in population on an annual basis.	Transportation Element (Objective 2.2, 2.3, 2.5, 2.6) Capital Improvement Element (Objective 8.1) Community Design Element (Objective 10A.5, 10A.6, 10A.7, 10A.8, 10A.9, 10B.2, 10B.3, 10B.8)	
Responsibility: Conducting Business for the Benefit of our Region Coordinated Planning & Regional Cooperation **GOAL 21** *Enhance regional cooperation, multi-jurisdictional coordination, and multi-*	Intergovernmental Coordination Element (All Goals, Objectives and Policies)	

South Florida Strategic Regional Policy Plan Goals	Goal Addressed (where/how?)	Amendment Needed (Comprehensive Plan Element)
issue regional planning to ensure the balancing of competing needs and long-term sustainability of our natural, developed, and human resources. **Indicator:** Regional infrastructure financing mechanisms. **Baseline:** As of 2003, four entities provided regional financing for infrastructure improvements within South Florida. **Target:** Implement regional wastewater and potable water infrastructure financing mechanisms that support a regional development strategy.		
Cultural Competence **GOAL 22** *Create a regional environment that is aware of and sensitive to cultural diversity, and that provides opportunities for all to become successful regional citizens.* **Indicator:** Regional index of gender and race/ethnic balance of elected and appointed boards in South Florida. **Baseline:** 2003 Gender Index = 2.04; 2003 Race/Ethnicity Index = 1.72. **Target:** Increase the regional index of balance for both gender and race/ethnicity.	Not Applicable. Goal 22 is regional in scope and not applicable at the municipal level.	

APPENDIX F

FIGURES

Figure 1 – Future Land Use Map

Figure 2 – Existing Land Use

Figure 3 – Vacant Lands

Figure 4 – Vacant Lands with Uses

Figure 5 – Parks and Open Spaces

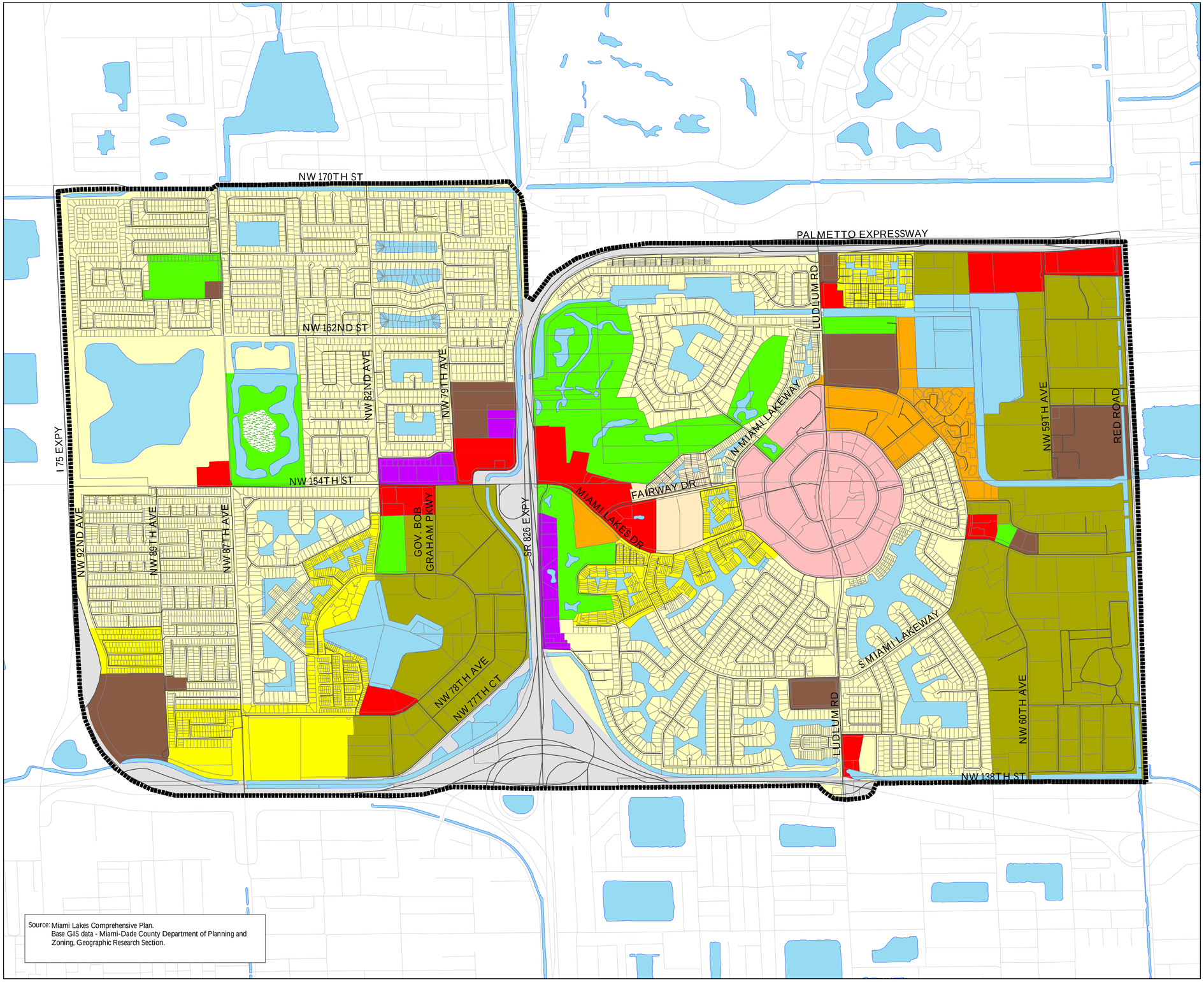
Figure 6 – Roadway Functional Classification

Figure 7 – MDT Routes within Town Boundary

Town of Miami Lakes

Evaluation and Appraisal Report

Figure 1: Future Land Use Map



Source: Miami Lakes Comprehensive Plan.
Base GIS data - Miami-Dade County Department of Planning and Zoning, Geographic Research Section.

Legend

- Low-Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Medium-High Density Residential
- Town Center Mixed-Use
- Office/Residential
- Institutional and Public Facility
- Business and Office
- Industrial and Office
- Parks and Recreation
- Environmentally Protected Parks
- Transportation
- Lakes and Canals
- Town of Miami Lakes Boundary
- Roads

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Miles

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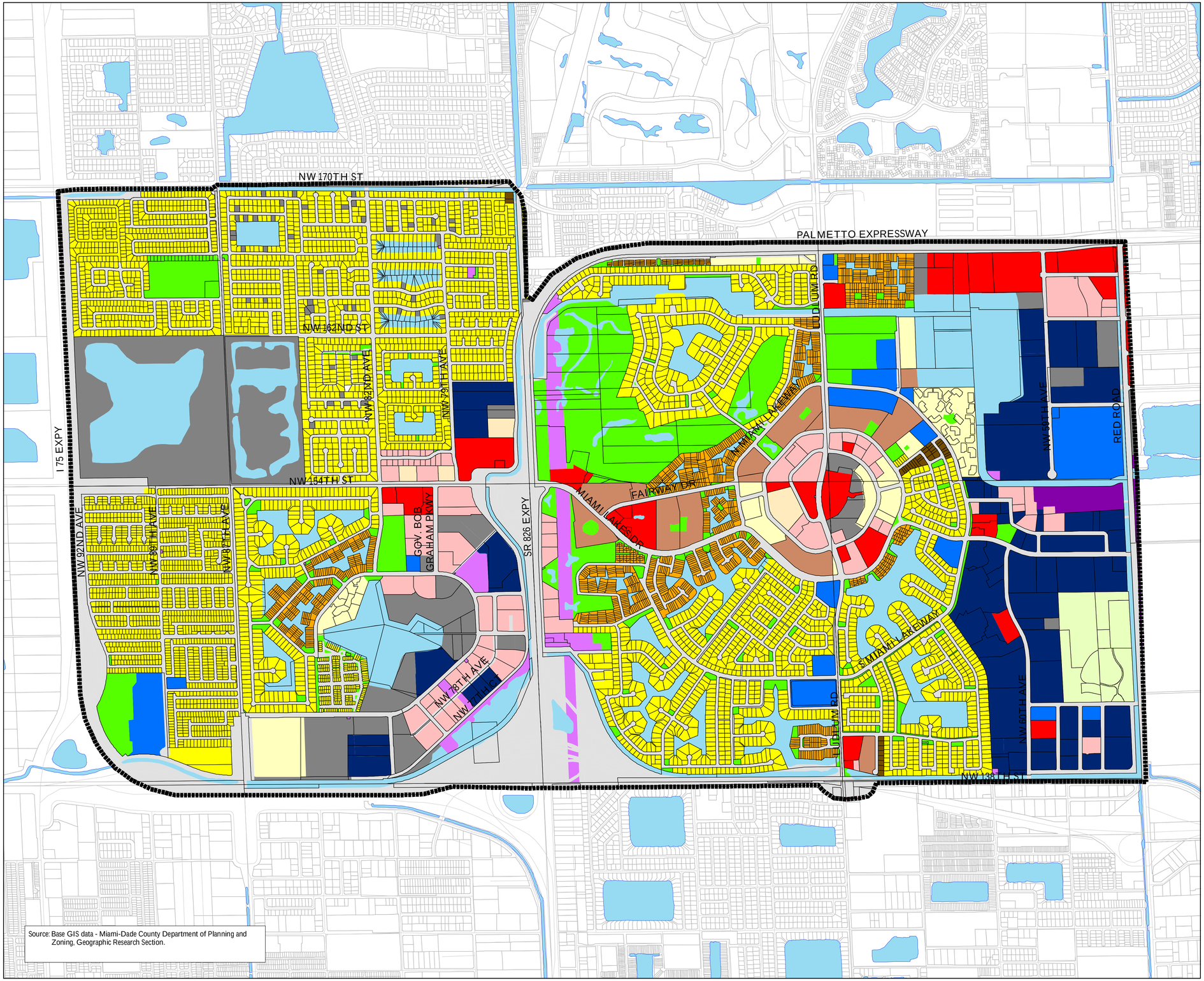
March 2008



Source: Base GIS data - Miami-Dade County Department of Planning and Zoning, Geographic Research Section.

Town of Miami Lakes

Evaluation and Appraisal Report

Figure 2: Existing Land Use Map

Legend

- Single-Family
- Low-Density Multi-Family
- Townhouses
- Two-Family (Duplexes)
- Multi-Family, Migrant Camps
- Transient-Residential (Hotels/Motels)
- Shopping Centers, Commercial, Stadiums, Tracks
- Office
- Industrial
- Institutional
- Communications , Utilities, Terminals , Plants
- Airports/Ports
- Parks (Including Preserves & Conservation)
- Cemeteries
- Vacant/Developable Land
- Streets/Roads/Canals R/W
- Water
- Town of Miami Lakes Boundary

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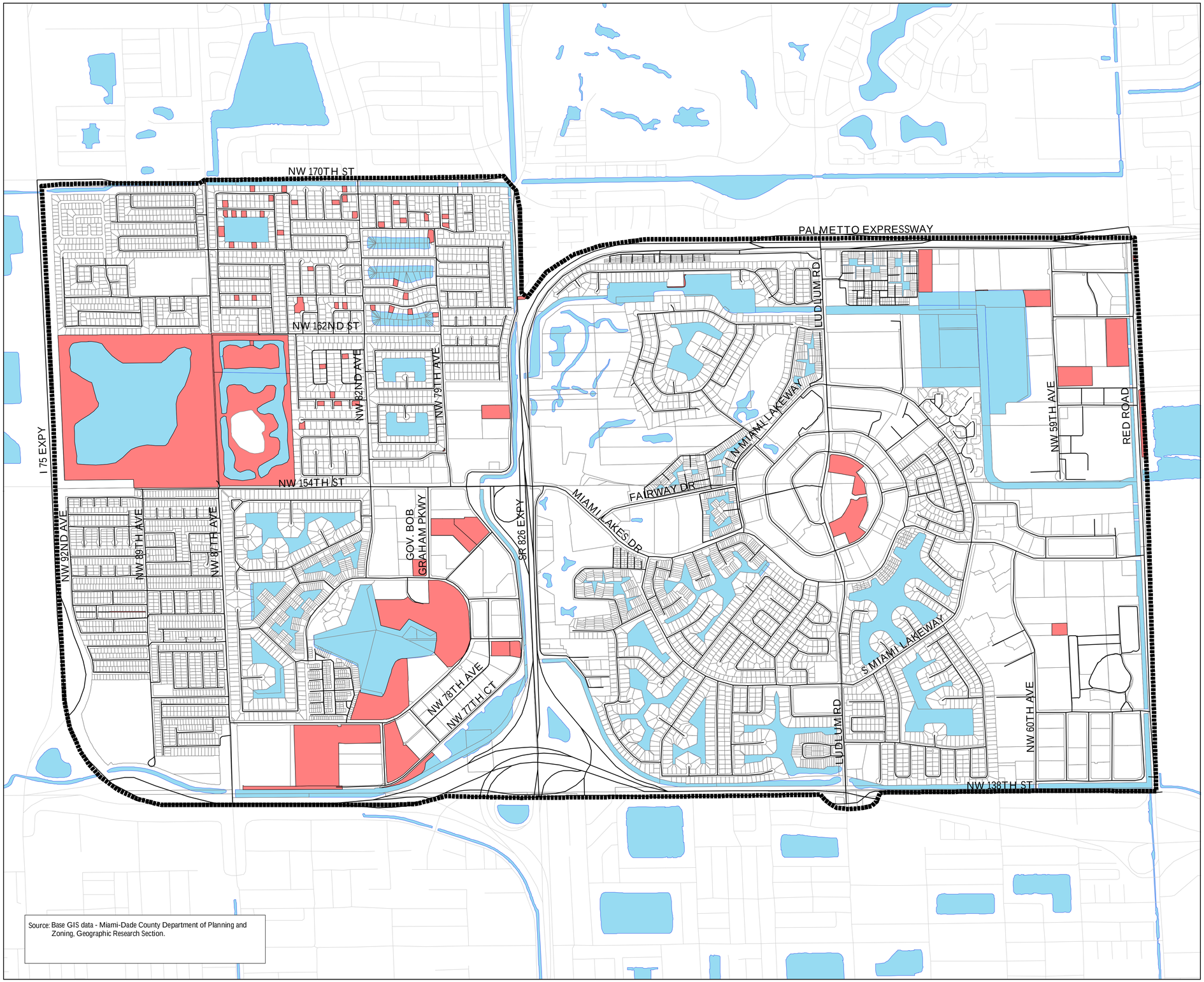
Evaluation and Appraisal Report

Figure 3: Vacant Land Use Map



Source: Base GIS data - Miami-Dade County Department of Planning and Zoning, Geographic Research Section.

Legend

- Vacant/Developable Land
- Lakes and Canals
- Town of Miami Lakes Boundary
- Roads

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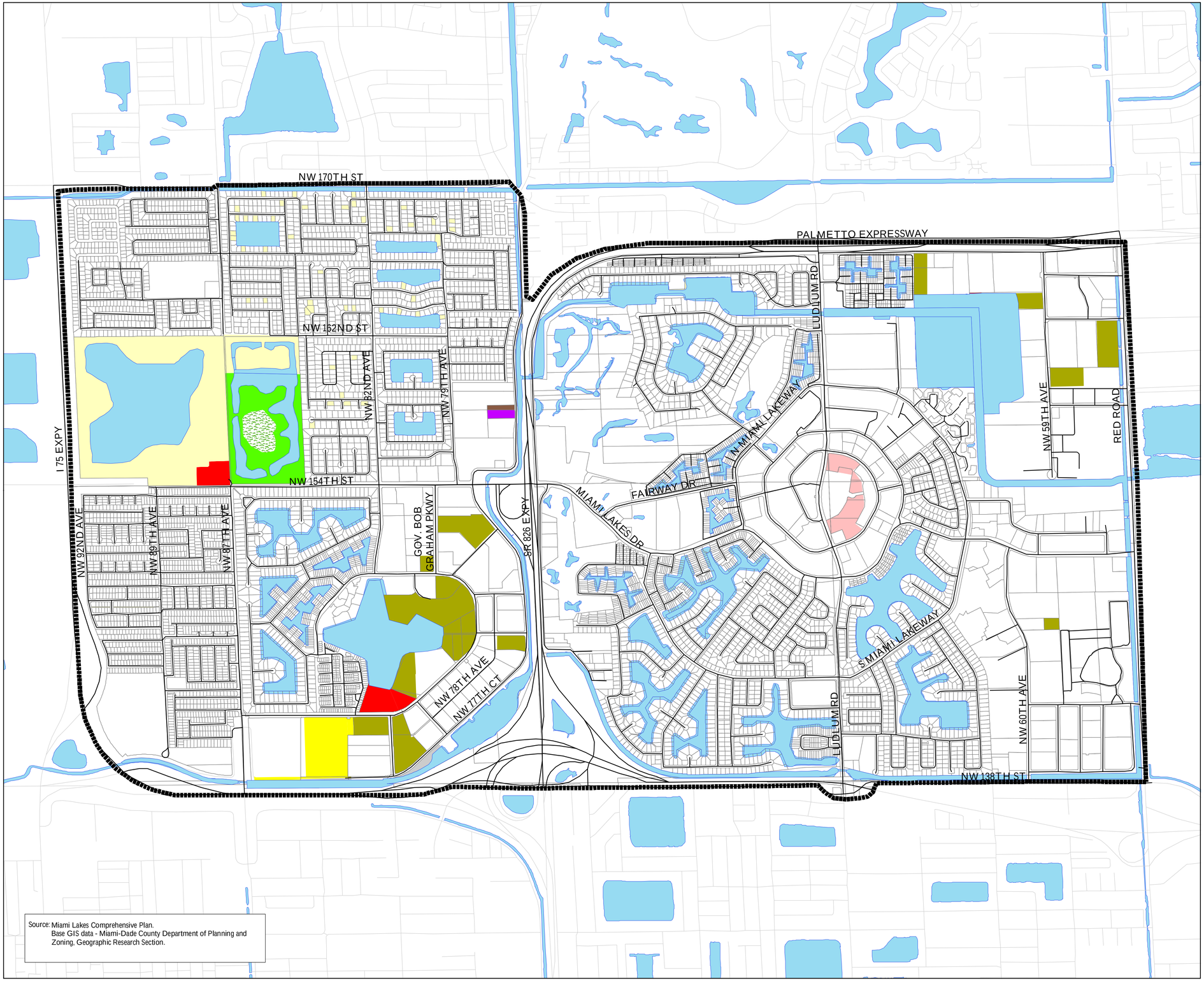
Evaluation and Appraisal Report

Figure 4: Vacant Land Use Map with Future Uses



Source: Miami Lakes Comprehensive Plan.
Base GIS data - Miami-Dade County Department of Planning and Zoning, Geographic Research Section.

- Low-Density
- Low-Medium Density
- Office/Residential
- Institutional and Public Facility
- Business and Office
- Industrial and Office
- Parks and Recreation
- Environmentally Protected Parks
- Transportation
- Lakes and Canals
- Town Center Mixed-Use
- Town of Miami Lakes Boundary
- Roads

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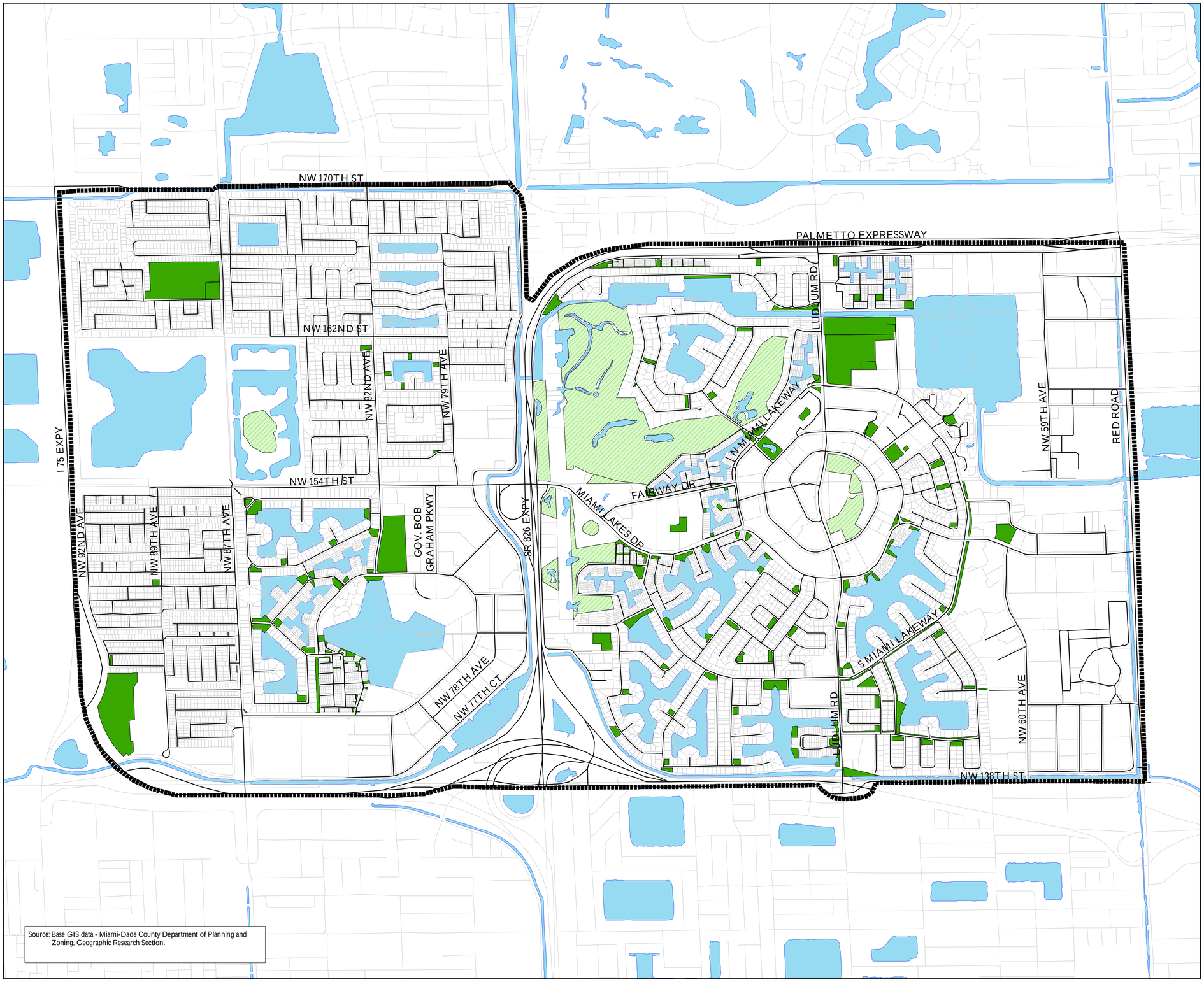
March 2008



Source: Base GIS data - Miami-Dade County Department of Planning and Zoning, Geographic Research Section.

Town of Miami Lakes

Evaluation and Appraisal Report

Figure 5: Parks and Recreation Map

Legend

- Parks and Recreation
- Other Open Space Areas (Including Preserves & Conservation)
- Water
- Town of Miami Lakes Boundary

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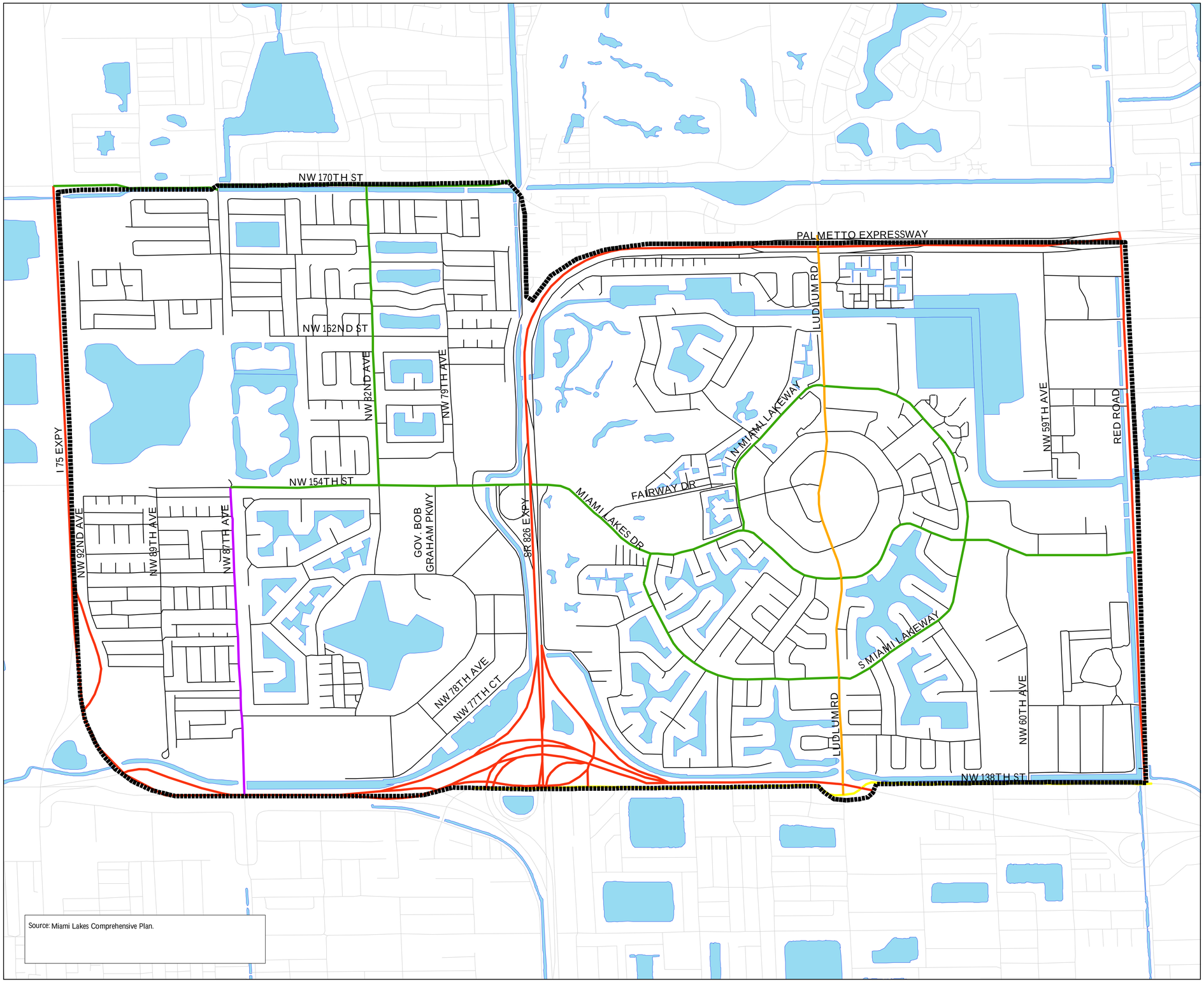
Evaluation and Appraisal Report

Figure 6: Functional Classification



Source: Miami Lakes Comprehensive Plan.

Legend

- State Principal Arterial
- State Minor Arterial
- County Minor Arterial
- County Collector
- Town Collector
- Local Streets
- Lakes and Canals
- Town of Miami Lakes Boundary

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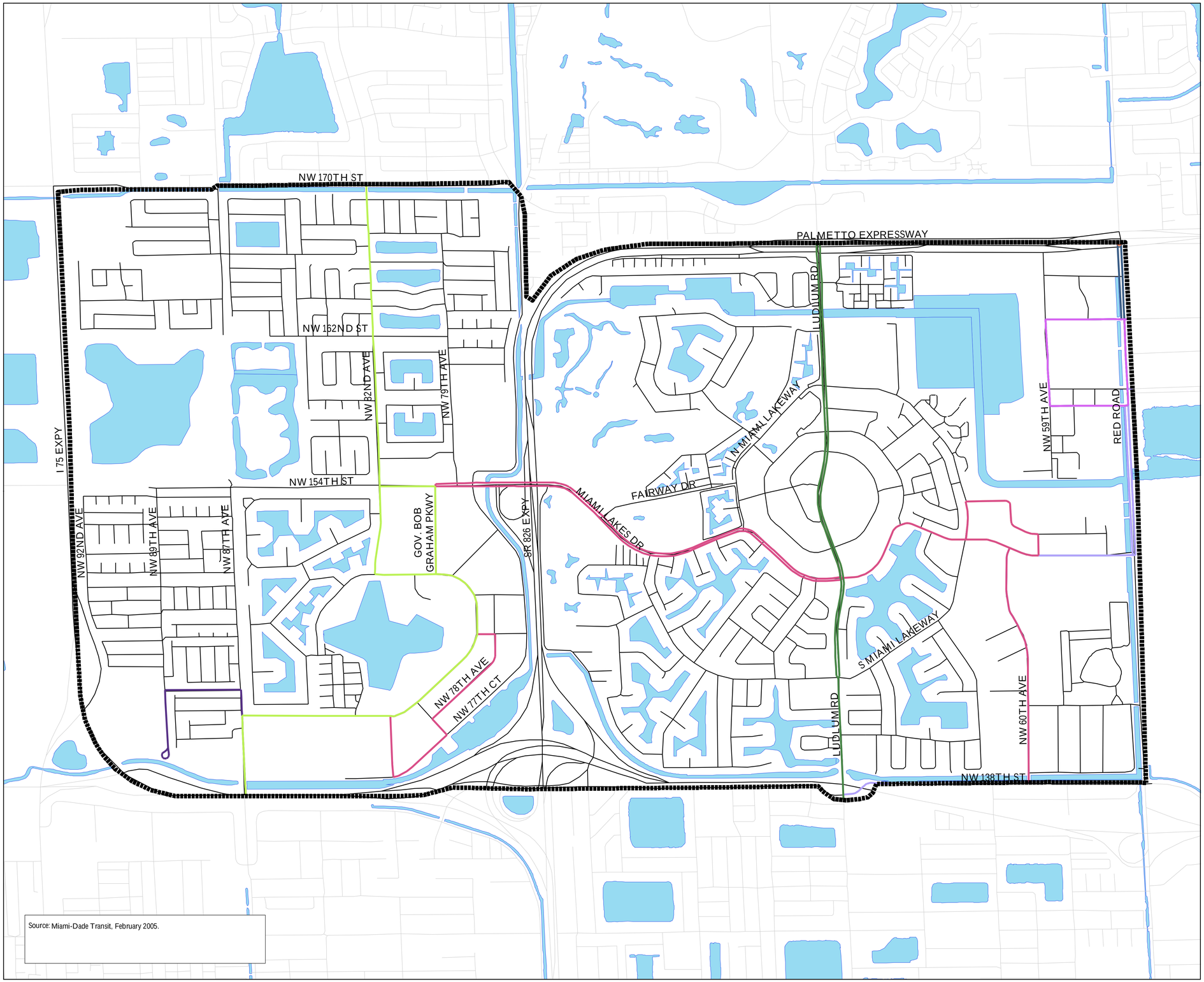
Figure 7: Miami-Dade Transit Bus Routes



Source: Miami-Dade Transit, February 2005.

Legend

- Route 29
- Route 54
- Route 73
- Route 75
- Route 83
- Route 98
- Route 105
- Route 241 (North Dade Connection)
- Route 267 (Ludlam Max)
- Route 282 (Hialeah Gardens Connection)
- Local Streets
- Lakes and Canals
- Town of Miami Lakes Boundary

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044533081

March 2008

TOWN OF

Miami Lakes

Evaluation and Appraisal Report

Final Adoption

April 15, 2008

Prepared for

Prepared by

Kimley-Horn and Associates, Inc.

50300125.05

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EXECUTIVE SUMMARY

Florida Statutes require all local governments to prepare an evaluation and appraisal report (EAR) assessing the progress in implementing their comprehensive plan. The EAR is intended to serve as a summary audit of the local government's comprehensive planning process and evaluate the success of a community in addressing community issues. The report is based on the local government's analysis of major issues to further the community's goals consistent with statutory minimum standards. The EAR evaluates and assesses the effectiveness of the comprehensive plan in accomplishing its adopted objectives and includes suggested modifications or amendments that may be needed to update the plan and its elements. State statutory requirements, state administrative codes, and the regional strategic policy plans are also checked to ensure the comprehensive plan is in compliance with these documents. The analysis results in a list of recommendations for amending the comprehensive plan to meet current practices, address major issues, and to adapt to changing state and regional regulations that affect comprehensive plans. This EAR achieves the evaluation requirement for the Town of Miami Lakes's Comprehensive Plan.

The Town of Miami Lakes is located in northwest Miami-Dade County. The area where the Town is situated was maintained as a dairy farm owned by former state senator Ernest R. Graham in the 1930s. A master plan for the 3000-acre Graham tract was developed by renowned landscape architect Lester Collins in 1962, which included an integrated planned community with a varied mix of uses. The Town of Miami Lakes was formally incorporated as a municipality in 2000 and the first comprehensive plan was adopted in December 2003. In December 2000, the Town adopted Miami-Dade County's Comprehensive Development Master Plan (DMP) as an interim Comprehensive Plan. The new Comprehensive Plan has provided the vision for the Town since 2003.

A comprehensive plan creates a framework that will facilitate development and investment in private land as well as in public infrastructure, preserve the community's heritage, enhance its livability and sense of unity and encourage design quality, both architectural and urban, in a manner that continues to achieve sustainable growth. The Town of Miami Lakes Plan promotes growth and development in the form of a traditional Town encouraging local ownership of properties, businesses and development; encouraging development within the Town's Urban Center, while promoting multimodal transportation. The Town's Plan promotes improvement of vehicular circulation and transit in a manner that is functional, and supportive of a pedestrian environment, achieving a well-defined structure of neighborhoods and districts. The Plan promotes improvement of general infrastructure, including streets and sidewalks generating a safe, friendly pedestrian environment, integrating attractive public plazas, neighborhood pocket parks and pedestrian friendly streets. The Town's development pattern is structured to complement the streets with adjacent building forms, enhanced by public art that link the different neighborhoods, and promotes diversity and areas of special character and preserves the Town's heritage in the development process. The Plan's Community Design Element includes the promotion of development standards to announce the arrival to a unique Town within South Florida. The overall Town pattern is reinforced with improved public infrastructure that addresses sustainable well-planned growth. It also maintains and promotes street furniture, landscaping and signage, along with opportunities to incorporate local history through public art.

According to the statutory requirements, an EAR is required every seven years after comprehensive plan adoption and within a county to complete an EAR within 18 months of the adoption of the County's EAR. Miami-Dade County's EAR was adopted in October 2003. The

Florida Department of Community Affairs (DCA) scheduled all municipalities within Miami-Dade County to adopt their respective EARs before May 1, 2006. The Town adopted its proposed EAR through Resolution No. 06-398 on April 18, 2006. The EAR was reviewed by the Department of Community Affairs (DCA) and was found insufficient. The Town revised the previously adopted EAR to address DCA comments. The Town Council adopted the revised EAR through resolution on April 15, 2008. Once the Town's EAR is approved, the next step will be the adoption of EAR-based amendments to the comprehensive plan.

This EAR has been prepared in accordance with the public participation requirements of the Florida Statutes. Several workshops and meetings, both internal and external, were held throughout the EAR process with participation from Town residents, Town staff, Town Council and other regional agencies. The contents of this EAR reflect the Town's best interpretation of the requirements of the EAR and the scope of work to be accomplished.

Since the Town's Comprehensive Plan was adopted in 2003, it is important to recognize that the Town has had limited time to implement its goals, objectives, and policies. The general assessment is that the Town has been successfully implementing the Plan's vision and only minor amendments are recommended to address the major issues and recent growth management legislation.

Organization and Format of the EAR

This EAR is subdivided into five chapters as follows:

Chapter I – Introduction and Community-wide Assessment
Chapter II – Major Issues
Chapter III – Assessment of Comprehensive Plan Elements
Chapter IV – Special Topics
Chapter V – Summary of Recommendations

Chapter I provides the background information summarizing the changes that have occurred in Town since the adoption of the Comprehensive Plan in 2003. Chapter II presents an evaluation of the five major issues identified at the scoping meeting, as presented in the letter of understanding to DCA. Chapter II also contains recommendations and proposed revisions to the Comprehensive Plan to address the major issues. An assessment of the Town's Comprehensive Plan elements is presented in Chapter III. Chapter III provides an objective achievement matrix evaluating each of the 10 elements and a summary of recommended revisions to the Comprehensive Plan. Chapter IV provides an assessment of the financial feasibility of the Comprehensive Plan, the level of service analysis and the public participation summary. Information to address changes in Chapter 163.3191, F.S., 9J-5, F.A.C., and the South Florida Regional Planning Council's Strategic Regional Policy Plan (SRPP) is also provided in Chapter IV. A summary of recommended changes to the Comprehensive Plan based on the analysis of the major issues, an assessment of the Comprehensive Plan elements and the changes to the state and regional growth management documents is provided in Chapter V.

Pages in each of the chapters are numbered first with the Chapter reference number and then the appropriate page number for that chapter. Similarly, all figure and table numbering begin with the chapter number followed by the element reference number. This should aid in the public review process as commentators may refer to specific page, table or figure numbers in the EAR.

I – INTRODUCTION & COMMUNITYWIDE ASSESSMENT

I.A – INTRODUCTION

The State of Florida's local government comprehensive planning law, Chapter 163, Part 2, Florida Statutes (F.S.), requires that all counties and municipalities throughout Florida maintain long-range comprehensive planning programs, and that comprehensive planning should be a continuous and ongoing process. As a part of this process, local governments are required to monitor numerous community characteristics relating to development, provisions of services, environmental protection, and governmental activities, and periodically prepare an Evaluation and Appraisal Report (EAR) addressing implementation of the Comprehensive Plan.

Pursuant to Section 163.3191, F.S., "each local government shall adopt an Evaluation and Appraisal Report (EAR) once every seven years assessing the progress in implementing the local government's comprehensive plan." The purpose of the EAR is to conduct an audit of the comprehensive planning process. The report evaluates how successful a community has been in addressing major community land use planning issues through implementation of its comprehensive plan, including the validity of the projections, the realization of the goals and objectives, and implementation of plan's policies. Based on this evaluation, the report suggests how the plan should be revised to better address community objectives, changing conditions and trends affecting the community, and changes in state requirements. The EAR should also address changes in local conditions; the effect on the comprehensive plan of changes to: the State comprehensive plan, Chapter 163, Part II, F.S., Chapter 9J-5, Florida Administration Code, and the appropriate strategic regional policy plan. Moreover, the law provides that the EAR process shall be the principal process for updating the Town of Miami Lakes's Comprehensive Plan ("Comprehensive Plan" or "Plan") to respond to changes in state, regional, and local policies on planning and growth management, and changing conditions and trends, to ensure effective intergovernmental coordination, and to identify major issues regarding the community's achievement of its goals.

As required by Section 163.3191, F.S., this EAR document contains information addressing the following components:

a) Population growth and changes in land area, including annexation, since the adoption of the original plan.

b) The extent of vacant and developable land.

c) The financial feasibility of implementing the Comprehensive Plan and of providing needed infrastructure to achieve and maintain adopted level-of-service standards and sustain concurrency management systems through the capital improvements element, as well as the ability to address infrastructure backlogs and meet the demands of growth on public services and facilities.

d) The location of existing development in relation to the location of development as anticipated in the original plan, such as within areas designated for urban growth.

e) An identification of the major issues for the jurisdiction and, where pertinent, the potential social, economic, and environmental impacts.

f) Relevant changes to the state comprehensive plan, Section 163, 3191, F.S., the minimum criteria contained in chapter 9J-5, FAC, and the South Florida Regional Planning Council. Strategic Regional Policy plan since the adoption of the original Plan.

g) An assessment of whether the plan objectives within each element, as they relate to major issues, have been achieved. The report includes, as appropriate, an identification as to whether unforeseen or unanticipated changes in circumstances resulted in problems or opportunities with respect to major issues identified in each element and the social, economic, and environmental impacts of the issue.

h) A brief assessment of successes and shortcomings related to each element of the Plan.

i) The identification of any actions or corrective measures, including whether plan amendments are anticipated to address the major issues identified and analyzed in the report. Such identification includes, as appropriate, new population projections, new revised planning timeframes, a revised future conditions map or map series, an updated capital improvements element, and any new and revised goals, objectives, and policies for major issues identified within each element.

j) A summary of the public participation program and activities undertaken by the Town in preparing the report.

k) The coordination of the comprehensive plan with existing public schools. The assessment addresses, where relevant, the success or failure of the coordination of the future land use map and associated planned residential development with public schools and their capacities, as well as the joint decision making processes engaged in by the local government and the school board in regard to establishing appropriate population projections and the planning and siting of public school facilities.

l) The evaluation considers the South Florida Water Management District's (SFWMD) regional water supply.

Section 163.3191, F.S. further specifies the procedures and criteria for the preparation, transmittal, adoption and sufficiency review of the EAR and EAR-based Comprehensive Plan amendments.

EAR Review and Adoption

The Town Council acting as the Local Planning Agency (LPA) held a public hearing on the proposed EAR and adopted it through Resolution No. 06-398 on April 18, 2006. The EAR was reviewed by the Department of Community Affairs (DCA) and was found insufficient. The Town revised the previously adopted EAR to address DCA comments. The Town Council adopted the revised EAR through Resolution No. 08-641 on April 15, 2008.

Schedule for Adopting EAR-Based Amendments

State law provides for the Comprehensive Plan to be amended consistent with the findings and recommendations contained in the adopted EAR. Chapter 163, Part 2, F.S. requires EAR-based plan amendments to be adopted within 18 months after the EAR is determined to be sufficient by DCA.

Legislative Intent of Report

Notwithstanding anything to the contrary contained herein, all changes approved or implemented after public hearings are considered recommendations to be considered for adoption by the Town Council. This report is not intended to pre-judge the outcome of any future hearings. The authority and duty of the Town Council and other governmental entities to act only after considering all matters presented at a public hearing is expressly recognized and preserved.

Identified Major Issues

In 1998, the legislature amended Chapter 163 F.S., to incorporate new criteria for EARs. Section 163.3191(1)(c), F.S., was modified to require local governments to identify the major issues and provide an analysis of these issues to further the community's goals. Input from the community received at scoping meetings serves as the basis for identifying the major issues to be addressed in the EAR. The Town's major issues were accepted by DCA as illustrated in the LOU.

The Town identified the following five major issues:

- Assessment of the build-out park level-of-service (LOS) of five acres of open land per 1,000 population and continued monitoring to maintain the adopted LOS;
- Status of the transportation system with regards to developing an interconnected multimodal transportation system within the Town and the increasing traffic congestion within the Town, particularly along NW 154th Street;
- Evaluation and identification of strategies to address emergency preparedness and disaster planning, including public safety considerations, such as evacuation capability, and disaster relief point of distribution;
- Evaluation of continued efforts to protect and enhance the natural and environmental resources to ensure continued resource availability, tree canopy enhancement/replacement and water conservation efforts; and
- Evaluation of concurrency management controls to ensure that adequate facilities and service are available at the timing and location of development before it is approved.

This EAR is intended to serve as a summary audit of the actions that a local government has undertaken to implement its plan and identify changes to improve the plan. This report is based on Town of Miami Lakes's analysis of major issues to further community goals consistent with statewide minimum standards. Additionally, it evaluates and assesses the effectiveness of the Comprehensive Plan in accomplishing its adopted objectives as they relate to the issues, and includes suggested modifications or amendments that may be needed to update the Plan and its Elements including reformulated objectives, policies and standards.

I.B – COMMUNITY-WIDE ASSESSMENT

Population Changes and Changes in Land Area

Population. Between 2000 and 2005, the Town's population increased from 22,676 residents to 24,741, an increase of 2,065 residents or 9.1 percent. During this time period, the Town experienced a higher population growth rate than Miami-Dade County which grew at a rate of 7.5 percent. (The population for Miami-Dade County was 2,253,362 residents in 2000 and 2,422,075 in 2005). *Table I.B-1* shows the estimated population growth for the Town through 20~~15~~20.

Table I.B-1
2000-20~~15~~20 Population and Estimates

Year	Population and Estimates[1]	Population Increase[2]
2000	22,676[1]	-
2005	24,741[1]	-
2010	26,728[2]	1,987
2015	28,716[3]	1,987
2020	28,716[3]	-

Notes:
[1] Data Source: University of Florida, Bureau of Economic and Business Research (BEBR), 2005. Miami Lakes incorporated in December 2000. A population of 22,676 was reported in Census 2000.
[2] The population growth shown was developed according to the total amount of developable residential land as per the Town's Future Land Use Map. Based upon an analysis of the Town's Future Land Use map, it is assumed that the Town's population can increase by 3,480 residents into the year 2015. In addition, it is noted that Miami-Dade County is reaching build-out. This trend will place pressure on the Town to redevelop underutilized land and increased the existing residential densities. As a result, the build-out population for the Town has been increased by 1 percent of the 2005 population estimate to account for this trend. Further, it was assumed that this population growth would occur evenly over the five year intervals until the vacant residential land is built-out.
[3] 2015 is considered the build-out date for the vacant residential land in the Town.

Land Area. The Town of Miami Lakes's "Existing" and "Future" land use maps were digitized using ESRI's ArcView version 9.1 Geographic Information System (GIS) software as part of this report. Parcel information obtained from the Miami-Dade County Property Appraiser's Office was used as the base for the land use maps, which allows for refining of the acreage calculations using property boundaries for the land uses within the Town. The total calculated acreage for the Town of Miami Lakes, based on the GIS map analysis, is 4,317 acres, which will be used as the basis for this analysis. *Figures 1, 2, and3* illustrate the future land use, existing land use, and vacant lands, respectively, and are included in Appendix F.

Table I.B-2 identifies the existing land use pattern for the Town of Miami Lakes. The land uses listed in the table are representative of the existing land use categories used by Miami-Dade County, and are based on a combination of reviews of 2005 aerial photography, the Miami-Dade County GIS Portal, and *Figure 1-1* from the Town of Miami Lakes Comprehensive Plan. Approximately 34% of the land uses within the Town are residential; of which 26% is single-family. Parks and recreation and industrial are the next largest land use categories in the Town, each accounting for approximately 7% of the total land area.

Table I.B-2
Existing Land Use Profile

Land Use	Acres	Percent of Total
Single-Family	1,120.59	25.96%
Low-Density Multi-Family	92.46	2.14%
Townhouses	149.87	3.47%
Two-Family (Duplexes)	6.50	0.15%
Multi-Family, Migrant Camps	82.65	1.91%
Transient-Residential (Hotels/Motels)	14.59	0.34%
Shopping Centers, Commercial, Stadiums, Tracks	141.77	3.28%
Office	155.05	3.59%
Institutional	107.01	2.48%
Industrial	311.27	7.21%
Communications , Utilities, Terminals , Plants	58.19	1.35%
Airports/Ports	19.59	0.45%
Parks (Including Preserves & Conservation)	299.19	6.93%
Cemeteries	55.84	1.29%
Vacant, Developable	253.92	5.88%
Streets/Roads/Canals R/W	913.76	21.17%
Water	534.48	12.38%
Total	4,316.74	100.00%

Extent of Vacant and Developable Land

The Town of Miami Lakes is predominantly built-out, with approximately 254 acres of vacant land. *Table I.B-3* shows the acreage of vacant lands categorized by their designated future land use.

Table I.B-3
Vacant Land by Future Land Use Category

Land Use	Acres	Percent of Total
Low-Density	104.52	41%
Low-Medium Density	20.57	8%
Institutional and Public Facility	0.94	0%
Business and Office	12.73	5%
Office/Residential	1.65	1%
Industrial and Office	78.49	31%
Parks and Recreation	30.38	12%
Transportation	4.64	2%
Total	253.92	100%

The 2003 Comprehensive Plan identifies approximately 353 acres of vacant and developable land. As of April 2006, there is approximately 254 acres of vacant lands, the majority of which is comprised of eight large lots, with several miscellaneous parcels scattered throughout the Town. Of the vacant lands, 49% is designated as residential on the future land use map.

Location of Development in Relation to Location of Development Anticipated in Comprehensive Plan

The Town of Miami Lakes Future Land Use Map (FLUM) reflects the anticipated location of development within the Town. Since its adoption in 2003, there has been only one land use amendment. Ordinance 03-34, pertaining to the Reformation of Ordinance No. 02-26 relating to Dunnwoody Lakes, was adopted on October 9, 2002. This change is reflected in the FLUM.

Table I.B-4 summarizes the future land uses as identified on the FLUM. Consistent with the existing land uses within the Town, the majority of land on the FLUM is designated residential and accounts for nearly 50% of the Town's total land area. The next highest land use is industrial and office at 15.5%, followed by parks and recreation at 5.6%.

Table I.B-4
Future Land Use Profile

Land Use	Acres	Percent of Total
Residential		
Low-Density Residential	1,700.72	39.4%
Low-Medium Density Residential	274.06	6.3%
Medium Density Residential	34.16	0.8%
Medium-High Density Residential	92.01	2.1%
Office/Residential	40.07	0.9%
Non-Residential		
Town Center Mixed-Use	150.06	3.5%
Business and Office	136.19	3.2%
Industrial and Office	668.09	15.5%
Institutional and Public Facility	154.96	3.6%
Parks and Recreation	241.87	5.6%
Environmentally Protected Parks	7.89	0.2%
Transportation	282.17	6.5%
Lakes and Canals	534.48	12.4%
Total	4,316.74	100.0%

II – MAJOR ISSUES

Section 163.3191(1)(c), F.S., requires that local governments identify and analyze major issues to further the community's goals consistent with statewide minimum standards. A major issue is described as a narrow matter of concern to the existing and future growth and development of the local community. The issue is identified by the local government through a public participation process involving the citizens, adjacent local governments, state and regional agencies and the Town Council and staff. The Town of Miami Lakes conducted a scoping meeting on February 21, 2006, at Miami Lakes Middle School. The residents of Miami Lakes and representatives from adjacent local governments, Miami-Dade County, Miami-Dade Metropolitan Planning Organization and other regional agencies were invited. The five major issues identified at this meeting, were as follows:

1. Assessment of the build-out park level-of-service (LOS) of five acres of parks and open space per 1,000 residents and continued monitoring to maintain the adopted LOS;

2. Status of the transportation system with regards to developing an interconnected multimodal transportation system within the Town and the increasing traffic congestion within the Town and particularly along NW 154th Street;

3. Evaluation and identification of strategies to address emergency preparedness and disaster planning, including public safety considerations, such as evacuation capability, and disaster relief point of distribution;

4. Evaluation of continued efforts to protect and enhance the natural and environmental resources to ensure continued resource availability, tree canopy enhancement/replacement and water conservation efforts; and

5. Evaluation of concurrency management controls to ensure that adequate facilities and service are available at the timing and location of development before it is approved.

Chapter II presents an evaluation of the five major issues. The evaluation and analysis of each major issue is presented in the following format:

1. **Issue Description and Analysis**
   In the first section of each major issue discussion, the issue is presented as it was stated in the LOU. It also contains an analysis of the Town's Comprehensive Plan to determine if and how the elements relate/address to each issue is also presented.

2. **Potential Social, Economic, and Environmental Impacts of the Major Issue**
   The second section presents the potential social, economic, and environmental impacts of the major issues as required by Section 163.3191(2)(e), F.S.

3. **Identification of Comprehensive Plan Elements Impacted and Assessment of Effects of Specific Objectives**
   The third section presents an assessment of whether plan objectives within each element, as they relate to the major issues, have been achieved as required by Section 163.3191(2)(g), F.S. This section also identifies whether unforeseen or unanticipated changes in

circumstances resulted in problems or opportunities with respect to major issues identified in each element.

4. Recommendations

The final section contains proposed recommendations for amendments to the Town's Comprehensive Plan to better address these issues. The recommendations are based upon the evaluation and analysis presented in Sections 1-3.

II.A – RECREATION AND OPEN SPACE

1. Issue Description and Analysis

The Town of Miami Lakes identified the following recreation and open space issue to be addressed in the EAR:

- Assessing the build-out park level-of-service (LOS) of five acres of parks and open space per 1,000 residents;
- Continued monitoring to maintain the adopted LOS with the amount of land available and the projected population.

Parks and Open Spaces

The Town utilizes four primary recreational definitions in the Recreation and Open Space Element. These classifications are based on Florida's Statewide Comprehensive Outdoor Recreation Plan (2000) created by Florida Department of Environmental Protection and includes:

1. Urban Open Space – This category includes areas that are landscaped or naturally open, located in built environments, and are typically between one-tenth acre and one acre in size. These areas can serve a one to two block area or the entire town depending on their location. Examples of urban open spaces include pocket parks, traffic circle parks, boulevard medians, plazas, courthouse squares, and promenades. Their typical function is to add open space and landscaping to urban core areas.

2. Equipped Play Area or "Tot Lot" – This category contains open areas that generally include some or all of the following: equipped play areas, benches, picnic tables, landscaping, and open space. Tot Lots are a minimum of one acre in size; however they can be as small as ¼ of an acre if they are adjacent to an existing recreation facility or elementary school. These play areas serve neighborhoods of between 500 and 2,500 people.

3. Neighborhood Parks – Neighborhood parks are a minimum of five acres in size; however, they may be as little as two acres if adjacent to a school. These parks are typically accessed by pedestrians and bicyclists, and are generally located on streets with sidewalks and bike lanes that limit encounters with vehicular traffic. These parks are usually between five and ten acres in size, provide service for up to 5,000 people, and are designed for intense and diverse recreational activities. Amenities may include, but are not limited to, play equipment, recreation buildings, multipurpose courts, sports fields, picnic areas and passive recreation areas.

4. Community Park – Community parks are typically accessed by motor vehicles, are located near major streets, and are designed to provide service for up to six neighborhoods (25,000 people). A minimum of 20 acres is recommended for the community park; however, the recommended acreage can be reduced to five acres if the park is adjacent to a junior or senior level high school. Typical facilities for a community park may include, but are not limited to, swimming pools, ball fields, tennis courts, play areas, picnic areas, multipurpose courts, recreation buildings, and sports fields. Landscaping and passive recreation areas are crucial amenities of a community park.

According to the Town's 2003 Comprehensive Plan, there was an estimated 119.06 acres of recreation and open space within the Town boundaries which included the17.15-acre Royal Oaks Neighborhood Park. *Table II.A-1* lists the total parks and open spaces located within the Town in terms of total acreage. Total acreage figures include both land and water portions of each site.

Table II.A-1
Total Recreation and Open Space

Classification	Number of Parks	Total Acres
Urban Open Space	91	32.39
Equipped Play and Tot Lots	10	13.57
Neighborhood Parks	3	35.45
Community Parks	2	48.65
Total	106	130.06[1]

Notes:
[1] Total includes 17.15-acre Royal Oaks Neighborhood Park.
Source: Town of Miami Lakes 2003 Comprehensive Plan Recreation and Open Space Element; Data and Analysis.

The Comprehensive Plan sets a combined LOS standard for parks, recreation, and open spaces at five acres per 1,000 residents. The Town adopted two LOS standards to accomplish this:

1. The first parks and recreation LOS standard is for smaller "pocket parks" specifically those parks designated "Urban Open Space" and "Equipped Play and Tot Lots." According to the 2003 Data, Inventory, and Analysis (DIA) report of the Comprehensive Plan, these two classifications of parks account for 39.78 acres. The LOS standard for these parks is currently set at 1.75 acres of "pocket parks" per 1,000 residents.

2. The second parks and recreation LOS standard is for larger neighborhood and community parks. According to the 2003 DIA report of the Comprehensive Plan, these two classifications of parks account for 77.11 acres (total includes the 17.15-acre Royal Oaks Neighborhood Park). The LOS standard for these parks is currently set at 3.25 acres per 1,000 residents.

   Note: The previously estimated build-out population was expected to occur by 2010. Upon further evaluation, the estimated build-out population is expected to occur in 2015, which is based on recent development proposals and the availability of vacant developable residential land. The population estimates for 2015 and the long term planning horizon 2020 are provided in *Chapter I.B – Communitywide Assessment*.

The combined parks and recreation LOS standard of 5.0 acres of park space per 1,000 residents will guarantee adequate large and small parks throughout the community.

The land use maps were recently digitized into GIS maps using parcel information obtained from Miami-Dade County Property Appraiser's Office. This provides the ability to refine the area calculations for the various land uses and other features like parks and open spaces. The existing

park acreage obtained from the digital maps show a total of 130.~~6~~06 acres. There are also several schools within the Town that have joint recreational facilities with the residents. For example, Bob Graham Middle School and Barbara Goldman School share~~s~~ recreational facilities with the residents of the Town. Furthermore, the Don Shula's Golf Club is located within the Town with an 18-hole Championship Course and an 18-hole Par 3 Executive Course that is over a total of 100 acres. *Figure 5* illustrates the location of all parks within the Town and is located in the *Appendix*.

~~*Table II.A-2* presents a breakdown of the existing and projected park demands for the time period 2000-2015 based on the overall adopted LOS standard of five acres per 1,000 residents.~~ According to the 2005 population estimate of 24,471 and ~~an adopted LOS of five acres per 1,000 residents~~ a total of 130.06 acres of parkland, there is a surplus of 8.25 acres of parks and open spaces. The City has acquired additional parkland through land donations from developers since 2005, which includes:

- 3.0-acre parcel at the intersection of I-75 and NW 154th Street
- 0.21-acre parcel at 9206 NW 144th Terrace
- 0.28-acre parcel at 8767 NW 139th Street
- 0.30-acre parcel at 7815 NW 165th Street

In addition, the City will be adding another acre of parkland in 2008 at the intersection of NW 169th Terrace and NW 98th Court. With the new parkland additions, ~~A~~ a surplus of 1.21 acres is projected for 2010 and a deficit of ~~3.04 and 12.98~~ 8.73 acres is projected for the years 201~~0~~5 and 20~~15~~20~~, respectively~~. *Table II.A-2* presents the breakdown of the existing and projected park demands for the planning period from 2000 to 2020 based on the overall adopted park LOS standard of 5 acres per 1,000 residents.

Table II.A-2
Existing and Projected Demand for Parks

Year	Population	Acres		
		Demand	Existing	(Deficit)/Surplus
2000	22,676	113.38	119.06[1]	5.68
2005	24,471[2]	122.35	130.~~6~~06[4]	8.25
2010	26,728[3]	133.64	13~~0~~4.~~60~~85[~~4~~5]	1.21~~(3.04)~~
2015 (projected build-out)	28,716[3]	143.58	13~~0~~4.~~60~~85[~~4~~5]	(~~12~~8.~~98~~73)
2020	28,716[3]	143.58	134.85[5]	(8.73)

[1] Total to include 17.15-acre Royal Oaks Neighborhood Park and 2.17 acres of future urban open space. Source: Table 5-4, 2003 Town of Miami Lakes Comprehensive Plan, Data and Analysis Report
[2] Population estimates based on Bureau of Economic and Business Research (BEBR)
[3] Population estimates for 2010 and 2015 are based on the estimated available and developable vacant residential land and estimated population growth.
[4] Total park acreage obtained from GIS area calculations.
[5] Total park acreage plus new parcels added since 2005.

Tables II.A.3 presents the existing and projected park demands for 2010 by park type, based on the adopted LOS standard of 1.75 acres of "pocket parks" per 1,000 residents and 3.25 acres of "large parks" per 1,000 residents. According to the table, there is a projected ~~deficit~~ surplus of ~~0.27~~3.98 acres of small parks and a projected deficit of 2.77 acres of large parks in 2010.

Table II.A-3
2010 Parks and Recreation Demand by Park Type (acres)

Park Type	Existing Acreage	Actual LOS (per 1,000)	Adopted LOS (per 1,000)	Demand Based on LOS	(Deficit)/Surplus
Small Parks ("Pocket Parks")	~~46.~~50.75	1.74	1.75	46.77	~~(0.27)~~3.98
Large Parks	84.1	3.15	3.25	86.87	(2.77)
Total	**13~~40.60~~85**	**4.89**	**5.0**	**133.64**	**1.21~~(3.04)~~**

Tables II.A.4 presents the existing and projected park demands for 2015 and 2020 by park type, based on the adopted LOS standard of 1.75 acres of "pocket parks" per 1,000 residents and 3.25 acres of "large parks" per 1,000 residents. According to the table, there is a projected ~~deficit~~ surplus of ~~3.70~~.5 acres of small parks and a projected deficit of ~~9.23~~8.73 acres of large parks in 2015 and 2020.

Table II.A-4
2015 and 2020 Parks and Recreation Demand by Park Type (acres)

Park Type	Existing Acreage	Actual LOS (per 1,000)	Adopted LOS (per 1,000)	Demand Based on LOS	(Deficit)/Surplus
Small Parks ("Pocket Parks")	~~46.~~50.75	1.62	1.75	50.25	~~(3.75)~~0.50
Large Parks	84.1	2.93	3.25	93.33	(9.23)
Total	**13~~40.60~~85**	**4.55**	**5.0**	**143.58**	**(~~128.98~~73)**

2. Potential Social, Economic, and Environmental Impacts of the Major Issue

Parks, recreational facilities and open spaces are very essential to the quality of life in urban environments. Parks and recreational facilities provide opportunities for physical activities and leisure thus contributing to overall public health. The contribution to public health, community cohesiveness, aesthetics, environment, and education makes parks and open spaces an invaluable asset. Parks also provide the setting for social interaction, communal activities, community meetings, and festivals. Open spaces support the local ecosystem by providing areas for aquifer recharge, wildlife habitat, and improving air quality. Open spaces also provide visual relief in built environments. Libraries and outdoor reading courtyards provide recreational and educational opportunities.

3. Identification of Comprehensive Plan Elements Impacted and Assessment of Effects of Specific Objectives

A. Future Land Use Element

The identified "major issue" will require modifications to this element as detailed in the recommendations section.

B. Transportation Element

The identified "major issue" will not require modifications to this element.

C. Housing Element

The identified "major issue" will not require modifications to this element.

D. Infrastructure Element

The identified "major issue" will not require modifications to this element.

E. Recreation and Open Space Element

- Objective 5.1 requires that the need for new recreation sites and facilities and the need for improvements, repairs, and general preventative maintenance be reviewed on an annual basis prior to adoption of the capital budget. The review is recommended based on data, standards, and policies contained in the Comprehensive Plan. Although this objective is not directly impacted by the Town's identified major issue, it is recommended that this objective be modified to include the following policy:

  To the maximum extent financially feasible, the Town shall maintain the adopted recreation LOS standard by correcting existing deficiencies and addressing future needs through acquisition of area-wide parkland.

- Objective 5.2 established that all public recreational facilities shall be made accessible to automobiles, bicycles, and pedestrians. It is recommended that this objective be revised to include people with disabilities and the elderly. A recommended policy addition is:

  The Town shall continue to upgrade existing facilities to provide access to parks for pedestrians, bicyclists and transit users.

- Objective 5.4 deals with acquiring land necessary for maintaining the parks and recreation LOS standards. The objective also recommends strategically locating land acquisitions in order to maximize accessibility to residents served. This objective is impacted because it refers to the Town's policy to acquire additional land to meet the LOS standards. The Town should explore opportunities to pursue open spaces during development/redevelopment of commercial areas through the Town's newly developed commercial code.

F. Conservation Element

The identified "major issue" will require modifications to this element as detailed in the recommendations section below.

G. Intergovernmental Coordination Element

The identified "major issue" will not require modifications to this element.

H. Capital Improvement Element

The identified "major issue" will ~~not~~ require modifications to this element as detailed in the recommendations section below.

I. Education Facilities Element

The identified "major issue" will not require modifications to this element.

J. Community Design Element

The identified "major issue" will require modifications to this element as detailed in the recommendations section.

4. Recommendations

The maintenance of parks and recreation LOS standards was identified as a major issue based on the projected 2010 parkland deficit identified in the Comprehensive Plan. Based on the future population projections and an adopted LOS of ~~five~~5- acres per 1,000 people, the Town will require an additional ~~3.04 acres in 2010 and~~ ~~12.98~~8.73 acres of parks in 2015. It should be recognized that the Town's adopted LOS of five-acres per 1,000 residents is well above the Miami-Dade County's adopted LOS of 2.75 acres per 1,000 residents. The Town intends to maintain its adopted LOS. The Town is in the process of acquiring all the parks located in the Town that are under the jurisdiction of Miami-Dade County. Additionally, the Town actively acquires lands for development of parks and tot-lots by outright purchase, joint use of recreational facilities, and the development review process. This will give the Town the opportunity to further enhance and develop the parks and recreational facilities for the future. The areas designated as parks & recreation in the Future Land Use Map indicates a total 241.87 acres which is well above the projected 2015 demand. Although some portions of the 241.87 acres are classified as golf courses and environmentally protected lands, there are sufficient lands that could be developed as~~on~~ parks and recreation spaces.

The Recreation and Open Space Element contains objectives and policies related to the acquisition, development and maintenance of parks and recreation. The following recommendations are made to further strengthen the Comprehensive Plan objectives and policies to help address the projected deficit of parkland within the Town.

~~It is recommended that t~~The Future Land Use Element will be amended to include objectives and policies to continue to protect and maintain, to the greatest extent financially feasible, all identified historical and archaeological structures and sites.

~~It is recommended that t~~The Recreation and Open Space Element will be amended to include new policies to achieve/maintain the adopted LOS standard for local recreation and open spaces by correcting existing deficiencies and addressing future needs, as well as through the acquisition of area-wide parkland. The element will~~should~~ contain policies that renovate, restore, and upgrade existing recreation and open spaces and facilities with cooperation from major civic groups and the private sector. The Town will~~should~~ maintain a capital financing plan to enable provision of parks and open spaces through a variety of public and private partnerships.

The Conservation Element will be amended~~should~~ to include new policies to continue to protect natural resources by requiring that all development activities be conducted in accordance with minimum resource protection standards.

The Capital Improvements Element will be amended, as appropriate, to include a 5-year Schedule of Capital Improvements identifying parkland capital improvement projects necessary to maintain the adopted parks and recreation LOS standard in the future years. These improvements will be included as part of the EAR-based amendment. The parks and recreation LOS may be amended to address future supply considerations.

The Community Design Element will be amended to~~should~~ include policies that encourage opportunities for innovative public/private partnerships as it relates to the maintenance and upgrade of recreational facilities. Additionally, a policy ~~should~~will be added to require new developments to provide and maintain access to parks and recreation facilities.

The Town is currently in the process of acquiring additional lands for parks and open spaces through developer negotiations and dedications associated with new development and redevelopment. The Town is also coordinating with Miami-Dade County and the Florida Department of Transportation to identify future opportunities for parks and open spaces. With the continued efforts and the proactive approach of the Town in acquiring additional parkland, the Town will be able to maintain the adopted LOS for the planning horizon.

II.B – TRANSPORTATION

1. Issue Description and Analysis

The Town of Miami Lakes identified the following transportation related issues as part of the issue identification process of this EAR:

- Status of the transportation system with regards to developing an interconnected multimodal transportation system within the Town.
- The increasing traffic congestion within the Town and particularly along NW 154th Street.

Interconnected Multi-modal Transportation System and Supporting Land Use Patterns

According to Rule 9J-5.019 of the Florida Administrative Code, the purpose of the Transportation Element is to plan for a multimodal transportation system that places emphasis on public transportation systems. Multimodal transportation system planning includes developing, programming, and providing for the infrastructure needs of users of all modes of transportation. In Miami Lakes, these modes include walking, bicycling, transit and automobile. There are no airports or seaports within Town limits.

Increasing demand for roadway infrastructure has placed severe strain on transportation infrastructure in many cities. Urban traffic congestion is one of the major issues that many communities in the United States face on a daily basis. The Town of Miami Lakes is no exception.

To deal with the increasing demand on the transportation system, most cities are moving towards implementing an interconnected multimodal transportation network where the trips on the roadway network get distributed among the different modes. In a truly multimodal system, shorter automobile trips are substituted by walking or bicycling trips and transit has much higher use. The following is a brief description of the existing conditions for each mode of travel within the Town of Miami Lakes.

Automobile

There are four principal arterials, two minor arterials, and five collector roadways within the Town of Miami Lakes. The principal arterials carry regional long and serve major activity centers and include:

- Interstate 75
- SR 826/Palmetto Expressway
- SR 924/Gratigny Parkway
- SR 823/NW 57th Avenue

The two minor arterials interconnect and support the principal arterials and include:

- SR 916/NW 138th Street
- NW 67th Avenue

These interconnect and support the principal arterials. The five collector roadways include:

- NW 154th Street
- NW 87th Avenue
- NW 82nd Avenue
- Miami Lakeway North and South

In addition to these arterials and collectors, the Town of Miami Lakes has a supporting local street system that provides access to adjacent land uses and serves short local trips. *Figure 6* shows the functional classification of all roadways within the Town and is provided in the *Appendix*.

The 200~~5~~7 peak hour LOS for major roadways in Miami Lakes are provided in *Table II.B-1*. The LOS analysis indicates that many roadways are operating at or above the adopted LOS standard with the exception of segments of NW 154th Street, and NW 82nd Avenue~~, and Miami Lakeway North and South~~.

It is important to note that NW 154th Street is a regional facility and a majority of the traffic along this segment is caused by pass-through commuting traffic traveling from the western portions of Miami-Dade County to downtown Miami for employment. The Town in cooperation with FDOT has completed improvements to the southbound on-ramp at the interchange of NW 154th Street and the Palmetto Expressway in late 2007. This improvement will enhance the traffic flow on NW 154th Street. There are no plans to widen NW 154th Street beyond its current configuration of four lanes. The City is currently reviewing other policy alternatives to address LOS on this roadway and will adopt policy based initiatives as part of the EAR-based amendments. Such policy alternatives could include the adoption of a Transportation Concurrency Exception Area (TCEA), Transportation Concurrency Management Area (TCMA) or an Multi-modal Transportation District (MMTD).

NW 82nd Avenue is not proposed to be widened before its current configuration. It is intended to be a local collector roadway. Currently, this segment is congested due to its use as an alternative facility while NW 87th Avenue is under construction north of NW 154th Avenue by Miami-Dade County. Once construction is complete, it is expected that traffic on NW 82nd Avenue between NW 162nd Street and NW 170th Street will reduced since the traffic currently using this segment will use the arterial street of NW 87th Avenue.

Table II.B-1
2007~~5~~ Peak-Hour Roadway Levels-of-Service

Roadway	Adopted Two-way Peak Hour		2007 Peak Season Peak		2007 Peak Season LOS	
	Volume	LOS	AM	PM	AM	PM
NW 154th Street / Miami Lakes Drive						
Interstate 75 to NW 87th Avenue	1,110	D	155	215	C	C
NW 87th Avenue to NW 83rd Avenue	1,110	D	1,720	1,589	F	F
NW 83rd Avenue to NW 82nd Avenue	2,950	D	1,754	1,641	C	C
NW 82nd Avenue to NW 79th Avenue	2,950	D	2,204	2,288	D	D
NW 79th Ct. to NW 79th Ave.	2,950	D	2,703	2,856	D	D
NW 79th Avenue to NW 77th Court	2,950	D	2,827	3,036	D	E
NW 77th Court to SR 826	2,950	D	3,849	4,248	F	F
SR 826 to Fairway Drive	3,120	E	2,365	2,514	D	D
Fairway Drive to NW 67th Avenue	3,120	E	1,392	1,334	C	C
NW 67th Avenue to Miami Lakeway North	3,120	E	1,465	1,396	C	C
Miami Lakeway North to NW 57th Avenue	3,120	E	1,538	1,485	C	C
NW 87th Avenue						
NW 154th Street to NW 138th Street	2,950	D	1,384	1,363	C	C
NW 82nd Avenue						
NW 170th Street to NW 162nd Street	1,110	D	1,628	1,233	F	F
NW 162nd Street to NW 154th Street	2,950	D	1,456	1,852	C	C
Governor Bob Graham Parkway						
NW 154th Street to Oak Lane(NW 79 Court South of Miami Lakes Drive	2950	D	675	692	D	D
NW 79th Avenue						
NW 167th Terrace to NW 159th Terrace	1,110	D	605	525	C	C
NW 159th Terrace to NW 154th Street	1,110	D	1,066	1,056	D	D
NW 77th Court						
NW 154th Street to NW 149th Street	1,110	D	951	868	D	D
NW 67th Avenue						
SR 826 to Miami Lakeway North	3,120	E	3,025	2,983	E	E
Miami Lakeway North to Main Street	3,120	E	2,047	2,188	D	D
Main Street to Miami Lakes Drive	3,120	E	2,030	2,232	C	D
Miami Lakes Drive to Miami Lakeway South	3,120	E	2,117	2,174	D	D
Miami Lakeway South to NW 138th Street	3,120	E	2,524	2,667	D	D
Fairway Drive						
Miami Lakes Dr. to Miami Lakeway N.	1,180	E	713	684	D	C
Miami Lakeway North						
Miami Lakes Drive to NW 67th Avenue (west)	1,180	E	712	555	D	C
NW 67th Avenue to Miami Lakes Drive (east)	1,180	E	833	684	D	C
Miami Lakeway South						
Miami Lakes Drive to NW 67th Avenue (west)	1,180	E	557	525	C	C
NW 67th Avenue to Miami Lakes Drive (east)	1,180	E	493	338	C	C

Transit

Transit service in Miami Lakes is provided by Miami-Dade Transit (MDT). There are currently nine Metrobus routes serving the Town including Routes E, 29, 73, 75, 83, North Dade Connection, North West Dade Express, Hialeah Gardens Connection and Ludlam Max. Ridership data for the one-year period from January 2005 to December 2005 for all the routes are presented in *Table II.B-2*.

Table II.B-2
MDT Ridership in Miami Lakes (January – December 2005)

Route Name	% of Route within Miami Lakes	Jan-05	Feb-05	Mar-05	Apr-05	May-05	Jun-05	Jul-05	Aug-05	Sep-05	Oct-05	Nov-05	Dec-05	Annual Ridership
E	15%	5,740	5,662	5,788	5,175	4,803	4,455	4,519	5,444	5,522	4,560	5,850	5,995	**63,512**
29	25%	3,923	3,760	4,207	3,492	5,320	4,231	4,473	5,492	5,249	4,719	5,818	6,201	**56,885**
73	5%	2,390	2,354	2,579	2,355	2,644	2,633	2,156	2,837	2,800	2,559	2,773	2,714	**30,794**
75	5%	4,275	4,123	4,418	3,898	3,953	3,524	3,301	4,005	4,322	3,470	3,843	3,808	**46,939**
83	20%	24,137	24,446	24,179	21,971	22,822	21,209	19,809	21,869	23,766	20,731	21,304	20,419	**266,663**
241/North Dade Connection	1%	62	64	69	67	56	63	47	50	60	45	241	252	**1,075**
282/Hialeah Gardens Connection	25%	3,624	4,281	4,121	4,722	2,868	2,639	2,385	3,113	3,559	1,914	3,490	3,715	**40,429**
267/Ludlam Max	10%	1,014	1,064	1,085	892	844	693	664	994	972	649	767	776	**10,413**

Total Annual Ridership from January 2005 to December 2005

Table II.B-3 shows the headways for the MDT routes that serve Miami Lakes. Peak hour headways for these routes range between 20 and 30 minutes. Most of the routes that serve the Town have headways longer than 30 to 45 minutes during the off-peak hours. Therefore, trips other than work-related trips are not well served by the Metrobus service. The preferred headway for transit is 10 to 15 minutes during the peak hours and 20 to 30 minutes during the off-peak hours. Headways or frequency of service is the primary determinant of the quality of transit from the perspective of the transit rider. The shorter the headways the more convenient it is for the potential transit rider to choose transit over other modes.

Table II.B-3
MDT Route Headways (minutes)

Route Name	Peak	Off-Peak	Night	Saturday	Sunday
E	30	30	30	30	30
29	30	45	n/a	n/a	n/a
73	30	30	60	30	30
75	30	30	30	30	30
83	30	30	50	30	n/a
241/North Dade Connection	30	60	n/a	n/a	n/a
175/North West Dade Express	20	n/a	n/a	n/a	n/a
282/Hialeah Gardens Connection	30	60	60	60	60
267/Ludlam Max	24	n/a	n/a	n/a	n/a

The Metrobus service provided by MDT primarily runs along major routes and is oriented towards serving regional transit trips. The Metrobus service does not provide for local circulation and shorter trips. The 2003 Comprehensive Plan had recommended a Transportation Master Plan (TMP) to analyze the feasibility of a local municipal trolley service. The TMP was completed in February 2004. It analyzed the feasibility of a local transit circulator service and other modifications to the MDT routes. Since December 2005, the Town began operating a local transit circulator that provides on-demand paratransit services. *Figure 7* shows the location of all transit routes within the Town and is provided in the *Appendix*.

Bicycle

Bicycling is one of the most efficient modes for shorter local trips. The availability of bicycle facilities plays an important role in encouraging the use of bicycle as a travel option. In communities that have a good bicycle network a considerable share of shorter vehicular trips are substituted by bicycle trips. Additionally, bicycling offers the potential for recreation and positively contributes to the health of the residents.

Although the Town does not have any designated bicycle paths or lanes, a few off-street pathways exist along the east side of Ludlam Road that is currently used by bicyclists. There are also several neighborhood streets that have low traffic volumes and posted speed limits that are suitable for bicycle routes.

Pedestrian

In theory, transit, auto, and bicycle modes of travel begin and end with walking. Therefore, the existence of pedestrian facilities and amenities is integral to the success of all other travel modes. The success of transit is directly dependent on the availability of pedestrian infrastructure around the transit stops.

Although the Town of Miami Lakes has good sidewalk coverage, walking accounts for a very small percent of travel in the Town of Miami Lakes. The majority of streets within the residential neighborhoods and some commercial portions of the downtown have sidewalks on both sides of the street. There are relatively few roads within the Town that do not have sidewalks. However, sidewalks are not currently present along roadway segments in employment areas, especially within the business parks.

Modal Split

According to journey-to-work data collected in the 2000 Census, single occupant automobile trips account for 84.6 percent of all trips to and from work reported by residents in Miami Lakes. Carpools account for 10.2 percent, public transit for 1.1 percent, bicycles for 0.2 percent, and walking for 0.2 percent.

Increasing Traffic Congestion along NW 154th Street

NW 154th Street is a four-lane divided county collector that is the primary east-west roadway through the center of the Town. It is the main connection between the eastern and the western portions of the Town. It is a heavily traveled corridor that collects trips from local roadways and feeds them to regional roads such as the Palmetto Expressway and Interstate 75. NW 154th Street extends as Miami Lakes Drive in the eastern portions of the Town. The roadway carries high traffic volumes between NW 82nd Avenue and Palmetto Expressway. The capacity of this segment is further constrained due to the location of several closely spaced traffic signals.

According to the Town of Miami Lakes's *200~~5~~7 Concurrency Management Report*, the peak hour LOS on NW 154th Street i~~wa~~s below the adopted LOS between the roadway segments of NW 87th Avenue and NW 83rd Avenue and between NW 77th Court and the Palmetto Expressway. The interchange of NW 154th Street and the Palmetto Expressway is also of concern due to the severe traffic congestion that delays the through traffic and the traffic merging onto the interchange. As previously mentioned, t~~T~~he Town in cooperation with FDOT has completed

improvements to the southbound on-ramp at the interchange of NW 154th Street and the Palmetto Expressway in late 2007. This improvement will enhance the traffic flow on NW 154th Street. There are no plans to widen NW 154th Street beyond its current configuration of four lanes. The City is currently reviewing other policy alternatives to address LOS on this roadway and will adopt policy based initiatives through the EAR-based amendments.

Need To Develop A Multimodal Transportation System And Address Congestion

As suggested by the analysis of the major issue, there is a need to promote walking, bicycling, and transit as viable modes of transportation. As the Town approaches build-out, there is very little room for expansion of roadways. The development of the transit, bicycle and pedestrian infrastructure will play a crucial role in maintaining the adopted roadway LOS. The overarching goal of the Transportation Element is to develop a multimodal transportation system that meets the diverse circulation needs of the Town. The Town should proactively work towards implementing the objectives and policies contained in the Comprehensive Plan as it relates to the planning of transit, bicycle and pedestrian modes as well as maintaining the roadway LOS.

The Town is implementing a Sidewalk Improvement Program which identifies and includes several sidewalk projects in the Capital Improvement Plan every year. It is recommended that the Town develop a complete and interconnected sidewalk network throughout the Town. Sidewalks should be continuous without gaps, obstructions or other impediments to walking. Sidewalks should be separated from traffic by on-street parking, trees, or other streetscape features. The driveway openings along the sidewalks should be designed to minimize impacts to the slopes of the sidewalk to reduce uneven sidewalk surfaces. Additionally handicap ramps should be provided in order to make the sidewalks ADA - compliant.

The Town should look for opportunities to develop a designated bicycle network that connects residential areas to local commercial and employment destinations within the Town. The bicycle facilities could be on- or off-street depending upon the feasibility of providing an interconnected system. Wider pathways such a multi-use paths may be beneficial toward improving accessibility for bicyclists. Bicycle facilities should also be provided along transit service corridors to allow bicyclists to take advantage of MDT Bike & Ride program.

The Town should work with MDT to identify opportunities to increase the route coverage and reduce headways for the service to develop it as a viable travel option for commuters. The Town should also focus on expanding the local transit circulator service to enable short local trips to be made via transit. Transit and pedestrian infrastructure are very closely related and interdependent. It is important to have comfortable walkable conditions on transit corridors. The use of transit is highly sensitive to the quality of the pedestrian environment since every transit trip begins and ends with either walking or the use of a bicycle.

The Town should further explore the opportunities for implementing Transportation Demand Management (TDM) and Transportation System Management (TSM) strategies to reduce reliance on single occupancy vehicles as recommended by the Town's Transportation Master Plan. TDM is a term for strategies that achieve efficient use of the transportation system without physical modifications to the transportation network. TDM strategies are policies or programs intended to achieve shifts of travel to non-automobile modes, increase the number of persons per vehicle, and influence peak hour travel. TDM strategies typically involve employers and public agencies who can influence the travel behavior of employees and citizens through various policies and provisions. The Town's Economic Development Committee is currently working with major employers within the Town to provide for flexible/staggering work hours and to encourage

carpooling and vanpooling. The Town should educate employers and the citizens about other TDM strategies like commuter tax benefit, compressed work week, parking management, etc.

TSM is the process of modifying or optimizing the existing transportation system through less capital intensive means to increase effectiveness of the signalized intersections and their ability to process vehicles. Unlike TDM strategies which focus on driver behavior, TSM strategies focus on enhancing the existing roadway network to increase capacity through less capital intensive measures than traditional roadway widening. The Town should continue to work with the MPO and the FDOT to explore opportunities for providing intersection improvements and signal timing modifications to achieve increased capacities on roadways. ~~The Town is currently working with the FDOT to implement improvements to the southbound on-ramp at the interchange of NW 154th Street and the Palmetto Expressway.~~

In order for Miami Lakes to become a multimodal community, the Town needs to implement pedestrian, bicycle, and transit-oriented projects at various scales. At the site plan level, the needs of various users should be accommodated including quality of pathways, bicycle storage, bus access, driveway locations, and building placement. At the street or neighborhood level, multimodal provisions include existence of sidewalks and crosswalks, provision of bicycle lanes, transit stop shelter and other amenities, and roadway conditions (road widths, traffic volumes, and speeds). At the community level, multimodal planning is affected by land use patterns and accessibility such as the relative location of common destinations and the quality of connections between them. At the regional level, Miami-Dade County, the MPO, the FDOT and the Town must continue to work collaboratively to ensure that there is a provision for sidewalks, bicycle lanes and transit infrastructure within the Town.

2. Potential Social, Economic, and Environmental Impacts of the Major Issue

The need for a well connected multimodal transportation infrastructure and interconnectivity between the various modes of travel directly impact vehicular traffic circulation within the Town by limiting the opportunities for residents to walk or bike to nearby destinations. The land use patterns that support the automobile orientation curbs accessibility between adjacent land uses, forcing people to drive even for short distances. The lack of interconnectivity between roadways also forces trips on to certain major roadways which would be otherwise more evenly distributed to other local roads. This results in increased traffic and congestion on certain roads more than others.

Increased reliance on automobiles as the primary mode of travel can lead to increased traffic congestion, which in turn adversely impacts the day-to-day commuting experience of residents. Most Americans spend a significant portion of their time on their commute to work resulting in increased stress and other adverse health related issues. This is one of the major social impacts of traffic congestion. Several research studies have documented the environmental, economic, and social costs associated with traffic congestion.

The improvement of pedestrian, bicycle and transit systems and the ultimate reduction of automobile trips will positively impact the economic, social, and environmental surroundings within Miami Lakes. The social and health benefits of walking and bicycling communities are well documented. As previously discussed, an increase in pedestrian, bicycle and transit trips reduces the need to expand automobile-related facilities which carry heavier economic and environmental costs.

Free movement of people, services and goods in and out of the community, as well as within the community, must be in place in order to sustain employment centers. If jobs cannot be sustained, then the quality of life will be impacted. This can be achieved by providing and utilizing infrastructure for all travel modes and catering to people of all socioeconomic backgrounds.

3. Identification of Comprehensive Plan Elements Impacted and Assessment of Effects of Specific Objectives

A. Future Land Use Element

The identified "major issue" will require modifications to this element as detailed in the recommendations section.

B. Transportation Element

The identified "major issue" will require modifications to this element as detailed in the recommendations section.

Housing Element

The identified "major issue" will not require modifications to this element.

C. Infrastructure Element

The identified "major issue" will not require modifications to this element.

D. Recreation and Open Space Element

The identified "major issue" will not require modifications to this element.

E. Conservation Element

The identified "major issue" will not require modifications to this element.

F. Intergovernmental Coordination Element

The identified "major issue" will not require modifications to this element.

G. Capital Improvements Element

The identified "major issue" will require modifications to this element as detailed in the recommendations section.

H. Education Facilities Element

The identified "major issue" will require modifications to this element as detailed in the recommendations section.

I. Community Design Element

The identified "major issue" will not require modifications to this element section.

4. Recommendations

The Town of Miami Lakes was recently incorporated in 2000 and the Comprehensive Plan was adopted in 2003. The current Comprehensive Plan provides for the development of a multimodal transportation system as its primary goal. The Transportation Element contains several objectives and policies to promote the development of all travel modes including pedestrian, bicycle and transit. The Town has been actively implementing the objectives and policies in the Comprehensive Plan since adoption. It is recommended that the Town continue to implement the Transportation Element to achieve a multimodal transportation system. A few other recommendations have been included to further strengthen the objectives and policies.

It is recommended that the Future Land Use Element include objectives and policies providing appropriate densities and intensities that support transit ridership. It should include policies that promote mixed use developments and commercial revitalization in the urban core.

The Transportation Element should include a new policy that requires the Town to implement the recommendations of the TMP to improve the existing conditions of the automobile, transit, pedestrian and bicycle infrastructure. The TMP identifies strategies to promote the use of transit, bicycling and walking along with probable cost estimates of implementing the strategies. As recommended in the Transportation Element Objective Achievement Analysis, the Comprehensive Plan should include objectives and policies that promote the use of TDM and TSM strategies as one of the major priorities of the Town. The Town should work in coordination with the County and the MPO to develop opportunities to expand transit service and to provide pedestrian and bicycle improvements.

The Town should also consider adopting the following transportation strategies to enhance the pedestrian environment:

- Assess the Town's sidewalks to identify deficiencies in widths, connections, obstructions, and need for handicap accessibility.
- Develop a program to address the deficiencies identified in the sidewalk assessment.
- Appoint a pedestrian/bicycle and transit coordinator (either staff or volunteer) who will work with the community to increase awareness of walking, bicycling and transit usage. The coordinator will work with the Town staff to identify grants and funds to expand the pedestrian/bicycle infrastructure.
- Ensure pedestrian connections between new developments and the surrounding roadways and transit stops are provided through the land development review process.
- Review policy alternatives to maintain LOS on NW 154th Street.

The Capital Improvements Element should include policies to support investments in the pedestrian, bicycling and transit infrastructure before development occurs.

The Education Facilities Element should include policies to support the safe and efficient movement of children to and from public schools by means of walking, biking, and vehicular transportation.

~~It is recommended that t~~The policies contained in the Community Design Element will be implemented to the maximum extent financially feasible.

II.C – EMERGENCY PREPAREDNESS AND DISASTER PLANNING

1. Issue Description and Analysis

The Town of Miami Lakes has identified the following emergency preparedness and disaster planning issue:

- Evaluate and identify strategies to address emergency preparedness and disaster planning. This evaluation will include public safety considerations, such as evacuation capability, and disaster relief points of distribution.

South Florida is one of the most hurricane vulnerable areas in the nation. South Florida has experienced unprecedented back-to-back hurricane seasons. In 2005, there were 27 named storms and among them Hurricanes Dennis, Katrina, Rita and Wilma hit South Florida. In 2004, Hurricanes Charley, Frances, Ivan and Jeanne resulted in significant damage to many parts of the state. For the long-term vitality of the Town as well as the entire State of Florida, hurricane and emergency preparedness, response and recovery needs to be as high a priority as any other public policy area. The most cost-effective time to address risk to future hazards is during the planning process and prior to development.

The Comprehensive Plan, adopted in 2003, did not anticipate such an increase in hurricane activity and therefore did not fully address the identified issue. The Town of Miami Lakes recognizes the importance of emergency preparedness and disaster planning and is reliant upon the productive coordination of intergovernmental activities.

Impact of Existing Laws

In response to recent natural disasters, there have been revisions to federal, state and local laws to protect lives, property and to reduce government expenditures by mitigating vulnerable areas.

Disaster Mitigation Act of 2000

In 1998, the State funded the development of a Local Mitigation Strategy (LMS) in each county. Since then the United States Congress has enacted the Disaster Mitigation Act of 2000, which mandates that all local governments throughout the country prepare local mitigation plans approved by the Federal Emergency Management Agency (FEMA) in order to be eligible to receive federal post-disaster, and certain pre-disaster mitigation funds.

Section 322, Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, enacted by Section 104 of the Disaster Mitigation Act of 2000 (P.L. 106-390) provides new and revitalized approaches to mitigation planning. Section 322 emphasizes the need for state and local entities to closely coordinate mitigation planning and implementation efforts.

Federal legislation now requires hazard mitigation planning as a condition of maintaining funding eligibility for disaster assistance. There are three major federal funding sources available for hazard mitigation:

- Pre-Disaster Mitigation Program (PDMP)
- Hazard Mitigation Grant Program (HMGP)

- Flood Mitigation Assistance Program (FMAP)

Important to local communities including the Town of Miami Lakes are the funding implications of Section 322 of the Stafford Act, enacted by Section 104 of the Disaster Mitigation Act of 2000 (P.L. 106-390), that provide new requirements for state and local hazard mitigation planning.

Local Mitigation Plan

Section 322 also establishes a new requirement for local mitigation plans. After November 1, 2003, eligibility for funding under the PDMP program is suspended until communities have in place an approved Local Mitigation Strategy (LMS) – the local mitigation plan required under Section 322 of the Stafford Act. The Town of Miami Lakes identified an objective in the Comprehensive Plan (2003) to coordinate with Miami-Dade County in implementing the approved LMS.

2. Potential Social, Economic, and Environmental Impacts of the Major Issue

The aforementioned issue directly affects the health, safety and welfare of the Miami Lakes residents. Although the Town of Miami Lakes is not located directly on the coast or within a Coastal High Hazard Area (CHHA), hurricane evacuations and emergency preparedness are important issues. As the population of Miami Lakes and the surrounding areas increase, storm evacuation and post disaster planning becomes significant public safety issues.

Some residents may have a poor understanding of hurricane hazards, inadequately plan for them and/or respond poorly to evacuation directives. In addition, major public expenditure following a hurricane is debris removal and disposal which, if not planned for properly, this could result in considerable cost implications to the Town. Proper emergency planning and post disaster policies can eliminate unforeseen strains on public facilities and services which will reduce the negative financial impact on the Town.

Public awareness and intergovernmental coordination can be the most effective tools in protecting the health, safety and welfare of the residents of Miami Lakes. In addition, the use of comprehensive planning and land use strategies will reduce future damage to property, provide for adequate public shelters and reduce hurricane clearance times.

3. Identification of Comprehensive Plan Elements Impacted and Assessment of Effects of Specific Objectives

A. Future Land Use Element

The "major issue" will require modifications to this element as presented in the recommendations section.

B. Transportation Element

The "major issue" will require modifications to this element as presented in the recommendations section.

C. Housing Element

The identified "major issue" will not require modifications to this element.

D. Infrastructure Element

The "major issue" will require modifications to this element as presented in the recommendations section.

E. Recreation and Open Space Element

The identified "major issue" will not require modifications to this element.

F. Conservation Element

The identified "major issue" will not require modifications to this element.

G. Intergovernmental Coordination Element

The "major issue" will require modifications to this element as presented in the recommendations section.

H. Capital Improvement Element

The "major issue" will require modifications to this element as presented in the recommendations section.

I. Education Facilities Element

The identified "major issue" will not require modifications to this element.

J. Community Design Element

The identified "major issue" will not require modifications to this element.

4. Recommendations

The Town of Miami Lakes is located inland away from the coast. Hence, the Comprehensive Plan does not include a Coastal Element that traditionally addresses hurricane evacuation related issued policies. However, the Town proactively undertakes all necessary measures to plan for extreme weather events. The Town addresses the segment of population with special needs by providing for a reserve fund in the capital budget. The Town aggressively pursues post-disaster recovery activities by clearing up key intersections and roadways. The Town actively coordinates with respective agencies for pre-and post-disaster activities. The overall recommendations to address this issue is to develop an emergency preparedness section under the Intergovernmental Coordination Element to strengthen current activities as strong policies as well as add additional policies to provide the framework for disaster planning and emergency preparedness.

Additionally, disaster planning objectives and policies should be addressed within most elements of the Comprehensive Plan. The following revisions to the Town's Comprehensive Plan are recommended to address this issue.

It is recommended that the Future Land Use Element include objectives and policies to identify and plan for relief distribution centers and warehousing of relief supplies to assist with post disaster efforts. In addition, a policy requiring the improvement of shelter capacity and coordination with the American Red Cross should be added. A policy to determine populations at risk, particularly seniors, and how to plan for their safety should be considered. The Town must continue its policies to maintain partnerships with adjacent municipalities in developing mitigation strategies, coordinating relief efforts, and post disaster redevelopment plans.

The Transportation Element should include a policy to maintain adequate capacity on all identified major evacuation routes including signage and signalization improvements to aid in safe and effective mobilization. The Town currently coordinates evacuee mobilization efforts with the local mass transit provider to accommodate Town residents, including those that require special needs.

The Infrastructure Element should include a policy that would require future improvements to evacuation routes, if necessary.

Intergovernmental coordination should be a major priority as it relates to emergency preparedness, public safety and disaster relief. It is recommended that disaster planning related objectives and policies by addressed in the Intergovernmental Coordination Element. The following policies are recommended to be included:

- Require that the attendance at regular meetings of local and regional evacuation planning professionals should be added to coordinate all emergency management activities.

- Work with the Miami-Dade County Office of Emergency Management (OEM) to coordinate and conduct emergency preparedness, response, and recovery and participate in the Post Disaster Redevelopment Plan.

- Establish procedures to inform Persons with Special Needs (PSN) of evacuation, transportation and shelter services that may be available to them.

- Require the Town to co-sponsor and participate in annual hurricane preparedness simulations and a hurricane awareness week.

- Develop public education programs to advise Town residents and visitors about hurricanes, emergency preparedness, and early evacuation and sheltering.

The Capital Improvement Element should include a policy identifying Town staging areas, distribution sites and necessary staffing requirements for post disaster relief. A policy is needed requiring a plan to identify and prioritize major storm cleanup and recovery efforts following a disaster.

II.D – NATURAL AND ENVIRONMENTAL RESOURCES

1. Issue Description and Analysis

The Town of Miami Lakes has identified the following natural and environmental resource related issues:

- Continued resource availability
- Tree canopy enhancement/replacement
- Water conservation efforts

The Comprehensive Plan contains Conservation and Infrastructure Elements that identify goals, policies and objectives as they relate to natural and environmental resources. The Town recognizing the importance of protecting, enhancing and managing the natural and environmental resources, identified these issues to be evaluated as part of the EAR.

Two goals related to natural and environmental resources are identified in the Comprehensive Plan and they are as follows:

> *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.*
>
> *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.*

The Town of Miami Lakes is reliant upon the productive coordination of intergovernmental activities as they relate to potable water, sanitary sewer and solid waste LOS. The Town is served by infrastructure from Miami-Dade Water and Sewer Department (WASD). The Floridan Aquifer is the source of potable water in Miami-Dade County. Miami Lakes is primarily served by the Hialeah/Preston Water Treatment Plant. Since all potable water facilities and services are provided by WASD, the Town of Miami Lakes has adopted the LOS standards set by the Miami-Dade County Comprehensive Development Master Plan.

2. Potential Social, Economic, and Environmental Impacts of the Major Issue

Policy decisions directly or indirectly related to conservation, management, preservation, enhancement, and use of the environmental and natural resources have social, economic, and environmental implications. Wetlands, rivers, lakes and native habitats provide many environmental benefits such as stormwater run-off filtration, aquifer recharge, protection of property from storm events and habitat for wildlife. The surface water resources provide social and economic benefits in the form increased property values and recreation uses. The health and protection of the waterways is of critical importance and the Town has identified improving water quality and increased water conservation efforts as an important measure.

3. Identification of Comprehensive Plan Elements Impacted and Assessment of Effects of Specific Objectives

A. Future Land Use Element

The identified "major issue" will require modifications to this element as described in the recommendation section.

B. Transportation Element

The identified "major issue" will require modifications to this element as described in the recommendation section.

C. Housing Element

The identified "major issue" will not require modifications to this element.

D. Infrastructure Element

The identified "major issue" will require modifications to this element as described in the recommendation section.

E. Recreation and Open Space Element

The identified "major issue" will require modifications to this element as described in the recommendation section.

F. Conservation Element

The identified "major issue" will not require modifications to this element.

G. Intergovernmental Coordination Element

The identified "major issue" will require modifications to this element as described in the recommendation section.

H. Capital Improvement Element

The identified "major issue" will not require modifications to this element.

I. Education Facilities Element

The identified "major issue" will not require modifications to this element.

J. Community Design Element

The identified "major issue" will require modifications to this element as described in the recommendation section.

4. Recommendations

The Town's Comprehensive Plan provides guidance on the protection of natural and environmental features in the Conservation, Infrastructure, and Recreation and Open Space Elements. Natural and environmental resource protection and planning is an integral part of the Comprehensive Plan, Capital Improvement Plans, Land Development Code (LDC) and intergovernmental coordination activities. Natural and environmental resource protection, enhancement and the management of such resources are addressed within most elements of the Comprehensive Plan. The following revisions to the Comprehensive Plan are recommended to further strengthen the existing objectives, policies, and measures.

It is recommended that the Future Land Use Element include objectives and policies that encourage mixed-use, infill developments to encourage a compact pattern of development and orderly growth which efficiently utilizes existing services, facilities and infrastructure. A policy is recommended that facilitates review of the Town's LDC to incorporate provisions to ensure that existing habitats are protected and that development incorporates habitats into the site design.

The Transportation Element is recommended to include a policy that requires the Town, subject to the availability of appropriated funds, to plant canopy/shade trees along identified major corridors, consistent with appropriate traffic safety standards.

Many portions of the Town currently contain underground utilities. It is recommended that the Infrastructure Element include a policy that would require completion of underground utilities within a goal year.

The Recreation and Open Space Element is recommended to include a policy that directs the Town to identify, evaluate and provide potential ecological and open space linkages through recreational and trail plans, utility plans and other capital improvement plans. The Town should consider adding a policy that facilitates efficient review and approval of projects that contribute significant amounts of recreational amenities and open space to the Town. In addition, it is recommended that a policy be added to continue providing public access to lakes and waterways as long as such access does not conflict with resource management goals.

The Intergovernmental Coordination Element should include a policy to coordinate with the South Florida Regional Planning Council (SFRPC), South Florida Water Management District (SFWMD), Miami-Dade County and other appropriate agencies for compliance with regional plan policies addressing potable water standards and monitoring. A policy is recommended to promote the long-term maintenance of natural systems through a comprehensive approach that involves public participation, education, regulations, incentives acquisition, and intergovernmental coordination. It is critical that the Town of Miami Lakes continue its coordination with local, regional, state and federal agencies concerning the management of natural and environmental resources.

The Community Design Element is recommended to add a policy that requires neighborhood design guidelines to include innovative resource conservation measures to address water conservation, non-potable water usage and other resource conservation measures including, but not limited to, materials and energy.

II.E – CONCURRENCY MANAGEMENT CONTROLS

1. Issue Description and Analysis

Another issue of importance identified at the public participation process is the evaluation of concurrency management controls to ensure that adequate facilities and service are available as required by statute.

Evaluation of Concurrency Management Controls

The term "concurrency" refers to ensuring that adequate public facilities are available prior to or concurrent with the impacts of development. Chapter 163, Part II, Florida Statutes and Rule 9J-5, Florida Administrative Code require each local government to adopt the necessary goals, objectives, policies, and standards as a component of its Comprehensive Plan to establish a concurrency management system. Concurrency management is applicable to all major infrastructure elements since infrastructure facilities are major public investments responsible for the nature and character of development within any region. Different levels of government are responsible for the various public facilities.

Miami Lakes is in an area requiring concurrency management as mandated by the Miami-Dade County Comprehensive Development Master Plan (DMP). The statutes require each municipality to amend its LDC to incorporate specific provisions requiring public infrastructure facilities operate at or above the adopted LOS standards as established in the Capital Improvements Element and are available at the time of development, or that development orders or permits are conditioned on the availability of these public facilities and services necessary to serve proposed developments. The term "development order" is defined in Section 163.3164, F.S., to include any zoning action, subdivision approval, certification, permit or any other official action of the local government having the effect of permitting development of land.

The Town of Miami Lakes upon incorporation adopted Chapter 33 "Zoning" and Chapter 33G "Service Concurrency Management" of the Code of Miami-Dade County to serve as the Town's Concurrency Management Program. The Town recently adopted Ordinance No. 05-79 amending the Service Concurrency Management chapter and adding a new Transportation Concurrency Management Program.

Goal 8 of the Capital Improvements Element emphasizes the Town's commitment to maintain concurrency for the major public utilities:

> *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 8.3 supports the goal by requiring the existence of public utilities and services at the time of development.

> *Base decisions regarding the issuance of development orders and permits, in part, on the availability of necessary pubic 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.*

Objective 8.4 address financial feasibility of the proposed capital improvements to support future developments.

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

The Town's concurrency requirements for the various public facilities are described below. The facilities addressed in this section include traffic, school, potable water, sanitary sewer, solid waste, and parks and open space. Each of the elements is discussed below. The Town is considering amending its Transportation Concurrency Program to include the additional public facilities. The ordinance is anticipated to be adopted by June 2006. The new concurrency program would monitor all public facilities and increase coordination with Miami-Dade County.

Transportation Concurrency

The Transportation Concurrency Management Program was adopted to manage the impact of development on the Town's roadways. The Town maintains a transportation concurrency database with most currently available traffic counts for major roadways within the Town. The committed traffic from approved developments is added to the existing traffic to verify if roadway capacity available for future projects. If capacity is unavailable on the roadway then the developer is required to provide roadway capacity improvements to accommodate additional traffic.

The Town's adopted roadway LOS are as follows:

a. The minimum acceptable LOS for all roads within the Town, east of the Palmetto Expressway (SR 826) is LOS "E".

b. The minimum acceptable LOS for all major roadways west of the Palmetto Expressway (SR 826) is LOS "D" or better, except the minimum acceptable LOS for state urban minor arterial roads is LOS "E".

c. Where public transit service exists with service headways of 20 minutes or less and located less than one-half mile from a transit corridor, the minimum acceptable LOS shall be LOS "E".

The Town's existing LOS was discussed in Major Issue 2 (Chapter II.B-Multimodal Transportation and Traffic Congestion). According to the Town of Miami Lakes Concurrency Management Report (January 2006), the 200~~5~~7 existing plus committed LOS is presented in *Table II.E-1*. The roadway segments that are operating below their adopted LOS standards and the planned improvements along those segments are discussed under Major Issue 2.

Table II.E-1
2007~~5~~ Peak-Hour Roadway Levels-of-Service

Roadway	Adopted Two-way Peak Hour		2007 Peak Season Peak		2007 Peak Season LOS	
	Volume	LOS	AM	PM	AM	PM
NW 154th Street / Miami Lakes Drive						
Interstate 75 to NW 87th Avenue	1,110	D	155	215	C	C
NW 87th Avenue to NW 83rd Avenue	1,110	D	1,720	1,589	F	F
NW 83rd Avenue to NW 82nd Avenue	2,950	D	1,754	1,641	C	C
NW 82nd Avenue to NW 79th Avenue	2,950	D	2,204	2,288	D	D
NW 79th Ct. to NW 79th Ave.	2,950	D	2,703	2,856	D	D
NW 79th Avenue to NW 77th Court	2,950	D	2,827	3,036	D	E
NW 77th Court to SR 826	2,950	D	3,849	4,248	F	F
SR 826 to Fairway Drive	3,120	E	2,365	2,514	D	D
Fairway Drive to NW 67th Avenue	3,120	E	1,392	1,334	C	C
NW 67th Avenue to Miami Lakeway North	3,120	E	1,465	1,396	C	C
Miami Lakeway North to NW 57th Avenue	3,120	E	1,538	1,485	C	C
NW 87th Avenue						
NW 154th Street to NW 138th Street	2,950	D	1,384	1,363	C	C
NW 82nd Avenue						
NW 170th Street to NW 162nd Street	1,110	D	1,628	1,233	F	F
NW 162nd Street to NW 154th Street	2,950	D	1,456	1,852	C	C
Governor Bob Graham Parkway						
NW 154th Street to Oak Lane(NW 79 Court South of Miami Lakes Drive	2950	D	675	692	D	D
NW 79th Avenue						
NW 167th Terrace to NW 159th Terrace	1,110	D	605	525	C	C
NW 159th Terrace to NW 154th Street	1,110	D	1,066	1,056	D	D
NW 77th Court						
NW 154th Street to NW 149th Street	1,110	D	951	868	D	D
NW 67th Avenue						
SR 826 to Miami Lakeway North	3,120	E	3,025	2,983	E	E
Miami Lakeway North to Main Street	3,120	E	2,047	2,188	D	D
Main Street to Miami Lakes Drive	3,120	E	2,030	2,232	C	D
Miami Lakes Drive to Miami Lakeway South	3,120	E	2,117	2,174	D	D
Miami Lakeway South to NW 138th Street	3,120	E	2,524	2,667	D	D
Fairway Drive						
Miami Lakes Dr. to Miami Lakeway N.	1,180	E	713	684	D	C
Miami Lakeway North						
Miami Lakes Drive to NW 67th Avenue (west)	1,180	E	712	555	D	C
NW 67th Avenue to Miami Lakes Drive (east)	1,180	E	833	684	D	C
Miami Lakeway South						
Miami Lakes Drive to NW 67th Avenue (west)	1,180	E	557	525	C	C
NW 67th Avenue to Miami Lakes Drive (east)	1,180	E	493	338	C	C

School Concurrency

Rule 9J-5.025, F.A.C. currently provides optional provisions for establishing a public school concurrency management system. To date, Miami-Dade County, School Board has not established a school concurrency management system or a level of service standard for public schools. With the passage of Senate Bill 360 in 2005, public school concurrency has become a required component of the concurrency management system. Consequently, the Florida DCA has established a 2008 adoption deadline for all non-exempt counties, municipalities and school districts.

Potable Water Concurrency

Miami-Dade County WASD is the sole provider of potable water for the Town of Miami Lakes. The Town is primarily served by the Hialeah/Preston Water Treatment Plan. The Town's estimated water usage in 2000 comprised of one percent of the total WASD permitted water treatment capacity.

The Town complies with the adopted countywide LOS standards for potable water, consisting of:

1. *Regional treatment* – The regional treatment system shall operate with a rated capacity that is no less than two percent above the maximum day flow for the preceding year.

2. *User level of service* – The system shall maintain the capacity to produce and deliver 200 gallons per capita per day.

3. *Water quality* – Water quality shall meet the Federal, State, and County primary standards for potable water.

4. *Countywide storage capacity* – Storage capacity for finished water shall equal no less than 15 percent of the countywide average daily demand.

5. *Water pressure* – Potable water is delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi.

Sanitary Sewer Concurrency

Miami-Dade County WASD is the sole provider of sanitary sewer collection and treatment for the Town of Miami Lakes. The Town of Miami Lakes is located within the County's North Service District and is served by the North Regional District Wastewater Treatment Plant. Although Miami-Dade County WASD manages the sanitary sewer system in Miami Lakes, the Town complies with the adopted countywide LOS standards for sanitary sewer service, which are as follows:

1. System level of service – The regional wastewater treatment and disposal system shall operate with a design capacity of at least two percent above average daily flow for the preceding year.

2. User level of service – The system shall maintain the capacity to collect and dispose of 100 gallons of sewage per capita per day.

The North Service District Plan has a design flow capacity of 112 million gallons per day (MGD) and the 12-month average flow (2001-2002) was 88.5 MGD or 79 percent of the design capacity. Planned improvements in the future (5-10 years) will increase capacity to 135 MGD. Based upon the 2000 population of 22,676, wastewater generation in the Town was approximately 2.27 MGD, or 2.6 percent of the North Regional District Plant capacity.

Solid Waste Concurrency

Miami-Dade County, through the Department of Solid Waste Management, is responsible for the collection and disposal of solid waste in the Town of Miami Lakes. The Town's solid waste is taken to the County's Resource Recovery Facility (RRF) in west central Miami-Dade County. Solid waste generated in the Town of Miami Lakes based upon the 2000 population was approximately 40,970 tons per year, or 4.4 percent of the annual tonnage received at the RRF. Currently, the County projects remaining solid waste capacity to be well in excess of the minimum 5-year capacity level of service standard.

The Town of Miami Lakes' adopted LOS standard for solid waste is 9.9 pounds of waste per person per day. Solid waste LOS is typically measured as an annual tonnage produced by the community.

Drainage Concurrency

The Town of Miami Lakes coordinates closely with Miami-Dade County and South Florida Water Management District to ensure that the Town's stormwater management system meets or exceeds adopted LOS standards. All new developments and redevelopments are required to comply with the adopted LOS standards as required in the Town's Land Development Code. The following are the Town's minimum LOS standards for stormwater management:

> *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 one inch 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 one inch of rainfall onsite or the first 0.5 inch of runoff, whichever is greater.

The Town is currently meeting their stormwater LOS standard.

Parks and Open Space Concurrency

The public parks and open space exclusively owned and maintained by the Town is used to meet the Town's recreation and open space LOS standards as adopted in the Comprehensive Plan. Miami-Dade County also provides parks and recreation facilities within the area for countywide use, however, these facilities are not considered in the Town's parks and open space LOS determination. The following are the Town's minimum LOS standards for parks and open space provided by the Town in Miami Lakes:

1. 5.00 acres of total park area per 1,000 residents
2. 3.25 acres of large (greater than five acres) per 1,000 residents
3. 1.75 acres of small (less than five acres) per 1,000 residents

The Town currently has an estimated 130.06 acres of parks and open spaces. The actual demand for parks and open space based on the LOS of five-acres per 1,000 residents and a 2005 estimate of 24,471 is 122.35 acres. The Town is currently meeting their LOS standards by a surplus of 8.35 acres. A discussion of the future parks and open space LOS is presented in the Recreation and Open Space major issue identified earlier in this section (*Chapter II.A-Recreation and Open Space LOS*).

Impact of 2005 Growth Management Legislation

The Senate Bill 360 was recently passed in 2005. The bill has wide ranging implications on local government's growth management requirements. The variety of issues this bill addresses includes school concurrency, water supply planning, capital improvements planning and funding, proportionate share funding and concurrency for roads, and revisions to the state's regulatory process. The new legislation could impact a local government's rate of development, depending on the ability of the local government to fund the necessary supportive services and infrastructure under the new requirements. The most important amendments relate to transportation and school concurrency where there is a shift in focus from facility capacity to "proportionate fair share mitigation."

In contrast to the requirements of Section 163.3202(2)(g), F.S., which provides, in part: "a local government shall not issue a development order or permit which results in a reduction in the LOS for the affected public facility below the LOS provided in the Comprehensive Plan," the SB 360 mandates that development permits cannot be denied if the developer pays its "fair-share contribution" of the cost to mitigate development impacts. At the same time, the SB 360 introduces broader criteria for determining financial feasibility, allowing local governments the flexibility to rely on developer contributions and other revenue sources "reasonably anticipated" to be available up to 10 years into the future.

The Florida Department of Transportation (FDOT) has developed a draft proportionate fair share model ordinance to help county and local governments to meet the transportation requirements of SB 360. The Town must adopt its own methodology for assessing proportionate fair-share mitigation options to address concurrency issues by December 2006. The proportionate fair-share methodology must be incorporated into the concurrency management program. The proportionate fair-share methodology will allow a developer to satisfy all transportation concurrency requirements by contributing or paying proportionate fair-share mitigation if transportation or facility segments identified as mitigation for traffic impacts are specifically identified for funding.

According to SB 360, all non-exempt local governments in the State of Florida are required to adopt school concurrency provisions as part of their comprehensive plans by 2008. To meet the new requirements for school concurrency, local governments must coordinate with the School Board to complete the following:

1. Interlocal Agreement –Section 163.3180(13)(g), F.S., requires that prior to establishing a School Concurrency program, the County, Cities and School Board adopt an Interlocal Agreement for School Concurrency to satisfy Section 163.3180(12)(g)1, F.S.

2. Comprehensive Plan Amendments – Miami-Dade County and its municipalities are scheduled by the State of Florida Department of Community Affairs to adopt the following comprehensive plan amendments no later than January 1, 2008. Each jurisdictions amendments must be consistent with those adopted by the other jurisdictions, as required by Section 163.3180, F.S.:

   (a) A Public School Facilities Element (PSFE) consistent with the requirements of Section 163.3180, F.S., and Rule 9J-5.025, F.A.C.

   (b) An amended Capital Improvement Element that includes "The School Board of Miami-Dade County Capital Projects Summary Report." The CIE schedule shall be updated consistent with the School District's Long Range Facility Master Plan.

   (c) An amendment to the Intergovernmental Coordination Element as required by Section 163.3177(6)(h)1. and 2., F.S.

As stated above, the DCA adoption deadline for the Miami-Dade County School District, Miami-Dade County and its municipalities is January 1, 2008. As the largest school district and most populous county in the State of Florida, the intergovernmental coordination effort necessary to adopt school concurrency will be significant.

The infrastructure element and the capital improvements element will also require some changes based on SB 360.

2. Potential Social, Economic, and Environmental Impacts of the Major Issue

Concurrency provides the Town the opportunity to control and direct growth in a logical and orderly development pattern. New development is required to demonstrate that the infrastructure and public facilities necessary to support the development are available prior to issuance of a building permit. This control measure allows the Town to maintain a financially feasible capital improvement plan to achieve and maintain LOS standards.

3. Identification of Comprehensive Plan Elements Impacted and Assessment of Effects of Specific Objectives

A. Future Land Use Element

The identified "major issue" will require modifications to this element based on the requirements of SB 360.

B. Transportation Element

The identified "major issue" will require modifications to this element based on the requirements of SB 360. The proportionate fair share methodology will have to be incorporated in this element.

C. Housing Element

The identified "major issue" will not require modifications to this element.

D. Infrastructure Element

The identified "major issue" will require modifications to this element based on the requirements of SB 360.

E. Recreation and Open Space Element

The identified "major issue" will not require modifications to this element.

F. Conservation Element

The identified "major issue" will not require modifications to this element.

G. Intergovernmental Coordination Element

The identified "major issue" will not require modifications to this element.

H. Capital Improvements Element

The identified "major issue" will require modifications to this element based on the requirements of SB 360.

I. Education Facilities Element

The identified "major issue" will require modifications to this element based on the school concurrency requirements of SB 360.

J. Community Design Element

The identified "major issue" will require modifications to this element. Additional policies will need to be added to this element.

4. Recommendations

There is sufficient concurrency management controls incorporated in the Comprehensive Plan addressing the timing and location of development will be approved only after showing that sufficient facilities and services are present or will be provided to maintain adopted LOS standards. The concurrency management system is incorporated in the future land use, transportation, infrastructure and capital improvements elements. The Comprehensive Plan goals, objectives, and policies are in compliance with the Florida Statutes and the Florida Administrative Code requirements for concurrency. However, additional objectives and policies will need to be added to the transportation, infrastructure, capital improvements and education facilities element to address the requirements of SB 360.

III – ASSESSMENT OF COMPREHENSIVE PLAN ELEMENTS

Section 163.3191(2)(h), F.S., requires that the EAR contain a brief assessment of the successes and shortcomings related to each element of the local government's comprehensive plan. The EAR is intended to identify the extent to which the comprehensive plan has been successful in implementing the goals, objectives, and policies contained in it. This chapter of the EAR evaluates the progress that has been made toward achieving the adopted objectives of each element of the Town's Comprehensive Plan since its adoption in 2003.

Each objective of the respective elements of the Comprehensive Plan is analyzed individually for its purpose, success and continued relevance. In the first section, the purpose of each objective is described along with its relevance to the Town. The second section contains an objective achievement analysis matrix that lists each objective followed by the measurable target and a comparison of objective achievement at the baseline (2003) and current condition (2006). The measurable targets that were adopted as part of the Comprehensive Plan were used to evaluate the objective. In instances where there was no measurable target or where the adopted measure could not be used to fully measure achievement, an alternative measure is presented and used. All objectives, policies and measurable targets were also analyzed for appropriateness and continued relevance. The final section summarizes the recommended modifications, deletions, and additions for all applicable objectives along with respective policies and measurable targets.

A consistent recommendation for application throughout the goals, objectives, and policies section of each Comprehensive Plan element is to delete the measurable target for each objective. As part of the objective assessment, modifications to several of the measurable targets were necessary to fully evaluate the achievement of the objectives. While the applicable statutes governing the Comprehensive Plan require that the objectives be measurable, it is not required to explicitly state a measurable target. Since the EAR is conducted every seven years, it is advisable to keep the measures by which the town uses to evaluate the respective objectives flexible to account for changes in data sources and data collection.

III.A – FUTURE LAND USE ELEMENT

The purpose of the Future Land Use Element is the designation of future land use patterns as reflected in the goals, objectives, and policies of the local comprehensive plan elements. The Future Land Use Element sets the direction for all the other elements of the plan. A full assessment of the objectives for the Future Land Use Element contained in the Comprehensive Plan is summarized in Table III.A-1. Information presented in this table includes:

- the objectives adopted in the plan element;
- a measurable target established for each objective;
- baseline conditions at the time of plan adoption (December 2003);
- current conditions (2006); and
- comments for achievement of the objective.

The following objectives are included in the Future Land Use Element for the Town of Miami Lakes:

Objective 1.1 is related to the Future Land Use Map, the identification of land use categories, consistencies with the Land Development Code (LDC) and conditions related to land use map amendments.

Objective 1.2 refers to the re-write and maintenance of the LDC. This objective has been achieved and continues to be on-going but needs to reflect current status of the LDC. Policies that have been achieved should be removed and replaced with a policy that requires the periodic monitoring, evaluation, and updating of the LDC as needed to meet the identified Goals, Policies and Objectives.

Objective 1.3 requires the implementation of a Community Design Element and the preparation of a Town-wide Land Beautification Program by December 2003 and the preparation of a Town Design Plan by December 2004.

Objective 1.4 refers to concurrency and allowing sufficient land area for utility expansion.

Objective 1.5 relates to the protection and enhancement of the Town's environmental and historical resources.

Objective 1.6 refers to the coordination with local and state agencies as it relates to hazard mitigation and disaster preparedness.

Table III.A-1
Town of Miami Lakes Evaluation and Appraisal Report
Future Land Use Element

Objective Assessment Matrix

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
1.1: 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.	1) Number of Comprehensive Plan objectives and policies implemented during the planning period. 2) Number of development applications where environmental conditions are evaluated and adopted facility LOS standards are enforced.	The objectives and policies were initiated as part of the adoption of the Comprehensive Plan in 2003.	The land use categories and their associated densities / intensities are being implemented through the development review process. Development applications are continuing to be evaluated with respect to environmental conditions and meeting LOS Standards. Specific attention is being paid to adhering to the location, distribution, intensity, and density of land uses. In addition, decisions regarding development and redevelopment have followed the framework as designated by the Future Land Use Map.	The objective has been achieved and is on-going.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
1.2: 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.	1) Adoption of a new Town LDC no later than December 2004. 2) Number of workshops held during planning and preparation of new LDC.	The Town's first Comprehensive Plan was adopted in 2003 and the Land Development Code had not been adopted at the time of the baseline condition.	The Town has adopted numerous ordinances pertaining to the LDC and they provide for the adoption of provisions related to general provisions, decision making and administrative bodies, development review procedures, land use and environmental regulations and adoption of a concurrency management program. These ordinances were developed out of coordination of staff and the community through a public participation process. The LDC is strictly adhered to and implemented through the development review process.	The objective has been achieved and is on-going. The Town should continue implementing the objectives and policies.
1.3: 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.	1) Preparation of Town-wide Landscape Beautification Program by December 2003. 2) Preparation of Town Design Plan by December 2004.	Nine properties were identified as having land use designations that did not correspond to their site use. At the time of adoption of the Comprehensive Plan, there were no Town-wide Beautification Programs or Town Design Plans adopted.	The Town adopted Resolution 172, which established a Landscape Beautification Committee. In addition, the Town Design Plan is currently being drafted but has not been completed to date.	The objective has not been achieved and is on-going.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
1.4: 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.	Number of development applications reviewed annually where level-of-service standards are required and maintained.	Sanitary sewer and potable water service is provided by the Miami-Dade County Water and Sewer Department (WASD). Town was approaching build-out and no adjustments were needed to maintain the level of service standards.	The Town of Miami Lakes is generally built out with minimum acreage remaining for new residential development and limited opportunities for redevelopment. The Miami-Dade County Adopted 2003 Evaluation and Appraisal Report (best available data) concludes that capacity for the WASD water system will continue to exceed adopted level-of-service standards through 2020. (Table 2.5.1-3). In addition, the Miami-Dade County 2003 EAR demonstrates that LOS for sanitary sewer has been achieved.	The objective has been achieved and is on-going.
1.5: Protection and enhancement, to the maximum extent permitted by law, of all environmental and historical resources existing in the Town.	1) Adoption of new LDC with prudent environmental and historical resource protections by December 2004. 2) Submittal of at least one application to a public funding agency, by June 2004, to purchase Madden's Hammock site.	The Town was working on the development of the LDC following the adoption of the Comprehensive Plan. Madden's Hammock is considered a historically significant site in Miami-Dade County. At the time of adoption no natural jurisdictional wetlands were identified with the exception of Madden's Hammock.	The residential portions of the LDC have been adopted and are in effect. The Town adopted Ordinance No. 04-65, which created environmental regulations related to landscaping requirements for single-family and two-family districts. In addition the Town adopted Resolution 189, which approved a grant with the Florida Communities Trust (FCT) for acquisition of Maddens Hammock. The Town continues to pursue opportunities for acquisition of Madden's Hammock to ensure protection of environmental and historic resources.	The objective has been achieved and is on-going.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
1.6: 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.	Number of contacts and meetings with County disaster management personnel.	The Town worked in coordination with Miami-Dade County related to adequate evacuation plans, shelter facilities, etc.	The Town recently passed Resolution 343, which adopted the local mitigation strategy for Miami-Dade County. The Town is currently working with the County to develop a distribution center within Miami Lakes to store supplies.	The objective has been achieved and is on-going.

Recommendations

Based on the forgoing assessment, the following revisions to the Future Land Use Element are recommended for the EAR-based amendment cycle. A consistent recommendation for application throughout the goals, objectives, and policies section of each Comprehensive Plan element is to delete the measurable target for each objective. Text which is underlined is recommended to be added and text which is in strikethrough format is recommended to be deleted.

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.***~~ (The target should not merely be the number of objectives and policies implemented, but an assurance that they are being implemented.)

~~***Measurement: Number of development applications where environmental conditions are evaluated and adopted facility LOS standards are enforced.***~~ (This target can be removed since the target above is providing the measurement.)

Policy 1.1.15: Promote the development of partnerships with adjacent municipalities, along with Miami-Dade County regarding future land use decisions.

Objective 1.2: LAND DEVELOPMENT CODE

~~Re-write and~~ Maintain an effective and ~~efficient~~ comprehensive Land Development Code (LDC) ~~no later than December 2004,~~ which implements the community vision underlying the goals, objectives and policies of ~~adopted~~ the 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.***~~ (This measurement can be removed since the LDC has been adopted.)

~~***Measurement: Number of workshops held during planning and preparation of new LDC.***~~ (This measurement can be removed or modified to

read: Number of workshops held during preparation of modifications to the LDC.)

Policy 1.2.1: ~~Prepare and adopt a new~~ Continue to prepare and adopt regulations within the Town Land Development Code that ~~is~~ are consistent with this Comprehensive Plan ~~and also uses as its basis~~ based upon the vision ~~consensus~~ expressed by Town residents ~~during~~ at 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: Continue to e~~E~~ncourage the use of innovative land development regulations when revising and updating ~~to~~ the ~~new~~ Code.~~, which may include provisions for planned unit developments, mixed use designations and other similar techniques.~~

Policy 1.2.4: Continue to implement ~~Develop~~ a code enforcement system in the ~~new~~ Code that ~~is~~ proactively regulates and enforces ~~in ensuring that~~ the high standards~~,~~ which are the hallmark of Miami Lakes, ~~are maintained,~~ and directs the personnel ~~are~~ to be very responsive to resident and business owner inquiries. In addition, ~~ensure that the system allows for the~~ establish mitigation and/or correction measures for ~~of~~ adverse nuisance impacts, such as noise, odor and/or dust~~,~~ on residential neighborhoods caused by ~~any existing~~ commercial ~~and~~ or industrial operations.

Policy 1.2.7: Continue enforcing ~~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 modifications / updates to use, density and intensity standards in ~~for~~ the ~~new~~ LDC, continue to pay special attention to ~~providing for~~ the compatibility of adjacent uses.

Policy 1.2.9: In all zoning and site plan approvals, continue to ~~provide for~~ require adequate drainage and stormwater management, open space, vehicle parking and safe~~, convenient~~ on-site traffic flow.

Policy 1.2.11: Continue to ~~E~~encourage the use of energy-saving materials and techniques in the construction of public and private buildings in the Town.

Policy 1.2.12: Continue the periodic monitoring, evaluation and updating of the LDC to meet the goals, objectives and policies of the Comprehensive Plan.

Objective 1.3: COMMUNITY DESIGN AND LAND USE CONSISTENCY

Implement~~ation 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.***~~ (This measurement could be changed to: Implementation of Landscape Beautification Programs.)

~~***Measurement: Preparation of Town Design Plan by December 2004.***~~ (Consider removing dates associated with the measurement.)

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~~ improve the overall natural aesthetic appeal of the Town ~~even better~~.

Policy 1.3.2: Continue preparing 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 updates or revisions to the ~~preparation of the new~~ LDC, develop measures to eliminate land uses that are inconsistent with the Town's character to the maximum extent permitted by law.

Policy 1.3.5: Prepare a ~~special~~ Mainstreet / Ludlam Road Improvement Plan in coordination with the commercial and industrial code update by 2008 ~~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~~,~~. The improvement plan should includ~~ing~~e the feasibility of a "pedestrian promenade" under Ludlam Road.

Objective 1.4: PUBLIC FACILITIES AND LEVEL-OF-SERVICE MAINTENANCE

Coordinate effectively with the Town's utility service provider, Miami-Dade County, to ~~ensure~~ coordinate 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.***~~ (Since the Town requires level-of-service standards be met on all development applications, this measurement is not applicable nor does it relate directly to the Objective.)

Policy 1.4.3: The Town shall require, as necessary, land for expansion of utilities as needed by new developments.

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.~~
To the maximum extent financially feasible, protect and enhance all environmental and historic resources in the Town.

~~***Measurement: Adoption of new LDC with prudent environmental and historical resource protections by December 2004.***~~ (This measurement can be removed since it has been completed.)

~~***Measurement: Submittal of at least one application to a public funding agency, by June 2004, to purchase Madden's Hammock site.***~~ (This measurement can be removed since it is not applicable.)

Policy 1.5.1: Continue incorporating 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 e~~Enforce these requirements in all development applications considered by the Town.

Policy 1.5.2: ~~Protect and maintain, t~~To the ~~greatest~~ maximum extent financially feasible and permitted by law, protect and maintain 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~~ additional open space.

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.***~~ (This is not a good measure, the number of meetings held or contacts made, does little in addressing the hazard mitigation and disaster preparedness needs of the Town.)

Policy 1.6.3: Emergency planning procedures and programs utilized by the Town shall meet local, State, Federal requirements.

In addition to these above mentioned changes, the planning timeframes referenced in the comprehensive plan will be revised to a long term planning time frame of 2020 or higher.

III.B – TRANSPORTATION ELEMENT

The purpose of the Transportation Element is to identify, plan and provide facilities and services to support a multimodal transportation system that places emphasis on public transportation. The transportation infrastructure should be supportive of the future population projections and development patterns envisioned within the Future Land Use Element of the Town's Comprehensive Plan. The Transportation Element contains goals, objectives, and policies related to pedestrians, bicyclists, transit and automobiles. A full assessment of the objectives for the Transportation Element contained in the Comprehensive Plan is summarized in Table III.B-1. Information presented in this table includes:

- the objectives adopted in the plan element;
- a measurable target established for each objective;
- baseline conditions at the time of plan adoption (December 2003);
- current conditions (2006); and
- comments for achievement of the objective.

The following objectives are included in the Transportation Element for the Town of Miami Lakes:

Objective 2.1 relates to the establishment of a safe, convenient, energy-efficient transportation network that operates at or above the adopted levels of service. The incorporation of capital improvement projects recommended in the Data and Analysis support component of the Transportation Element into the 5-year Schedule of Capital Improvements is recommended to achieve an efficient roadway network. A Transportation Master Plan (TMP) was required to be undertaken under this objective to identify strategies to accommodate local mobility needs. The TMP was adopted in February 2004. It consisted of a series of interrelated improvements to address traffic congestion and provide alternatives to the single occupant vehicles. The plan provides a framework to assist the Town in programming of transportation improvements and as a tool to seek funding. New developments are required to comply with the design standards, traffic flow and parking, and site access requirements through the land development review process.

Objective 2.2 relates to the maintenance of adopted level of service standards for all arterial, collector and local roads in the Town. The Town has begun to actively implement the transportation concurrency management system to closely monitor existing and committed trips on the major roadway network. The Transportation Concurrency Management Program was adopted by Ordinance No. 05-79 on October 4th, 2005. The program is a tool to implement the Comprehensive Plan by requiring that the developments approved by the Town do not result in a reduction in the roadway LOS below the LOS standards contained in the Comprehensive Plan.

Objective 2.3 establishes the need to protect the existing and future rights-of-way (ROW) for all transportation modes from structural encroachment and preserving future ROWs. The maintenance of ROWs is required to support the Town's Transportation Element, the 2025 Miami-Dade County MPO Long Range Transportation Plan and the Land Development Code. The Town currently protects and preserves existing and future ROWs through its development review process.

Objective 2.4 relates to the maintenance and enhancement of landscape, open space and built features of the roadways and street corridors to create a unique community identity within the

Town. The objective requires the regulations for roadways to be consistent with the Community Design Element. The Town Beautification Advisory Committee coordinates with the residents, staff and other appropriate agencies to implement beautification measures within the Town.

Objective 2.5 is related to providing efficient public transportation services throughout the Town with interconnectivity to the regional transit system. Currently transit service within the Town is provided by Miami-Dade Transit Authority. The Town has recently begun operating a local transit service that provides on-demand services.

Objective 2.6 is related to the maintenance and enhancement of the pedestrian and bicycle system within the Town. Policies require the implementation of Town's sidewalk improvement program to provide an interconnected sidewalk network. Respective policies require the Transportation Master Plan to analyze the feasibility of providing bikeways within the Town. The Town will continue to enhance the bicycle and pedestrian environment.

Objective 2.7 creates a coordination requirement with the Florida Department of Transportation (FDOT), the Miami-Dade Metropolitan Planning Organization (MPO), and Miami-Dade County to implement capacity improvements that are consistent with the regional and statewide plans and programs and the Town's Future Land Use Map (FLUM). The Town has been actively coordinating with the listed agencies with regarding several projects.

Objective 2.8 established a coordination requirement with the other elements of the Comprehensive Plan to establish consistency with planned densities, future land uses, and capital improvements.

Table III.B-1
Town of Miami Lakes Evaluation and Appraisal Report
Transportation Element

Objective Assessment Matrix

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
2.1: Development of a safe, convenient, energy-efficient roadway transportation network throughout Miami Lakes operating at or above the adopted level-of-service (LOS).	1. Annual update of Town transportation capital project needs.	The Town was incorporated in 2000 and the first Comprehensive Plan was adopted in 2003. The capital project needs were addressed by Miami-Dade County at the time.	The Town annually updates the capital improvement program based on the transportation needs determined by the Town Engineer. The following projects identified in the Transportation Element have been implemented till date: ▪ Sidewalks on NW 87th Ave, NW 154th St, NW 59th Ave, NW 60th Ave. ▪ Additional MDTA routes west of Palmetto Expressway. ▪ Extension of westbound right turn lane on Miami Lakeway N and NW 67th Ave. ▪ Widening NW 87th Ave. from NW 138th St. to NW 154th St.	This objective is on-going and is being achieved. It is recommended that the objective be maintained.
		The Town considered the feasibility of undertaking a Transportation Master Plan to identify strategies for local mobility needs.	A Transportation Master Plan was adopted in February 2004. The plan contains a list of priority projects for the Town along with preliminary cost estimates.	
		The Town was coordinating with FDOT and MPO to provide capacity improvements to the state and county road system.	The Town continues to coordinate with FDOT and MPO to provide capacity improvements. Some projects include improvements along NW 154th Street near Palmetto Expressway interchange.	

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
2.2: Maintain the adopted level-of-service for all arterial, collector and local roads in Miami Lakes.	1. Achievement of adopted LOS standards: a. The minimum acceptable LOS for all roads, east of the Palmetto Expressway (SR 826) shall be LOS "E". b. The minimum acceptable LOS for all major roadways west of the Palmetto Expressway (SR 826) shall be LOS "D" or better, except the minimum acceptable LOS for state urban minor arterial roads shall be LOS "E". c. Where public transit service exists with service headways of 20 minutes or less and located less than one-half mile from a transit corridor, the minimum acceptable LOS shall be LOS "E".	At the time of adoption, all roadways were operating at their adopted level of service during the p.m. peak hour except the following: a. Ludlam Rd./NW 67th Ave. between Miami Lakeway N. and Palmetto Expy. was operating at LOS F. b. NW 154th St. between Palmetto Expy. And NW 79th Ave. was operating at LOS F. c. SR 916/NW 138th St. between Red Rd. and Palmetto Expy. was operating at LOS F.	According to the Town of Miami Lakes 2007 Concurrency Management Report (Juneanuary 2006~~7~~), Town roadways are operating at their adopted level of service during the p.m. peak hour except the following (Table III.B-2): a. NW 154th St./Miami Lakes Dr. between NW 87th Ave. and NW 83rd Ave. and between NW 77th Ct. and Palmetto Expy. ~~is operating at LOS F.~~ b. NW 82nd Ave. between NW 170th St. and NW 162nd St. ~~is operating at LOS F.~~ ~~c. Miami Lakeway N. between Miami Lakes Dr. (west) and NW 67th Ave. is operating at LOS F.~~ ~~c. Miami Lakeway S. between NW 67th Ave. and Miami Lakes Dr. (east) is operating at LOS F.~~	This objective is on-going and is being achieved for a majority of the roadways. FDOT has completed improvements to the southbound on-ramp at the interchange of NW 154th St and the Palmetto Expy in late 2007. This will enhance the traffic flow on NW 154th St. There are no plans to widen NW 154 Street beyond its current configuration of four lanes. The Town is currently reviewing policy alternatives to address the LOS on this roadway, which may include a TCEA, a TCMA or a MMTD. The traffic on NW 82nd Ave will be relieved when NW 87th Ave is extended between NW 154th St and NW 162th St in 2009. Currently the traffic on NW 82th Ave is a result of traffic shifting from NW 87 Ave where it ends at NW 154th St.
	2. Number of traffic impact studies submitted annually by development review applicants.	Development review process was conducted in accordance with Miami-Dade County ordinance.	Applicants are required to submit a traffic impact analysis for comprehensive plan amendments, rezonings and site plan approvals unless otherwise provided by the comprehensive plan. There were three traffic impact studies submitted in 2005 along with development applications.	

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
				The Town will coordinate with Miami-Dade County to identify roadway improvements for inclusion in the 5-year Schedule of Capital Improvements during the annual CIE update. ~~It is recommended that the objective be maintained.~~
2.3: 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).	Number of zoning, site plan and plat reviews for required setbacks and right-of-way reservation. Number of right-of-way permits issued annually. Require conveyance of ROW at the time of development order.	New developments were ensured for compliance for setbacks and rights-of-ways in accordance to Miami-Dade County requirements.	New developments are checked for compliance with the Town, County, and MPO requirements for right-of-way requirements through the zoning and site plan review process. The Town requires conveyance of right-of-ways at the time of development order. There were 38 right-of-way permits issued in 2005. The Town requires property owners, contractors, Miami-Dade County and FDOT to submit a permit application for approval to the Town prior to commencement of work within the road rights-of-way.	This objective is on-going and is being achieved. It is recommended that the objective be maintained. Since development applications are reviewed for right-of-way widths and conveyance, requiring the number of reviews and right-of-way permits is not an appropriate measurable target.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
2.4: 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.	Incorporation of landscape features and elements at key locations within the Town.	The Town incorporated policies in their comprehensive plan to enhance the natural features and landscaping throughout the Town.	The Town has since established a beautification committee that proactively works with residents and staff to enhance the natural and the built environment and take advantage of the Town's water bodies. The Town is currently developing a street tree plan for all major roadways that includes landscaping guidelines. The Town Engineer adheres to compliance with the design regulations of the Community Design Elements for roadways and streets. The Town recently completed landscaping, updating the irrigation systems, and installing decorative street lighting for NW 87th Avenue and NW 67th Avenue corridors. The Town has also conducted design charettes and finalizing the schematic design for entry monuments at the intersection of Ludlam Road and Palmetto Expressway and the intersection of NW 87th Avenue and I-75.	This objective is on-going and is being achieved. It is recommended that the objective be maintained.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
2.5: 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.	Completion of the local transit/trolley circulator feasibility study by December 2003. Number of annual coordination contacts with County transit agency and MPO. Annual number of development application reviews with transit analysis and recommendations. Determination of indicator feasibility by July 2005.	Transit service within the Town is provided by Miami-Dade Transit (MDT). Seven Metrobus routes served the Town of Miami Lakes including Routes E, 29, 73, 75, 83, North Dade Connection and Ludlam Max.	Transit service has improved within the Town. Currently there are nine Metrobus routes serving the Town including Routes E, 29, 73, 75, 83, North Dade Connection, North West Dade Express, Hialeah Gardens Connection and Ludlam Max. The Transportation Master Plan analyzed the feasibility of a local transit circulator service and other modifications to the MDT routes. The Town is currently operating a door-to-door shuttle service, Lakes Express, which began operating in December 2005. The Town has coordinated with the Miami-Dade MPO several times in the past year to work on improvements within the Town boundaries. The Town works in close coordination with MDT to enhance/modify Metrobus service based on changes to the local conditions. New bus routes were added around the new Palmetto Metrorail station upon Town's request. An assessment of transit service impacts are required as a part of all development review applications. The Town also works with school board to improve circulation systems around schools. The Town constructed a roundabout outside Miami Lakes Middle School that significantly improved traffic circulation.	This objective is on-going and is being achieved. It is recommended that the objective be maintained.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
2.6: 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.	Preparation of the Transportation Master Plan, including bikeway and sidewalk network recommendations, by December 2005. Complete sidewalk network for Town by year 2009.	Majority of streets within the residential neighborhoods and some commercial portions of the downtown have sidewalks on both sides of the street. Sidewalk deficiencies existed in the industrial areas on the east side of Town. No dedicated bicycle facilities within the Town limits. An off-street path exists along the east side of Ludlam Road that is used by bicyclists.	The Town has been implementing sidewalk improvements every year as a part of their Capital Improvements projects. To date the Town has funded sidewalk improvements every year and have utilized the available resources in the budget to construct new sidewalks and repair deficiencies in the existing sidewalks. The Transportation Master Plan included an analysis of the existing bicycle and pedestrian conditions within the Town and provides recommendations for potential projects within the Town.	This objective is on-going and is being achieved. It is recommended that the objective be maintained.
2.7: 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.	Annual number of state or county transportation projects within Miami Lakes reviewed for consistency with the Town's Transportation Element. Regular attendance at monthly MPO Board and committee meetings by Town staff.	The Town's Comprehensive Plan was prepared in coordination with the FDOT work program and the MPO long range plan.	The Town coordinates with Miami-Dade County, Miami-Dade MPO and the FDOT on state and county road improvement projects to review compatibility between the local and regional plans and to provide capacity improvements to the state and county road system. Two projects from the past year include lane widening and turn lane additions at the NW 154th Street and Palmetto Expressway interchange and roadway widening on NW 87th Avenue (between NW164th St. and NW 170th St). The Town attends relevant MPO and County meetings that have an impact on the Town's transportation system.	This objective is on-going and is being achieved. It is recommended that the objective be maintained.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
2.8: 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.	Annual assessment of future roadway conditions and development of alternative improvements to maintain and enhance LOS.	The Town adopted the requirements of Miami-Dade County for transportation system needs.	The Town recently adopted a Concurrency Management System and an associated Concurrency Management Report that closely monitors new developments for their impact on transportation system. The system will be updated annually to project future traffic volumes and to identify necessary improvements to the system.	This objective is on-going and is being achieved. It is recommended that the objective be maintained with the following revisions.

Table III.B-2
200~~5~~7 Peak-Hour Roadway Levels-of-Service

Roadway	Adopted Two-way Peak Hour		2007 Peak Season Peak		2007 Peak Season LOS	
	Volume	LOS	AM	PM	AM	PM
NW 154th Street / Miami Lakes Drive						
Interstate 75 to NW 87th Avenue	1,110	D	155	215	C	C
NW 87th Avenue to NW 83rd Avenue	1,110	D	1,720	1,589	F	F
NW 83rd Avenue to NW 82nd Avenue	2,950	D	1,754	1,641	C	C
NW 82nd Avenue to NW 79th Avenue	2,950	D	2,204	2,288	D	D
NW 79th Ct. to NW 79th Ave.	2,950	D	2,703	2,856	D	D
NW 79th Avenue to NW 77th Court	2,950	D	2,827	3,036	D	E
NW 77th Court to SR 826	2,950	D	3,849	4,248	F	F
SR 826 to Fairway Drive	3,120	E	2,365	2,514	D	D
Fairway Drive to NW 67th Avenue	3,120	E	1,392	1,334	C	C
NW 67th Avenue to Miami Lakeway North	3,120	E	1,465	1,396	C	C
Miami Lakeway North to NW 57th Avenue	3,120	E	1,538	1,485	C	C
NW 87th Avenue						
NW 154th Street to NW 138th Street	2,950	D	1,384	1,363	C	C
NW 82nd Avenue						
NW 170th Street to NW 162nd Street	1,110	D	1,628	1,233	F	F
NW 162nd Street to NW 154th Street	2,950	D	1,456	1,852	C	C
Governor Bob Graham Parkway						
NW 154th Street to Oak Lane(NW 79 Court South of Miami Lakes Drive	2950	D	675	692	D	D
NW 79th Avenue						
NW 167th Terrace to NW 159th Terrace	1,110	D	605	525	C	C
NW 159th Terrace to NW 154th Street	1,110	D	1,066	1,056	D	D
NW 77th Court						
NW 154th Street to NW 149th Street	1,110	D	951	868	D	D
NW 67th Avenue						
SR 826 to Miami Lakeway North	3,120	E	3,025	2,983	E	E
Miami Lakeway North to Main Street	3,120	E	2,047	2,188	D	D
Main Street to Miami Lakes Drive	3,120	E	2,030	2,232	C	D
Miami Lakes Drive to Miami Lakeway South	3,120	E	2,117	2,174	D	D
Miami Lakeway South to NW 138th Street	3,120	E	2,524	2,667	D	D
Fairway Drive						
Miami Lakes Dr. to Miami Lakeway N.	1,180	E	713	684	D	C
Miami Lakeway North						
Miami Lakes Drive to NW 67th Avenue (west)	1,180	E	712	555	D	C
NW 67th Avenue to Miami Lakes Drive (east)	1,180	E	833	684	D	C
Miami Lakeway South						
Miami Lakes Drive to NW 67th Avenue (west)	1,180	E	557	525	C	C
NW 67th Avenue to Miami Lakes Drive (east)	1,180	E	493	338	C	C

Recommendations

Based on the forgoing assessment, the following revisions to the Transportation Element are recommended for the EAR-based amendment cycle. A consistent recommendation for application throughout the goals, objectives, and policies section of each Comprehensive Plan element is to delete the measurable target for each objective. Text which is underlined is recommended to be added and text which is in strikethrough format is recommended to be deleted.

Objective 2.1: ~~ROADWAY~~ TRANSPORTATION SYSTEM PLANNING AND IMPROVEMENT

Develop~~ment~~ ~~of~~ a safe, convenient, energy-efficient and interconnected ~~roadway~~ transportation network throughout Miami Lakes that accommodates the mobility needs for users of all transportation modes ~~operating at or above the adopted level-of-service (LOS)~~.

~~***Measurement: Annual update of Town transportation capital project needs.***~~ (This target only measures some aspects of the objective. The target should instead be meeting or exceeding adopted LOS standards, increase in transit ridership, increase in miles of sidewalk and bicycle lane provisions, etc.)

~~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 2.1.2: To the maximum extent financially feasible, implement the recommendations of the Transportation Master Plan (TMP) adopted in February 2004.

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.***~~ (Requiring applicants to submit traffic impact studies at development review and adherence to the Town's concurrency management program is a better measure of this objective than the actual number of traffic impact studies.)

~~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 2.2.3: Continue implementation of the Transportation Demand Management (TDM) strategies recommended in the Transportation Master Plan (February 2004) by coordinating with the South Florida Commuting Services (SFCS) and continuing coordination between the Economic Development Committee and major employers within Town.

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 154th 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 87th Avenue between NW 154th Street and NW 186th Street as one means to expand north-south capacity through the Town and relieve congestion on NW 82nd Avenue.~~
c. ~~Support and coordinate with Miami-Dade County in the design and building of enhancements (widening) of NW 154th Street to relieve congestion along the roadway, particularly between NW 82nd Avenue and NW 89th 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~~ Investigate traffic control enforcement tools intended to keep signalized intersections clear during all phases of the signal.
g. Explore the feasibility of ~~F~~formally designate~~ing~~ ~~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 polling, 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. Implement ~~I~~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.~~

Policy 2.2.6: Continue implementation of the Transportation Concurrency Management Program and methodology to enforce traffic concurrency within the Town.

Policy 2.2.7: By 2009, the Town will coordinate with Miami-Dade County to identify policy alternatives to address the LOS on NW 154th Street, which may include but not limited to, a TCEA, a TCMA or a MMTD.

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.***~~ (Protection of right-of-ways from building encroachment through strict implementation of Land Development Regulations is a better measure of the objective than the actual number of permits.)

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~~ 2008.

Objective 2.5: TRANSIT SERVICE

Provide an efficient local public transportation service~~s~~ 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.***~~ (Remove this measurement since it is accomplished)

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

~~***Measurement: Annual number of development application reviews with transit analysis and recommendations.***~~ (Requiring applicants to adhere to the Town's concurrency management program is a better measure of this objective than the actual number of transit studies.)

~~***Measurement: Determination of indicator feasibility by July 2005.***~~ (Remove this measurement since it is accomplished)

~~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.~~

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.***~~ (The TMP was completed in 2004, hence measurable target is not applicable)

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

~~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.~~ (The Transportation Master Plan has already been adopted by the Town and its recommendations are being currently implemented.)

Policy 2.6.2: To the maximum extent financially feasible, implement the priority bicycle and pedestrian projects identified in the Transportation Master Plan.

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.***~~

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~~ establish consistency and provide measures to develop policies, programs, and strategies to maintain adequate public facilities 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.***~~

III.C – HOUSING ELEMENT

Housing is an essential and basic human need; therefore, it has attracted a great deal of attention in national, state and county planning discussions. The primary focus of the housing element is directed toward achieving these four objectives:

- To identify existing and protected deficits in the supply of housing to meet the needs of the Town's population, particularly the very low and low income families;
- To analyze housing trends and the causes, scope and nature of housing problems;
- To develop appropriate plans, programs and policies to achieve necessary housing, whether through private-sector efforts, non-profit, public/private partnerships or the public sector; and
- To guide and coordinate all housing activities to eliminate duplications and increase efficiency of the housing delivery system.

The purpose of the Housing Element is to provide guidance to the Town to develop appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate income, low income and very low income households, group homes, foster care facilities, and households with special housing needs. The Housing Element contains goals, objectives, and policies to address government activities as well as provide direction and assistance to the efforts of the private sector. A full assessment of the objectives for the Housing Element contained in the Comprehensive Plan is summarized in Table III.C-1. Information presented in this table includes:

- the objectives adopted in the plan element;
- a measurable target established for each objective;
- baseline conditions at the time of plan adoption (December 2003);
- current conditions (2006); and
- comments for achievement of the objective.

The following objectives are included in the Housing Element for the Town of Miami Lakes:

Objective 3.1 refers to developing a housing program to address affordable housing needs, including adequate sites for very low, low, and moderate-income households, as well as mobile and manufactured homes.

Objective 3.2 requires the Town to review and revise current development regulations and policies to promote and encourage private development of affordable housing in Miami Lakes.

Objective 3.3 encourages not-for-profit entities to participate in the Town's Housing Program.

Objective 3.4 refers to the continuation to provide opportunities for group homes, housing for the elderly, assisted living and foster care homes in residential zoning districts.

Objective 3.5 seeks 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.

2005 Housing Data Analysis

Homeownership rate in the Town of Miami Lakes is 73.4% which is higher than the State of Florida's homeownership rate of 70.3%.

Table 1 illustrates the assessed value and the median sales price of various housing types within Miami Lakes and Miami-Dade County. Miami-Dade County has higher housing prices than the statewide average but lower than the surrounding counties in South Florida. According to the Shimberg Center's 2005 household data, the median sales price of a single family home in Miami Lakes is much higher than a single family home in Miami-Dade County; however, condominiums within the Town have an assessed value and corresponding sales price lower than Miami-Dade County.

Table C-1: 2005 Assessed Value and Median Sales Price by Housing Type

Jurisdiction	Single Family Home		Condominium	
	Assessed Value	Median Sales Price	Assessed Value	Median Sales Price
Miami Lakes	$ 350,101	$ 478,500	$ 170,779	$ 215,000
Miami-Dade County	$ 281,747	$ 300,000	$ 183,176	$ 226,000

Source: Florida Housing Data Clearinghouse – Shimberg Center

Affordable housing is generally described as "housing which costs 30% or less of the purchaser's gross income". Approximately 73% of the City's households are owner-occupied and 27% are renter-occupied. *Table 2* shows the number of households in Miami Lakes in 2005 by the amount of annual income paid for housing by ownership type. Approximately 35% of the owner occupied households and 45% of the renter occupied households are "cost-burdened", meaning they are spending more than 30% of their income on housing. Additionally, 15% (926) of the owner-occupied units and 22% (504) of the renter-occupied units are "severely cost-burdened", meaning they are spending more than 50% of their income on housing.

Table C-2: 2005 Households by Amount of Income Paid for Housing by Ownership

Ownership Type	0 – 30%	30 – 50%	50% or More	Total
Owner	4,100	1,286	926	6,312
Renter	1,260	523	504	2,287

Source: Florida Housing Data – Shimberg Center

Table 3 shows 2005 households in Miami Lakes by income level and the income paid for housing. Household income is measured as a percentage of the median income. In Miami Lakes and the surrounding metro area, the HUD-estimated median income for a family of four is $45,200 in 2007. Approximately 21% of the total households are "cost-burdened" and 17% are "severely cost-burdened". However, the amount of severely cost burdened units in Miami Lakes (17%) is lower than the severely cost burdened units in Miami-Dade County (19%) and the adjacent municipalities of Hialeah (22%) and Opa-locka (20%).

Table C-3: 2005 Amount of Income Paid for Housing

Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing			
	0 – 30%	30 – 50%	50% or More	Total
<=30% AMI	248	52	487	787
30.01-50% AMI	112	187	408	707
50.01-80% AMI	342	498	320	1,160
80.01+% AMI	4,658	1,072	215	5,945
Total	5,360	1,809	1,430	8,599
Percentage	62%	21%	17%	100%

Source: Florida Housing Data – Shimberg Center

2007 Housing Data for the Metropolitan Area

According to the National Association of Home Builders/Wells Fargo Housing Opportunity Index (HOI), a negative change has occurred in the Miami Metro Area's affordability ranking. The HOI is a measure of the percentage of homes sold in a given area that are affordable to families earning the area's median income during a specific quarter. The HOI is calculated based on two major components -- income and housing cost. The income component is derived from the annual median family income estimates for metropolitan areas published by the Department of Housing and Urban Development. Affordability is calculated based on housing expenditure as 28 percent of a family's gross income. *Table 4* illustrates the HOI and ranking for the Miami-Miami Beach-Kendall Metro Area between 1997 and 2007. The years 2005 and 2006 has also been shown to observe any trends due to the changes in the housing market.

Table C-4: Housing Opportunity Index for Miami-Miami Beach-Kendall Metro Area

Criteria	1997 (4th Quarter)	2005 (4th Quarter)	2006 (4th Quarter)	2007 (4th Quarter)
Median Sales Price	$ 109,000	$ 260,000	$ 285,000	$ 290,000
Median Income	$ 39,100	$ 46,350	$ 48,300	$ 45,200
HOI	58.5	13.7	10.3	10.6
National Rank	154	139	182	196
Regional Rank	64	44	64	68

Source: www.nahb.org

Currently, the Miami-Miami Beach-Kendall Metro Area (which includes Miami Lakes) has an HOI of 10.6% for the 4th Quarter of 2007, meaning that only 10.6% of the homes sold in an area are affordable to a family making the area's median income. This is a decrease from the 2005 HOI of 13.7% 4th Quarter of 2005, when the housing market was really on its highest peak. Even with the recent slowdown of the housing market and the drop in the housing prices, the region

still continues to decrease in its ranking. By comparison, during the 4th quarter of 1997, 58.5% of the homes sold in an area were affordable to a family making the area's median income. It is also evident from *Table 3* that the median incomes have not kept pace with the increase in housing prices in the region.

2007 Housing Availability Comparison for the Metropolitan Area

The HUD-estimated median income for a family of four in the Miami metro area in 2007 is $45,200. As shown in *Table 4*, the median sales price for the metro area in 2007 is $290,000. Even though the median sales price in Miami Lakes is much higher than the Miami metro area, since median income is not available for 2007 at the Town level, the following housing affordability comparison is made with the numbers available at the metropolitan area level.

The South Florida Regional Planning Council (SFRPC) notes that home purchase affordability is generally 2.5 to 3 times the household income, depending on the household's debt levels. This is also called the price to income ratio. The following are the home price to income ratio that is generally considered for the Housing Affordability Rating.

Table C-5: Housing Affordability Rating

Rating	Home Price/Income Ratio
Severely unaffordable	5.1 and more
Seriously unaffordable	4.1 to 5.1
Moderately unaffordable	3.1 to 4.0
Affordable	3.0 or less

Based on the affordable index of 3.0, a family would have to make an annual income of $96,666 to afford a median priced home of $290,000 in 2007. This is 30% higher than the HUD projected 2007 median income of 45,200. Based on the median income and home price, residents are likely to spend greater than 30 percent of their annual income on housing. This means that there is and will continue to be a number of households in the Town that experience a cost burden – defined as paying more than 30 percent of their income for housing costs.

Conversely, using the median income of $45,200, an affordable dwelling would have to have a purchase price of $135,600 or less for households earning the median income. Comparing this to the median sales price of $290,000, it is inferred that housing is not affordable for households earning the median household income.

Table 6 presents the expected maximum and minimum rent/mortgage payment capabilities with income categories generally considered for extremely low-income housing to workforce housing.

Table C-6: 2007 Housing Affordability Ranges in Miami Metro Area

Income Category	Percent of Median Income	Max/Min Annual Income Range	Max/Min Affordable Monthly Housing Cost*
Moderate	120-80%	$54,240 - $36,160	$1,356 - $904
Low	80-50%	$36,160 - $22,600	$904 - $565
Very Low	50-30%	$22,600 - $13,560	$565 - $349
Extremely Low	Below 30%	$13,560 – Below	Less than $339

*Based on 30 percent of median income.

The impact of high housing costs for moderate and low income households means that workers who are important to the area and its economy or public safety may be unable to live in the area in which they work. The result for residents is either long commutes for those workers, thus adding to higher transportation costs annually in addition to the high housing costs. There is also a danger of workers leaving the area to move to other affordable areas resulting in a shortage of workers.

Since the median housing price is much higher in Miami Lakes than the remainder of Miami-Dade County, affordable housing issue may be more pronounced in the Town. However, since Town specific data is unavailable relative to median income, the overall metropolitan area's housing affordability analysis will have to be generalized for the purposes of this analysis. As 2010 census data becomes available, a detailed Town specific housing analysis will be conducted.

Table III.C-~~1~~7
Town of Miami Lakes Evaluation and Appraisal Report
Housing Element

Objective Assessment Matrix

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
3.1: Develop and adopt a Town housing program to address affordable housing needs, including adequate sites for very low, low, and moderate-income households, as well as mobile and manufactured homes.	Development of a Town housing program by June 2005 that addresses affordable housing needs, including adequate sites for very-low, low and moderate-income households, as well as mobile and manufactured homes.	Since the Town of Miami was incorporated in 2000 and the Comprehensive Plan was adopted in 2003, there was no Town Housing Program in place to address affordable housing needs. The Town used Miami-Dade County ordinance as their interim ordinance.	The Town continues to pursue opportunities to provide for workforce housing. The Town will coordinate and comply in accordance with Miami-Dade County's affordable housing ordinance when it is developed. A Town Housing Program has not been completed. A detailed housing study will be developed when 2010 census data becomes available.	This objective is partially achieved and is on-going. It is recommended that the objective be maintained.
3.2: Review and revise current development regulations and policies to promote and encourage private development of affordable housing in Miami Lakes.	Revisions to the Land Development Code (LDC) within one year of plan adoption to encourage and promote affordable housing.	The Town's Comprehensive Plan was adopted in 2003. At the time of the baseline condition the Town was in the process of developing their land development regulations.	The Town offers a variety of housing types within its urban fabric. The Land Development Regulations provide for a variety of housing types and sizes. The LDC was revised within one year after adoption of the comprehensive plan. The Town will continue to promote and encourage private development of affordable and workforce housing in the Town of Miami Lakes.	The objective is being achieved. It is recommended that the objective be maintained.
3.3: Encourage not-for-profit entities to participate in the Town's Housing Program.	Number of requests received by the Town annually from not-for-profit entities to support efforts to	The Town's comprehensive plan was adopted in 2003. At the time of the baseline condition that	~~The Town will continue to support and encourage not-for-profit entities to participate in the Town's Housing Program. The Town~~	The objective is being partially achieved and is on-going. It is

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
	secure funding and program assistance from the County for qualified projects in Miami Lakes.	Town was in the process of developing their land development regulations.	~~will continue to incorporate opportunities where possible.~~ The Town encourages private housing development through affordable housing incentives in the Land Development Code and the programs of the economic development committee, beautification committee, and civic associations. However, no housing has been built by a non-profit entity within the Town.	recommended that the objective be maintained. The Town will continue to support and encourage not-for-profit entities to participate in the Town's Housing Program, once developed.
3.4: Continue to provide opportunities for group homes, housing for the elderly, assisted living and foster care homes in residential zoning districts.	Implementation of measures to increase the number of group homes, elderly housing, assisted living, and foster care homes in residential zoning districts.	The Town's comprehensive plan was adopted in 2003. At the time of the baseline condition that Town was in the process of developing their land development regulations.	There are special provisions in the Land Development Code that encourages development of housing alternatives specially designed for the elderly, including but not limited to adult care living facilities. Group homes, assisted living facilities, and foster care homes are allowed in all residential districts subject to conformance of the Land Development Regulations.	This objective is on-going.
3.5: 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.	Enactment of enhanced architectural and site design regulations for single-family and multi-family units within one year of plan adoption.	Prior to the Town's adoption of its Comprehensive Plan Miami-Dade regulations were used.	The Town is implementing the Land Development Code through its development review process. The Land Development Code contains detailed architectural and site design regulations for residential uses. The Town is currently in the process of developing their industrial and commercial code.	The objective is being achieved. It is recommended that the objective be maintained.

Recommendations

Based on the forgoing assessment, the following revisions to the Housing Element are recommended for the EAR-based amendment cycle. A consistent recommendation for application throughout the goals, objectives, and policies section of each Comprehensive Plan element is to delete the measurable target for each objective. Text which is underlined is recommended to be added and text which is in strikethrough format is recommended to be deleted.

Objective 3.1: TOWN HOUSING PROGRAM

By 2011, using the 2010 census data ~~D~~develop and adopt a Town housing program to address workforce and affordable housing needs, including adequate sites for very low, low, and moderate-income households, as well as mobile and manufactured homes.

~~***Measurement: Development of a Town housing program by June 2005 that addresses affordable housing needs, including adequate sites for very low, low and moderate-income households, as well as mobile and manufactured homes.***~~

Objective 3.2: PRIVATE DEVELOPMENT OF AFFORDABLE HOUSING

Review and revise current development regulations and policies to promote and encourage private development of workforce and 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***~~

Objective 3.3: COORDINATION WITH NOT-FOR-PROFIT~~S~~ HOUSING ORGANIZATIONS

Encourage not-for-profit organizations and private corporation's ~~entities~~ to participate in the Town's Housing Program through rent assistance, financing, building, and information exchange.

~~***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.***~~

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

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

Policy 3.4.3: ~~By October 1, 2004, adopt~~ Continue adopting land development regulations encouraging the development of housing alternatives specially designed for the elderly, including but not limited to adult care living facilities. Sits 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, recreations 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.***~~

III.D – INFRASTRUCTURE ELEMENT

The purpose of the Infrastructure Element is to identify and provide public facilities and services supportive of the future population projections and development patterns envisioned within the Future Land Use Element of the Town's Comprehensive Plan. Within the Infrastructure Element, each of the public facilities and/or resources present within the Town are treated as sub-elements in the document – including potable water, sanitary sewer, stormwater management, solid waste, and natural groundwater aquifer recharge. A full assessment of the objectives for each sub-element contained in the currently adopted Comprehensive Plan is summarized in Table III.D-1. Information presented in this table includes:

- the objectives adopted in the plan element;
- a measurable target established for each objective;
- baseline conditions at the time of plan adoption (December 2003);
- current conditions (2006); and
- comments for achievement of the objective.

The following objectives are included in the Infrastructure Element for the Town of Miami Lakes:

Potable Water Sub-Element

Objective 4A.1 refers to ensuring the availability of potable water service to the Town and the maintenance of adopted levels-of-service (LOS) standard throughout the planning period.

Objective 4A.2 establishes a coordination requirement with 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.

Objective 4A.3 encourages water conservation efforts by all residents and businesses in Miami Lakes to the maximum extent possible.

Sanitary Sewer Sub-Element

Objective 4B.1 refers to ensuring the availability of sanitary sewer service to the Town and the maintenance of adopted levels-of-service (LOS) standard throughout the planning period.

Objective 4B.2 establishes a coordination requirement with 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.

Objective 4B.3 encourages the reuse of treated wastewater for aquifer recharge and development of viable products and services.

Stormwater Management (Drainage) Sub-Element

Objective 4C.1 establishes a coordination requirement with 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 standards over the planning period.

Objective 4C.2 also encourages with all the appropriate water management agencies to accommodate the future growth needs of the Town.

Objective 4C.3 encourages the use of 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.

Objective 4C.4 relates to the implementation of a proactive maintenance program to ensure that all current and future stormwater management facilities operate at designed capacity.

Solid Waste Sub-Element

Objective 4D.1 establishes a coordination requirement 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.

Objective 4D.2 relates to assisting the County's Solid Waste Agency in promoting good recycling habits among the Town's residents and businesses.

Objective 4D.3 relates to assisting 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.

Natural Groundwater Aquifer Recharge Sub-Element

Objective 4E.1 establishes a coordination requirement with the State, Regional and County water management agencies to correct any documented recharge deficiencies identified in Miami Lakes by the Stormwater Master Plan and outside agencies.

Objective 4E.2 relates to assisting the 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.

Table III.D-1
Town of Miami Lakes Evaluation and Appraisal Report
Infrastructure Element

Objective Assessment Matrix

Potable Water Sub-Element				
Objective	**Measurable Target**	**Baseline Condition (2003)**	**Current Condition (2006)**	**Comments**
4A.1: Potable water service to the Town will meet or exceed the adopted levels-of-service (LOS) standard throughout the planning period.	Annual reports from County WASD showing the potable water level-of-service provided to the Town.	The WASD water distribution system is interconnected; therefore, records summarizing specific demand attributable to the Town of Miami Lakes are not available. The DIA Report prepared for the adopted Comprehensive Plan concludes that sufficient WASD capacity exists to maintain established level of service standards (maintain 102% regional treatment capacity and delivery of 200 GPD per capita) based on the then current population projections through 2015.	~~The Miami-Dade County Adopted 2003 Evaluation and Appraisal Report (best available data) concludes that capacity for the WASD water system will continue to exceed adopted level-of-service standards through 2020. (Table 2.5.1-3)~~ Miami-Dade County has obtained a 20-year water permit from SFWMD, which will allow the Miami-Dade WASD to provide adequate water supply for the next 20-years within the service area. The permit is based on the estimated population of the service area within the next 20 years and the financially feasible water projects. The WASD service area includes the Town of Miami Lakes. The Town of Miami Lakes is generally built out with minimum acreage remaining for new residential development and	This objective is being achieved. Communicate anticipated population growth to Miami-Dade WASD for subsequent updates to system-wide potable water demand calculations for the Town.

			limited opportunities for redevelopment. Population projections prepared for the Evaluation and Appraisal Report (EAR) estimate a population of 28,716 through 2020~~15~~.	
4A.2: 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.	Number of development review requests by the Town to Miami-Dade County WASD.	The DIA Report prepared for the adopted Comprehensive Plan references that information for the potable water sub-element was produced in close coordination with WASD and documentation in the then currently adopted Miami-Dade County Comprehensive Development Master Plan.	The Town of Miami Lakes Land Development Code requires formal site plan review for all proposed development over 2 acres in size regardless of land use, proposed development in excess of 50 residential dwelling units or 20,000 square feet of non-residential land use, or when unique conditions on the site require specific expertise to facilitate review. As part of site plan review process, applicants are required to demonstrate fulfillment of concurrency requirements for potable water with a letter of availability from the Miami-Dade County Water and Sewer Department.	Objective is being achieved. It is recommended that the objective be maintained.
4A.3: Actively encourage all residents and businesses in Miami Lakes to conserve potable and non-potable water to the maximum extent possible.	Number of brochures, pamphlets and other media distributed annually by the Town to promote water conservation measures.	The Town of Miami Lakes maintains materials published by the Miami-Dade County Water and Sewer Department at Town Hall for encouraging residents and businesses to conserve potable water.	The Town of Miami Lakes maintains materials published by the Miami-Dade County Water and Sewer Department at Town Hall for encouraging residents and businesses to conserve potable water.	This objective is being achieved. It is recommended that the objective be maintained.

Sanitary Sewer Sub-Element				
Objective	**Measurable Target**	**Baseline Condition (2003)**	**Current Condition (2005)**	**Comments**
4B.1: Sanitary sewer services to the Town will meet or exceed the adopted levels-of-service (LOS) standard throughout the planning period.	Annual reports from County WASD showing the sanitary sewer level-of-service provided to the Town.	The WASD sanitary sewer collection system is interconnected; therefore, records summarizing specific demand for collection attributable to the Town of Miami Lakes are not available. The DIA Report prepared for the adopted Comprehensive Plan concludes that sufficient WASD capacity exists to maintain established level of service standards (maintain 102% regional treatment capacity and treatment of 100 GPD per capita) based on the then current population projections through 2015.	The Miami-Dade County Adopted 2003 Evaluation and Appraisal Report (best available data) demonstrates that LOS for sanitary sewer has been achieved (Table 2.5.1-4). Furthermore, the County's Evaluate and Appraisal Report identifies a list of capital improvements for meeting existing and projected sanitary sewer needs (Table 2.5.1-5). The Town of Miami Lakes is generally built out with minimum acreage remaining for new residential development and limited opportunities for redevelopment. Population projections prepared for the Evaluation and Appraisal Report (EAR) estimate a population of 28,716 through 2020~~15~~.	This objective is being achieved. Communicate population change to Miami-Dade Water and Sewer Department for subsequent updates to system-wide sanitary sewer treatment demand calculations for the Town.

4B.2: 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.	Number of development review requests to assess sanitary sewer impacts by the Town to Miami-Dade County WASD.	The DIA Report prepared for the adopted Comprehensive Plan references that information for the sanitary sewer sub-element was produced in close coordination with WASD and documentation in the then currently adopted Miami-Dade County Comprehensive Development Master Plan.	The Town of Miami Lakes Land Development Code requires formal site plan review for all proposed development over 2 acres in size regardless of land use, proposed development in excess of 50 residential dwelling units or 20,000 square feet of non-residential land use, or when unique conditions on the site require specific expertise to facilitate review. As part of site plan review process, applicants are required to demonstrate fulfillment of concurrency requirements for sanitary sewer service with a letter of availability from the Miami-Dade County Water and Sewer Department.	This objective is being achieved. It is recommended that the objective be maintained.
4B.3: Coordinate with Miami-Dade County WASD to promote the reuse of treated wastewater for aquifer recharge and development of viable products and services.	Linear feet of grey water lines installed in Miami Lakes on an annual basis.	Zero lineal feet of grey water lines were installed within Miami Lakes at the time of adoption for the current Comprehensive Plan.	Zero lineal feet of grey water lines have been installed within Miami Lakes since adoption for the current Comprehensive Plan.	The Town of Miami Lakes relies solely upon Miami-Dade County WASD for sanitary sewer treatment and they do not currently, nor have plans to, provide reuse service in Miami Lakes. Maintain objective as a mechanism for coordination when, or if, reuse service is brought to the Town.

Storm Water Management (Drainage) Sub-Element				
Objective	**Measurable Target**	**Baseline Condition (2003)**	**Current Condition (2005)**	**Comments**
4C.1: Coordinate with the South Florida Water Management District (SFWMD) and Miami-Dade County to ensure that the Town's storm water management system meets or exceeds adopted levels-of-service standards over the planning period.	Allocation of sufficient funds yearly to correct storm water management deficiencies. Number of development review applications processed annually where compliance with storm water LOS standard is required.	The DIA Report prepared for the adopted Comprehensive Plan concludes that the schedule for capital improvements presented in Table 4-4 of the document will correct many of the pre-existing drainage deficiencies in Town on a priority basis; providing for a system-wide drainage LOS through 2015 that meets water quality and water quantity standards maintained for Miami Lakes.	The Town of Miami Lakes coordinates annually with the South Florida Water Management District and Miami-Dade County as a co-permittee on the Miami-Dade County Multiple Separate Storm Sewer System Permit; including annual reports documenting progress on permit-mandated activities. Improvements identified in the current update to the Storm Water Management Master Plan (January 2006) include those projects deemed necessary to maintain minimum level-of-service through the Fiscal Year 2017/18 planning period. These projects are funded, in part, through a Storm Water Utility Fund established by the Town in March 2003.	This objective is being achieved. It is recommended that the objective be maintained.

4C.2: Accommodate the future growth needs of the town through proper planning and effective coordination with the appropriate water management agencies.	Successful and timely implementation of all programmed strormwater projects approved by the Town Council and reported in the approved Storm Water Management Plan.	The DIA Report prepared for the adopted Comprehensive Plan includes projects for addressing drainage concerns (Table 4-4) identified in the preliminary findings of the Storm Water Management Master Plan. Those projects are adopted as part of the Schedule of Capital Improvements included in the Capital Improvements Element (see CIE GOPs). The final master plan document was adopted in January 2003.	Since adoption of the Storm Water Management Master Plan, the Town has implemented the recommended Operations and Maintenance Program and constructed several of the drainage projects included in the Capital Improvements Program utilizing grant funding and revenue from the Storm Water Utility Fund.	This objective is being achieved. It is recommended that the objective be maintained.
4C.3: Use the Storm Water Management 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.	Number of projects reviewed where storm water management techniques reduced run-off and enhanced groundwater recharge.	As a newly incorporated municipality, the Town of Miami Lakes maintained land development controls enforced by Miami-Dade County prior to adoption of the new Comprehensive Plan. The final Storm Water Management Master Plan was adopted 1½ months after the Comprehensive Plan.	Since adoption of the Comprehensive Plan, the Town has adopted amendments to the Land Development Code (LDC) for new flood protection minimum standards that apply to new and substantially improved properties within Town. Subsequent revisions to the LDC have been made for improving the Town's ranking within the Community Rating System related to administration of the National Flood Insurance Program. In many instances, these recent amendments result in level of service standards more stringent than those maintained by Miami-Dade County.	This objective is being achieved. It is recommended that the objective be maintained.

4C.4: Implement a proactive maintenance program to ensure that all current and future storm water management facilities operate at designed capacity.	Number of storm water system inspections conducted on an annual basis.	The DIA Report prepared for the adopted Comprehensive Plan summarizes field evaluations as the third phase of a drainage assessment prepared for the draft Storm Water Management Master Plan. Approximately 200 drainage structures were identified for field inspection.	Approximately 50 drainage structures were revisited during the most recent update to the Storm Water Management Master Plan completed in January 2006.	This objective is being achieved. It is recommended that the objective be maintained.

Solid Waste Sub-Element				
Objective	**Measurable Target**	**Baseline Condition (2003)**	**Current Condition (2005)**	**Comments**
4D.1: 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.	Annual reports from Miami-Dade County showing the solid waste level-of-service provided to the Town.	The DSWM's level-of-service standard is to maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of 5 years. The DIA Report prepared for the adopted Comprehensive Plan concludes that sufficient DSWM capacity exists to maintain the established level of service standard for the 5-year planning period. In addition, projected capacity and demand included in the DIA Report concludes that sufficient capacity remains based on the then current population projections through 2015.	The Miami-Dade County Adopted 2003 Evaluation and Appraisal Report (best available data) reports that Miami-Dade County has sufficient capacity available to meet the adopted level of service standard through 2011. Other studies completed by the DSWM speculate that capacity exists until 2032 contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits. (Table 2.5.2-3) The Town of Miami Lakes is generally built out with minimum acreage remaining for new residential development and limited opportunities for redevelopment. Population projections prepared for the Evaluation and Appraisal Report (EAR) estimate a population of 28,716 through 2020~~15~~.	This objective is being achieved. Communicate population change to Miami-Dade Water and Sewer Department for subsequent updates to system-wide solid waste demand calculations for the Town.

4D.2: Assist the County's Solid Waste Agency in promoting good recycling habits among the Town's residents and businesses.	Number of brochures, pamphlets and other media distributed annually by the Town to promote solid waste recycling.	The Town of Miami Lakes participates in the Miami-Dade County recycling program. In addition, the Town maintains materials published by the Miami-Dade County Department of Solid Waste Management at Town Hall for encouraging residents and businesses to recycle.	The Town of Miami Lakes participates in the Miami-Dade County recycling program. In addition, the Town maintains materials published by the Miami-Dade County Department of Solid Waste Management at Town Hall for encouraging residents and businesses to recycle.	The objective is being achieved. It is recommended that the objective be maintained.
4D.3: 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.	Number of brochures, pamphlets and other media distributed annually by the Town to promote proper handling and disposal of hazardous and toxic materials.	The Town maintains materials published by the Miami-Dade County Department of Solid Waste Management at Town Hall for educating citizens about proper storage, recycling, collection, and disposal of hazardous and toxic wastes.	The Town maintains materials published by the Miami-Dade County Department of Solid Waste Management at Town Hall for educating citizens about proper storage, recycling, collection, and disposal of hazardous and toxic wastes.	The objective is being achieved. It is recommended that the objective be maintained.
Natural Groundwater Aquifer Recharge Sub-Element				
Objective	**Measurable Target**	**Baseline Condition (2003)**	**Current Condition (2005)**	**Comments**
4E.1: In coordination with State, Regional and County water management agencies, correct any documented recharge deficiencies identified in Miami Lakes by the Storm Water Management Master Plan and outside agencies.	Completion of Storm Water Management Plan addressing groundwater recharge deficiencies, if any.	The final Storm Water Management Master Plan was adopted in January 2003.	An update to the Storm Water Management Master Plan was completed in January 2006.	This objective is being achieved. It is recommended that the objective be maintained.

4E.2: 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	Coordination with State and County agencies to provide adequate aquifer capacity to serve new growth and protect vital environmental resources.	The DIA Report prepared for the adopted Comprehensive concludes that no areas within the Town have been identified by the South Florida Water Management District as prime groundwater recharge areas or natural drainage features in Miami Lakes.	Subsequent coordination with state, regional, and county water management agencies and more detailed evaluations during development of the update to the Storm Water Management Master Plan reinforce the conclusion that there are no prime groundwater recharge areas or natural drainage features in Miami Lakes.	This objective is not applicable for the Town of Miami Lakes. Maintain objective to fulfill rules and requirements set forth in Rule 9J-5.011(2)(b)(5).

Recommendations

Based on the forgoing assessment, the following revisions to the Infrastructure Element are recommended for the EAR-based amendment cycle. A consistent recommendation for application throughout the goals, objectives, and policies section of each Comprehensive Plan element is to delete the measurable target for each objective. Text which is underlined is recommended to be added and text which is in strikethrough format is recommended to be deleted.

Potable Water Sub-Element

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

Coordinate with the Town's water service provider, Miami-Dade County Water and Sewer Department (WASD), to provide ~~ensure that~~ potable ~~Potable~~ water service to the Town that will meet or exceed the adopted level~~s~~-of-service (LOS) standard ~~throughout the planning period~~.

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

Objective 4A.2: ~~EFFICIENTLY USE~~ EXISTING FACILITIES AND EFFICIENT EXPANSION ~~PROVIDE FOR GROWTH~~

Coordinate with the Miami-Dade Water and Sewer Department (WASD) to provide ~~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~~ projected in the Future Land Use Element.

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

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.***~~

Sanitary Sewer Sub-Element

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

Coordinate with Town's wastewater service provider, Miami-Dade County Water and Sewer Department, to provide sanitary ~~Sanitary~~ sewer service~~s~~ to the Town will meet or exceed the adopted level~~s~~-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.***~~

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

Coordinate with the Miami-Dade Water and Sewer Department (WASD) to provide ~~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.***~~

Objective 4B.3: ~~RECYCLE~~ TREATED WASTEWATER RE-USE ~~FOR GROUNDWATER RECHARGE AND USEFUL PRODUCTS~~

Coordinate with the Miami-Dade County Water and Sewer Department (WASD) to promote ~~the~~ reuse of treated wastewater and other by-products for public open space and golf course irrigation, fertilization, and ~~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.***~~

Storm Water Management (Drainage) Sub-Element

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

Coordinate with the Federal Emergency Management Agency (FEMA), South Florida Water Management District (SFWMD), and Miami-Dade County Department of Environmental Resource Management (DERM) to identify improvements to ~~ensure that~~ the Town's storm water ~~stormwater~~ management system that will collectively meet~~s~~ or exceed~~s~~ adopted level~~s~~-of-service 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.***~~

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

Accommodate the future growth needs of the ~~town~~ 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.***~~

Objective 4C.3: ~~RECHARGE~~ GROUNDWATER AND ~~PROTECT~~ WATER QUALITY

Use the Storm Water Management ~~Stormwater~~ Master Plan process and prudent Land Development Regulations to target ~~ensure that~~ private development and public infrastructure projects that 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.***~~

Objective 4C.4: STORM WATER ~~STORMWATER~~ SYSTEM MAINTENANCE

Implement a proactive operation and maintenance program for ~~to ensure that all~~ current and future storm water ~~stormwater~~ management facilities to maintain the integrity of the system at its ~~operate at~~ designed capacity.

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

Solid Waste Sub-Element

Objective 4D.1: ~~MEET~~ EXISTING AND FUTURE SOLID WASTE NEEDS

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

Objective 4D.2: RECYCLING

Assist the Miami-Dade County Department of Solid Waste Management (DSWM) ~~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 proper handling and disposal of hazardous and toxic materials.***~~

Objective 4D.3: HAZARDOUS AND TOXIC MATERIALS

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

Natural Groundwater Aquifer Recharge Sub-Element

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

In coordination with state ~~State~~, regional ~~Regional~~, and county ~~County~~ water management agencies, address ~~correct any~~ documented recharge deficiencies identified within the Town of Miami Lakes by the most current Storm Water ~~Stormwater~~ Management Master Plan and outside agencies.

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

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

Assist state ~~State~~, regional ~~Regional~~, and county ~~County~~ efforts, where appropriate, in protecting ~~the protection of~~ the functions of natural groundwater recharge areas and natural drainage features in the Town of Miami Lakes.

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

III.E – RECREATION AND OPEN SPACE ELEMENT

The purpose of the Recreation and Open Space Element is to ensure that adequate parks, recreational facilities and open spaces are available to serve the needs of the residents. The state growth management rules require local governments to prepare a Recreation and Open Space Element to identify, develop, and protect a comprehensive system of public and private recreational facilities, active and passive parks, natural reservations, and other related facilities. The Recreation and Open Space Element contains goals, objectives, and policies related to the preservation and acquisition of parks and open spaces. A full assessment of the objectives for the Recreation and Open Space Element contained in the Comprehensive Plan is summarized in Table III.E-1. Information presented in this table includes:

- the objectives adopted in the plan element;
- a measurable target established for each objective;
- baseline conditions at the time of plan adoption (December 2003);
- current conditions (2006); and
- comments for achievement of the objective.

The following objectives are included in the Recreation and Open Space Element for the Town of Miami Lakes:

Objective 5.1 refers to the annual review provisions of the Town's parks and recreation facilities to identify the need for improvements, repairs and maintenance. It requires that the analysis be based on data, standards, and policies contained in the Comprehensive Plan.

Objective 5.2 establishes the intention of the Town to provide park accessibility to users of all modes of transportation, including automobiles, bicyclists, pedestrians and transit riders.

Objective 5.3 establishes a coordination requirement for the Town's with the various public and private entities during its annual review of recreation site and facility needs.

Objective 5.4 refers to the commitment of the Town in acquiring park lands that will be required to maintain the future parks and recreation level of service (LOS) standards. The land acquisitions are required to be strategically located in order to maximize accessibility to residents served.

Table III.E-1
Town of Miami Lakes Evaluation and Appraisal Report
Recreation & Open Space Element

Objective Assessment Matrix

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
5.1: 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.	1) Annual inventory of parkland resources and population estimates. 2) Type of amenities added to the Town's recreational network annually.	Miami Lakes was incorporated in 2000 and the Comprehensive Plan was adopted in 2003. Prior to 2003, the Town used the Miami-Dade County ordinance as their interim ordinance. The County was responsible for the annual maintenance of parks and other recreational facilities. The Town had adequate parks and open spaces that met the demand of the population at the time of the baseline condition.	The Town continues to acquire, preserve and develop parkland through fund allocations in the Capital Budget annually. ~~The Town also continues to maintain its adopted LOS standards for parks and open spaces.~~ The Town has been proactive in developing parks and recreation spaces through acquisition and developer dedications. Since 2005, approximately 3.8 acres of parks have been acquired and one more acre is projected to be acquired in 2008. According to Table II.A-2, the projected 2010 parkland has a surplus of 1.21 acres. Since 2003, the adopted LOS has been maintained every year and will be maintained through 2010, which covers the current period. Park acquisition and development projects will be added to the Capital Improvements Plan to maintain the park LOS in future years. The Town is currently developing the 17.15-acre Royal Oaks Park with the construction of a community center, a gym and other parking and water related upgrades. The Town has also begun redeveloping Miami Lakes Park by updating its aquatic features to help meet the LOS standards.	The objective ~~has~~ is beieng achieved and is on-going.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
5.2: Upon plan adoption, all public recreational facilities shall be made accessible to automobiles, bicycles, and pedestrians.	1) Availability of parking spaces (including handicap) and bike racks at existing and future parks. 2) Transportation system upgrades contained in the five-year CIE and CIP.	The Town's Parks and Recreation Department works with the County, the MPO, private developers and community organizations to enhance the bicycle and pedestrian access to all recreation facilities.	The Town's Parks and Recreation Department is proactively working with the County, the MPO, private developers and community organizations to enhance the bicycle and pedestrian access to all recreation facilities. Specific sidewalk improvements are included every year in the Capital Improvements Plan to complete the sidewalk network throughout the Town. The Town is also currently implementing the recommendations of the Transportation Master Plan which include enhancing access to parks.	Objective ~~ha~~is be~~i~~ing achieved and is ongoing.
5.3: 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.	1) 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. 2) Number of times Town staff assist others in the development of grant applications annually.	At the time of plan adoption, all parks and recreational facilities were under the jurisdiction of and were maintained by Miami-Dade County.	The Town continues to coordinate their planning efforts with other agencies including, the Miami-Dade County School Board, major civic groups, and the private sector in order to promote recreational opportunities, including environmental activities, in a cost-effective manner. Currently athletic facilities at the Barbara Goldman High School and Bob Graham Middle School are being used jointly by the Town and the School Board for community events. The Town implemented a roundabout outside the Barbara Goldman High School which significantly improved congestion and traffic flow around campus. The Town recently conducted a "School Bus Hazard Walking Study" to help identify and improve the pedestrian circulation outside Town schools.	Objective has been achieved and is on-going.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
5.4: 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.	Number of sites (and acreage) acquired outright or shared that add to or enhance the Town's Park, Recreation and Open Space network.	The Town proactively works with developers to provide pocket parks in all major residential developments and with the County on the provision of larger community parks. The Town was exceeding the adopted LOS for parks and open spaces in 2003.	The Town is currently meeting its adopted LOS of five-acres per 1,000 residents. There is a potential for the Town to acquire land located at the northeast portion of the intersection of Palmetto Expressway and Interstate 75, which is currently owned by FDOT. The Town has been acquiring parks through dedications from developers as and when opportunities arise. The Town has also explored acquiring park sites through negotiations with developers, and continues to pursue those opportunities.	The objective has been achieved and is on-going. The Town needs to continue to acquire additional land to meet its projected future demand for 2010, 2015 and 2020~~15~~.

Recommendations

Based on the forgoing assessment, the following revisions to the Recreation and Open Space Element are recommended for the EAR-based amendment cycle. A consistent recommendation for application throughout the goals, objectives, and policies section of each Comprehensive Plan element is to delete the measurable target for each objective. Text which is underlined is recommended to be added and text which is in strikethrough format is recommended to be deleted.

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 parks, open spaces, and 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.***~~ (Recommended measure is to include: Achievement of adopted LOS standard by 2010.)

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

Policy 5.1.9: The Town of Miami Lakes shall maintain the adopted LOS standard for local recreation and open space by correcting existing deficiencies and addressing future needs, and acquisition of area wide parkland suitable for compatible outdoor recreation while preserving natural, historical, and cultural resources.

Policy 5.1.10: The Town of Miami Lakes shall renovate, restore, and upgrade existing recreation open spaces and facilities in compliance with regulations at each level of government, as financially feasible.

Objective 5.2: PARK ACCESSIBILTY

~~Upon plan adoption~~ To the maximum extent financially feasible, all public recreational facilities shall be made accessible to automobiles, bicycles, and pedestrians, including the elderly.

~~***Measurement: Availability of parking spaces (including handicap) and bike racks at existing and future parks.***~~ (Availability of pedestrian and bike access at public parks is a better measure than the number of parking spaces.)

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

Policy 5.2.6: To the maximum extent financially feasible, the Town of Miami Lakes shall develop and implement a bikeway plan that connects all the parks and recreation areas throughout the Town.

Objective 5.3: PARK COORDINATION WITH OTHER AGENCIES

During its annual review of recreation site and facility needs (See Objective ~~6.1~~ 5.1), the Town shall coordinate planning for recreation improvements as well as monitor for compliance with each level of government, including the Miami-Dade County School Board, major civic groups, including the Americans with Disabilities Association, 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.***~~

Policy 5.3.8: Maintain and improve communications between park providers and visitors to understand and program for the expressed needs and desires of the residents set the direction in the further development and operation of the park system.

Objective 5.4: PARK LAND ACQUISITION

To the maximum extent financially feasible, a~~A~~cquire 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.

~~***Measurement: Number of sites (and acreage) acquired outright or shared that add to or enhance the Town's Park, Recreation and Open Space network.***~~

III.F – CONSERVATION ELEMENT

The purpose of the Conservation Element is to promote the conservation, use and protection of natural resources. It establishes the commitment of the Town to conserve, protect and appropriately manage its natural resources to ensure good environmental quality. The Conservation Element contains goals, objectives, and policies related to the protection of air quality, potable water, surface water, wetlands, mineral and wildlife resources. A full assessment of the objectives for the Conservation Element contained in the Comprehensive Plan is summarized in Table III.F-1. Information presented in this table includes:

- the objectives adopted in the plan element;
- a measurable target established for each objective;
- baseline conditions at the time of plan adoption (December 2003);
- current conditions (2006); and
- comments for achievement of the objective.

The following objectives are included in the Conservation Element for the Town of Miami Lakes:

Objective 6.1 relates to sustaining the Town's ambient air quality from potential degradation in conformance to all applicable local, state and federal air quality standards.

Objective 6.2 directs the Town to conserve potable water to better meet present and projected needs of all consumers.

Objective 6.3 provides for the maintenance and improvement of water quality of the community's water body based on current Florida Department of Environmental Protection (FDEP), and South Florida Water Management District (SFWMD) rules and regulations.

Objective 6.4 refers to the protection of the Town's groundwater aquifer recharge and natural drainage features.

Objective 6.5 relates to protecting the natural functions of the 100-year floodplain in order to maintain and enhance where possible its flood protection and storage capacity.

Objective 6.6 relates to conservation and protection of the remaining natural systems within the Town in order to protect their value.

Objective 6.7 refers to ensuring identified wetlands under regional, state or federal jurisdiction are protected from unlawful, intrusive actions that could result in environmental damage or degradation.

Objective 6.8 requires the Town to continue ensuring that wildlife and plant species listed as endangered, threatened, or of special concern are protected and enhanced where possible.

Objective 6.9 relates to the conservation and protection of minerals and soils.

Objective 6.10 relates to ensuring that hazardous materials are properly disposed of and recycling is encouraged.

Objective 6.11 ensures that future land development activities incorporate appropriate measures to prevent damage to archaeologically and historically significant resources in Miami Lakes.

Objective 6.12 directs the Town to 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.

Table III.F-1
Town of Miami Lakes Evaluation and Appraisal Report
Conservation Element

Objective Assessment Matrix

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
6.1: Sustain the Town's high ambient air quality from potential degradation by meeting or exceeding state and federal air quality standards.	1) Continue meeting air quality standards. 2) Review test results from county, regional and state agencies to ensure air quality in Miami Lakes meets or exceeds Federal standards.	According to the 2003 Town of Miami Lakes' Comprehensive Plan DIA report the Florida Department of Environmental Protection has rated the air quality in Miami Lakes as good.	There are two air quality monitoring sites near Miami Lakes – Palm Springs Fire Station and Pennsuco Station. According to the Miami Dade County Department of Environmental Resource Management's 2006 Air Quality Index, air quality at all sites within the County were under the thresholds of National Ambient Air Quality Standards (NAAQS).~~T~~The Town continues to report good air quality and continues to meet federal air quality standards. ~~According to the Miami-Dade County EAR there were no exceedances of the National Ambient Air Quality Standards (NAAQS) in or around the Town of Miami Lakes.~~	The Objective is being achieved and is recommended to be maintained.
6.2: Conserve potable water in order to better meet present and projected needs of all consumers, commensurate with reasonable demand.	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 non-potable sources of irrigation water are available.	With the 2000 US Census population of 22,676, the average daily demand on potable water for the Town was 4.54 MGD. The Town of Miami Lakes maintains materials published by the Miami-Dade County Water	With the 2005 BEBR estimated population of 24,741, the Town's average daily demand on potable water has increased to approximately 4.95 MGD. There is a slight improvement in the average daily per capita consumption from 200.21 gallons per day in 2000 to 200.07 gallons per day.	The Objective ~~i~~has be~~e~~in~~g~~ partially achieved and on-going and is recommended to be maintained. Other water conservation and alternative water supply projects will be identified in the Town's 10-year Water Supply Plan that

Objective		Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
			and Sewer Department at Town Hall for encouraging residents and businesses to conserve potable water.	The Town has undertaken several measures to promote water conservation including extensive xeriscaping projects along all Town roads and using reclaimed water for watering of parks and other irrigation purposes. The Town waives building permit fee for green construction and plumbing permit fee for incorporating appliances that reduce water consumption.~~The LDC includes regulations related to identifying potable water demands/ concurrency for new development.~~ The Town of Miami Lakes maintains materials published by the Miami-Dade County Water and Sewer Department at Town Hall for encouraging residents and businesses to conserve potable water.	is scheduled to be adopted in August 2008.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
6.3: Maintain and improve the water quality of the community's water bodies based on current Florida Department Environmental Protection (FDEP), and South Florida Water Management District (SFWMD) rules and regulations.	1) Annual monitoring of regular water quality testing results in Miami Lakes by FDEP and Health Department. 2) Number of water pollution events reported in Miami-Dade County, DERM and Health Department annually for investigation.	DERM had 2 surface water quality monitoring stations along the Biscayne Canal and no exceedances in surface water quality were observed.	There is only one water quality monitoring station (BS 10) within the Town of Miami Lakes. The results from the 2007 water quality monitoring tests conducted by the Miami Dade County Department of Environmental Resource Management indicate no exceedances in surface water quality standards. The County's overall water quality is indicated to be of good condition. The LDC requires new developments to address water quality and the measures taken to minimize adverse impacts of potential pollution sources. The LDC also contains development and use regulations for the community's water bodies. The Town of Miami Lakes has recently contracted with a company to maintain the water bodies in the Town on an annual basis.	The Objective is being achieved and is recommended to be maintained.
6.4: Protect the groundwater aquifer recharge and natural drainage features within the Town.	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.	There are approximately 29 potential sources of contamination from underground storage tanks within the Town of Miami Lakes. In addition, three hazardous waste remediation sites and two active petroleum cleanup systems exist within the Town.	The LDC requires a stormwater management plan for new construction to accommodate stormwater run-off without adversely impacting natural systems and adopted levels of service (LOS).	The Objective is being achieved and is recommended to be maintained.
6.5: Protect the natural functions of the 100-year	By December 2004, the Land Development Code for the	The Miami-Dade County ordinance was applied to ensure	The Land Development Code contains stormwater and flood protection policies	The Objective is being achieved and is recommended to be

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
floodplain in order to maintain and enhance where possible its flood protection and storage capacity.	Town shall include appropriate stormwater management and flood protection policies.	that appropriate stormwater management and flood protection policies were implemented.	in accordance with the Federal Insurance Administration policies. The Town ensures implementation of the policies through the development review process.	maintained. .
6.6: Conserve and protect the remaining natural systems of Miami Lakes, in recognition of the inherent values of these areas left in their natural state.	1) 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.	Prior to the Town's incorporation in 2000 and the adoption of their Comprehensive Plan in 2003 Miami-Dade County kept record of all plant and animal studies.	The LDC contains design criteria related to environmental performance standards. The Town adheres to all policies and regulations of DERM. The Town submits all applications to DERM to review for consistency with County and State regulations.	The Objective is being achieved and is recommended to be maintained.
6.7: Ensure identified wetlands under regional, state or federal jurisdiction are protected from unlawful, intrusive actions that could result in environmental damage or degradation.	Protect wetlands within Miami Lakes by continuing to designate those areas as "Conservation" on the Future Land Use Map.	No typical wetlands exist within the Town but there are lakes that possess wetland attributes such as littoral zones. The Town of Miami Lakes prior to the adoption of its comprehensive plan adhered to standards of Miami-Dade County.	There are no existing wetlands within the Town. The lakes are protected and their water quality is maintained through appropriate protection measures. The LDC contains design criteria related to environmental performance standards. The Town of Miami Lakes submits all development applications to Miami-Dade County to ensure compliance with wetland regulations. The South Florida Water Management District (SFWMD)-, Miami-Dade Environmentally Endangered Lands Program and Comprehensive Everglades Restoration Program (CERP) actively acquire environmentally sensitive lands and wetlands as and when possible.	The Objective is being achieved and is recommended to be maintained. Since there are no typical wetlands within the Town the objective will be modified to remove reference to wetlands and the designation of wetlands as conservation areas.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
6.8: 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.	1) 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. 2) Number of site plans reviewed annually consistent with wildlife and plant code requirements.	Prior to the Town of Miami Lakes adoption of their Comprehensive Plan in 2003 the Town relied on Miami-Dade County to administer plant and animal studies.	The LDC contains design criteria related to environmental performance standards.	The Objective is being achieved and is recommended to be maintained.
6.9: Conserve and protect minerals and soils in Miami Lakes.	Review of impacts on soils and minerals through the development review process.	The Town is classified by Miami-Dade County as an "Area of Present, Past or Potential Mineral Extraction". No active mining operations exist within the Town, nor are there known sources of commercially valuable minerals. Soil erosion is not a perceptible problem.	Same as baseline condition. The LDC contains provisions for the adequate control of erosion and sedimentation. The LDC contains design criteria related to environmental performance standards. All applications related to soil erosion and sedimentation is sent to Miami-Dade County for compliance.	The Objective is being achieved and is recommended to be maintained.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
6.10: Help ensure that hazardous materials are properly disposed of and recycling is encouraged.	Measures adopted for management of hazardous materials.	There were three hazardous waste remediation sites and two active petroleum cleanup systems within the Town. Miami-Dade County took care of hazardous waste remediation sites prior to the Town of Miami Lakes incorporation in 2000 and Comprehensive Plan adoption in 2003.	The Town of Miami Lakes works with Department of Environmental Resources Management (DERM) for clean-up of hazardous waste sites. The Town also produces National Pollutant Discharge Elimination System (NPDES) reports annually. The Town continuously patrols to ensure code compliance and report spillages. The Town does periodic inspections of businesses to ensure adherence to standards. Furthermore, the LDC contains regulations related to prohibiting conditional uses that generate hazardous waste or materials and requiring the identification of hazardous waste and means of disposal.	The Objective is being achieved and is recommended to be maintained.
6.11: 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.	Measures taken to preserve archaeologically and historically significant resources.	The Town ensured the protection of archaeologically and historically significant resources through its development review process in accordance to the Miami-Dade County ordinance.	The Town's LDC contains requirements for new developments to include a review of the project's impact on archaeological and historic resources. The LDC contains design criteria related to environmental performance standards.	The Objective is being achieved and is recommended to be maintained.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
6.12: 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.	1) Number of grant applications applied annually. 2) Town participation / interaction with governmental and other not-for-profit organizations to improve and preserve the environmental statutes of area.	Continued coordination and participation with other local, state and regional agencies involved in the improvement and preservation of Town ecosystems.	~~Miami-Dade County continues to acquire and preserve environmentally sensitive lands and natural preserves.~~ The Town continues to acquire areas for passive open spaces through donations from Miami-Dade County and developers and through land grants from FDOT. However, the Town has not applied for any grants for preservation. The Town continues to preserve its natural areas, parks and lakes through acceptable environmental performance standards. There are no lands within the Town that are currently undeveloped that qualify as nature preserves or passive open spaces.	The Objective is being achieved and is recommended to be maintained. Since there are no lands available within the Town that will qualify as nature preserves or passive open spaces the objective will be modified to remove reference to acquisition. Additionally the measurable target for the number of grant applications will also be removed.

Recommendations

Based on the forgoing assessment, the following revisions to the Conservation Element are recommended for the EAR-based amendment cycle. A consistent recommendation for application throughout the goals, objectives, and policies section of each Comprehensive Plan element is to delete the measurable target for each objective. Text which is underlined is recommended to be added and text which is in strikethrough format is recommended to be deleted.

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.***~~ (Number of exceedances of the National Ambient Air Quality Standards (NAAQS) is a better measure of this objective).

Policy 6.1.3: The Town shall encourage and promote programs to enhance air quality and improve radon protection.

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 through the inclusion of potable water consumption standards within the land development regulations.

~~***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 non-potable sources of irrigation water are available***~~.

Policy 6.2.7: The Town of Miami Lakes shall continue to encourage the use of stormwater retention areas as sources of water for irrigation.

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), and South Florida Water Management District (SFWMD) 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 in Miami-Dade County, DERM and Health Department annually for investigation.***~~

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 6.4.2: The Town of Miami Lakes shall continue to coordinate with appropriate regulatory agencies to share data on the quality of existing and future public groundwater supply resources.

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 6.5.4 The Town of Miami Lakes shall continue to enforce floodplain requirements and coordinate with SFWMD during the development review process for development in the 100-year floodplain.

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 6.6.5: The Town of Miami Lakes shall continue to protect natural resources by requiring that all development activities be conducted in accordance with resource protection standards.

Objective 6.7: WETLAND PROTECTION

Ensure identified wetlands under regional, state or federal jurisdiction, including but not limited to Army Corps of Engineers, Florida Department of

Environmental Protection, and SFWMD, are protected from unlawful, intrusive actions that could result in environmental damage or degradation.

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.***~~

Policy 6.8.2: ~~By December 2004, amend the~~ Continue to adopt regulations and policies within the Land Development Code to protect wildlife and vegetative habitats that are endangered, threatened, rare, or of special concern. The Town shall further protect these habitats by promoting public acquisition and the dedication of conservation easements or reservations.

Objective 6.9: MINERALS AND SOILS

Conserve and protect minerals and soils in Miami Lakes.

Objective 6.10: HAZARDOUS MATERIALS & RECYCLING

~~Help~~ ~~e~~Ensure that hazardous materials are properly disposed of and recycling is encouraged.

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

Policy 6.10.3: Develop and disseminate educational brochures to inform citizens of effective methods for storing and disposing of household and commercial hazardous material in accordance with the requirements of Miami-Dade Department of Solid Waste Management.

Objective 6.11: ARCHAEOLOGICAL AND HISTORIC RESOURCES

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

Objective 6.12: CONSERVATION EXPANSION

The Town will preserve existing ~~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 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.~~ The Town shall provide support in the form of information, coordination, assistance in obtaining grants, and other support activities to organizations and agencies that acquire and protect natural areas and open space for conservation, open space, and educational purposes.

III.G – INTERGOVERNMENTAL COORDINATION ELEMENT

The purpose of the Intergovernmental Coordination Element is to identify and resolve incompatible goals, objectives, policies and to determine and respond to the needs for coordination between adjacent local, regional and State agencies pursuant to the requirements of The Local Government Comprehensive Planning Act of 1985 and Florida Administrative Code Rule 9J-5.015. The Intergovernmental Coordination Goal for the Town of Miami Lakes is 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. A full assessment of the objectives for the Intergovernmental Coordination Element contained in the Comprehensive Plan is summarized in Table III.G-1. Information presented in this table includes:

- the objectives adopted in the plan element;
- a measurable target established for each objective;
- baseline conditions at the time of plan adoption (December 2003);
- current conditions (2006); and
  - comments for achievement of the objective.

The following objectives are included in the Intergovernmental Coordination Element for the Town of Miami Lakes:

Objective 7.1 refers to the continuing and improving the coordination of activities (land use, utilities, financial affairs, and environmental issues) between the Town of Miami Lakes and governmental agencies, including the Miami-Dade County School Board.

Objective 7.2 ensures that the impacts of plans and programs proposed by the Town of Miami Lakes the Town are communicated and coordinated with adjacent communities, Miami-Dade County, the region and the State.

Table III.G-1
Town of Miami Lakes Evaluation and Appraisal Report
Intergovernmental Coordination Element

Objective Assessment Matrix

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
7.1: Continue and improve coordination activities with governmental agencies including the Miami-Dade County School Board, processing planning and regulatory authority, which affects Town land use, utilities, financial affairs, environmental issues and other applicable areas.	Establishment of a formal monitoring function within Town government for intergovernmental coordination within Town government for intergovernmental coordination.	The Town was incorporated in 2000 and the first Comprehensive Plan was adopted in 2003. All services and utilities (police, water, sewer, solid waste, etc.) were provided by Miami-Dade County (MDC). As a result to the annexation, the Town created an inventory of intergovernmental coordination processes and mechanisms. The Town Manager was designated as a liaison to disseminate information to governmental agencies.	The Town continues on-going coordination with MDC and FDOT for water, sewer, solid waste, schools, police, fire, etc. The Town continues to foster the relationships and subjects of mutual interest with the identified governmental entities. Town Manger continues role of liaison to distribute information related to growth management and preparation and review of annual level-of-service reports. There is a consistent dialogue and coordination regarding Interlocal Agreements with the Miami-Dade County School Board.	The objective has been achieved and the coordination and participation with area agencies is ongoing. It is recommended that the objective and policies be maintained.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
7.2: 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.	Maintenance of regular communication channels with affected governmental agencies, communities and private landowners.	The Town adopted several interlocal, intergovernmental, and joint resolutions with the Miami-Dade County Police Department, Miami-Dade County, and the Miami-Dade School Board. The Town had identified potential coordination improvements related to recreational resources, affordable housing, transportation, and hurricane evacuation and disaster preparedness.	The Town continues to participate in cooperative planning programs including transportation, housing and disaster planning, as necessary. Coordination activities have been limited to future land use amendment applications, school concurrency, transportation concurrency and representation with the MPO Planning Committees. The Town continues to coordinate activities related to the interlocal, intergovernmental and joint resolutions, as applicable.	The objective has been partially achieved and the coordination and participation with area agencies is ongoing. It is recommended that the objective be maintained.

Recommendations

Based on the forgoing assessment, the following revisions to the Intergovernmental Coordination Element are recommended for the EAR-based amendment cycle. A consistent recommendation for application throughout the goals, objectives, and policies section of each Comprehensive Plan element is to delete the measurable target for each objective. Text which is underlined is recommended to be added and text which is in strikethrough format is recommended to be deleted.

Objective 7.1: CONTINUE AND IMPROVE COORDINATION ACTIVITIES

Continue and improve coordination activities with all relevant governmental agencies including the Miami-Dade County, Miami-Dade MPO, South Florida Regional Planning Council, and 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 within Town government for intergovernmental coordination.***~~

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 Manger 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.~~ to enforce maintenance responsibilities for public facilities to meet adopted level-of-service standards.

Policy 7.1.10: Continue staff coordination with Miami-Dade County School Board on methodologies for population projections and updates of current and projected school capacity and enrollment.

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.~~

Objective 7.2: The Town shall fully communicate plans and programs proposed in the Comprehensive Plan with adjacent communities, Miami-Dade County, Miami-Dade County MPO, the region and the state.

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

III.H – CAPITAL IMPROVEMENTS ELEMENT

The purpose of the Capital Improvements Element (CIE) is to guide the funding, schedule, and construction of improvements identified in other plan elements of the Comprehensive Plan to ensure necessary infrastructure is in place consistent with demand to maintain adopted level of service (LOS) standards established for the Town of Miami Lakes. Only public facilities and services for which the local jurisdiction has fiscal responsibility are included in this plan element. The CIE also evaluates the fiscal capability of the Town to finance and construct these necessary improvements and includes a description of the fundamental tools required to ensure that an adequate concurrency management system is implemented for the local jurisdiction consistent with Florida Statutes. A full assessment of the objectives for this plan element contained in the Comprehensive Plan is summarized in Table III.H-1. Information presented in this table includes:

- the objectives adopted in the plan element;
- the measurable target established for each objective;
- baseline conditions at the time of plan adoption (December 2003);
- current conditions (2006); and
- comments for achievement of the objective and recommendations to change/modify the objective or the policies under each objective.

The following objectives are included in the CIE for the Town of Miami Lakes:

Objective 8.1 relates to the provision of capital improvements to be used for the replacement of old and worn out public facilities necessary to accommodate future growth within the Town such that public facilities are operating at or above the adopted level-of-service standards established by the Town and/or Miami-Dade County. The 5-year Schedule of Capital Improvements is reviewed annually to ensure that funding is available for the upgrade and upkeep of public facilities. Coordination among local, county, and regional agencies is recommended during the 5-Year SCI reviews.

Objective 8.2 requires the identification of revenue sources to ensure that funds are available for public facility improvements resulting from redevelopment, approved development orders, and planned future growth. The Town is actively pursuing revenue sources outside of those identified in the Comprehensive Plan, and continues to work with local, county, regional, and state agencies.

Objective 8.3 relates to basing decisions for development orders and permits partly on whether or not development meets the adopted LOS standards, and ensures that development pays for the impacts on the public facilities to maintain or exceed those LOS standards. Incorporation of the Town's recently adopted Concurrency Management Ordinance requires that public facilities are available concurrent with development and prohibits the issuance of development orders if there is a degradation of the adopted LOS standards.

Objective 8.4 refers to management of the Town's revenues to ensure that the projects identified in the 5-Year SCI are properly funded, and that the Town does not incur debt greater than 110 percent of its expenditure/revenue ratio. This is an on-going process that shall be monitored and maintained by the Town on a timely basis.

Table III.H-1
Town of Miami Lakes Evaluation and Appraisal Report
Capital Improvements Element

Objective Assessment Matrix

Objective	Measurable Target	Baseline Condition (2003)	Current Condition (2006)	Comments
8.1: 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.	Implementation of the 5-Year Schedule of Capital Improvements (SCI) 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.	The Comprehensive Plan establishes LOS standards, as well as summarizes the 5-Year SCI addressing existing deficiencies and future needs for the following: 1. Transportation – According to the DIA Report prepared for the adopted Comprehensive Plan, all roadways with the exception of four are operating at or above their adopted level of service during the p.m. peak hour. The Town lists an estimated $4,402,000 (originating from gas taxes, general fund, and/or transportation sales taxes) for projects to be completed by 2007 for pavement improvements, signage and markings, and sidewalk repair and replacement. 2. Recreation and Open Space – According to the DIA Report, the Town has an existing LOS of 5 acres per 1,000 people, but will have a deficit of 13.78 acres in 2010. The Town lists an estimated $6,306,300 for projects to be completed by 2005 and $7,119,530	1. The Town's 5-Year SCI is an on-going process that is updated each year. According to the Town's Concurrency Management Report (January 200~~6~~7), all roadways, with the exception of ~~four~~two roadway segments, are operating at their adopted level of service during the p.m. peak hour. 2. ~~Through the 5-Year SCI, the Town has acquired 5 Tot Lots and Mini Parks and is actively pursuing other land acquisitions to meet and exceed the LOS standard.~~ The Town is currently meeting its recreation LOS standard and is projected to exceed it s LOS through	This objective is being achieved and will remain an on-going effort. The Town should actively coordinate with the South Florida Water Management District, Miami-Dade County, Miami-Dade County Water and Sewer Department, and Miami-Dade County Department of Solid Waste Management during annual reviews of the 5-Year SCI.

Objective	Measurable Target	Baseline Condition (2003)	Current Condition (2006)	Comments
		for Miami Lakes Park to be completed by 2008. The funding originates from county impact fees, developer contributions, and general fund.	2010. There is a projected deficit of 8.73 acres in 2015.	
		3. Drainage – According to the DIA Report, 16 drainage sub-basins were identified as deficient. These sub-basins were identified in the 5-Year CIP for detailed analysis. The 5-Year SCI lists an estimated $6,790,000 to address drainage site specific projects and annual operation and maintenance for 2004 through 2007 with funding from stormwater utility fees.	3. The Town of Miami Lakes coordinates annually with the SFWMD and Miami-Dade County as a co-permittee on the Miami-Dade County Multiple Separate Storm Sewer System Permit; including annual reports documenting progress on permit-mandated activities. Improvements identified in the current update to the Storm Water Management Master Plan (January 2006) include projects deemed necessary to maintain minimum level-of-service through the FY 2017-18 planning period.	
		4. Potable Water –The Town's potable water is supplied by Miami-Dade County WASD, which had sufficient capacity to maintain established LOS standards based on the then current population projections through 2015. No potable water improvements or projects are programmed or planned by the Town.	4. The Miami-Dade County ~~'s 2003 EAR concludes that capacity for the WASD water system will continue to~~is currently exceeding adopted LOS~~level-of-service~~ standards~~ through 2020. (Table 2.5.1-3)~~. Miami-Dade County has obtained a 20-year consumptive use water permit from the SFWMD, providing for 418.5 million gallons per day (MGD) till 2027. This permit will provide adequate water supply for the 20-year planning period for the Miami-Dade County water service area. The Town will continue to coordinate with Miami-Dade County	

Objective	Measurable Target	Baseline Condition (2003)	Current Condition (2006)	Comments
			WASD for its water needs.	
		5. Sanitary Sewer – The Town's sanitary sewer system is owned and maintained by Miami-Dade County WASD, which exceeds the established 102% LOS requirement, and is expected to exceed this requirement through 2015. No sanitary sewer improvements or projects are programmed or planned by the Town.	5. The Miami-Dade County's 2003 EAR demonstrates that LOS for sanitary sewer has been achieved (Table 2.5.1-4). Furthermore, the County's EAR identifies a list of capital improvements for meeting existing and projected sanitary sewer needs (Table 2.5.1-5).	
		6. Solid Waste - According to the DIA Report, the Town's solid waste is collected and disposed of by Miami-Dade County DSWM, which has sufficient capacity to maintain the established LOS standard countywide through 2015. Because the solid waste system is owned and operated by the County, no solid waste improvements or projects are programmed or planned by the Town.	6. The Miami-Dade County 's 2003 EAR reports that Miami-Dade County has sufficient capacity available to meet the adopted level of service standard through 2011. Other studies completed by the DSWM speculate that capacity exists until 2032 contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits. (Table 2.5.2-3). The Town will continue to coordinate with Miami-Dade County DSWM for its solid waste needs.	
8.2: Identify, manage, and enhance, where possible, capital revenues available to the Town to insure the	Measures taken by the Town to actively pursue revenue sources for public facility improvements.	According to the DIA Report prepared for the adopted Comprehensive Plan, the Town has identified several sources of revenue, including but not limited to:	Same as baseline condition. The Town continues to aggressively pursue sources of revenue for public facility improvements.	This objective is being achieved. The Town should

Objective	Measurable Target	Baseline Condition (2003)	Current Condition (2006)	Comments
provision of public facility improvements required for redevelopment, previously approved development orders, and planned future growth.		▪ State shared revenues ▪ Licenses, permits and service charges ▪ Grants and donations ▪ Impact fees ▪ Stormwater utility fund ▪ Bonds	The Town also obtains revenue for public facilities through fair share contributions and dedications from developers.	coordinate with local, county, regional, and state agencies to identify revenue sources not identified in the DIA Report.
8.3: 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.	Implementation and enforcement of land development regulations through the development review process to ensure issuance of development orders concurrent with service availability.	Concurrency in Miami Lakes is applied during the development review process. According to the DIA Report prepared for the adopted Comprehensive Plan, the Town has adopted the Miami-Dade County Concurrency Management System, implemented through the Town's Land Development Code. The Town has identified dedications or fees in lieu of dedication, impact fees, user charges and connection fees as possible ways for development to pay the proportionate cost of facility improvements to maintain public facility LOS standards.	The Town continues to coordinate with Miami-Dade County agencies involved in the concurrency review process identified in the Miami-Dade County EAR. The Miami-Dade County EAR identifies that no development order shall be issued where levels of service (LOS) for all public services and facilities will not meet or exceed LOS standards or where the issuance of the development order would result in a reduction in the level of service for any service or facility below LOS standards. The Town recently adopted a Concurrency Management Ordinance that requires availability of public facilities concurrent with development and prohibits issuance of development orders if there is a degradation of adopted LOS standards. The Town also ensures location of public facilities before issuing developing orders by requiring developers to contribute their fair share towards necessary public facilities required to maintain adopted LOS standards.	This objective is being achieved. Subject development projects are evaluated as submitted on a case-by-case basis.

Objective	Measurable Target	Baseline Condition (2003)	Current Condition (2006)	Comments
8.4: Continue to use a debt management program to assist the Town in providing adequate and timely revenues for scheduled capital improvements.	The Town's financing needs and its payment obligations are met by ensuring that the Town's debt service expenditure is not more than 10% of total revenue, and that the Town's outstanding capital indebtness is not more than 5% of its property tax base.	The 2003 expenditures for the Town is $11,847,576. The Town's 2003 total revenue is a sum of revenues generated from taxes, grants, franchise fees, etc. ($12,829,233) plus other financing sources ($2,803,795). Revenues exceeded expenditures in 2003 by $3,785,433.	The 2005 expenditures for the Town is $14,168,623. The Town's 2005 total revenue is a sum of revenues generated from taxes, grants, franchise fees, etc. ($15,892,431) plus other financing sources ($354,088). Revenues exceeded expenditures in 2005 by $2,077,896. The 2005 property tax base is $2,606,157,309 the 2006 outstanding debt service is $1,322,399, which is well below 5% of the property tax base ($130,307,865).	This objective is being achieved. The Town will continue to incur debt within generally accepted finance principles and guidelines

Recommendations

Based on the forgoing assessment, the following revisions to the Capital Improvements Element are recommended for the EAR-based amendment cycle. A consistent recommendation for application throughout the goals, objectives, and policies section of each Comprehensive Plan element is to delete the measurable target for each objective. Text which is underlined is recommended to be added and text which is in strikethrough format is recommended to be deleted.

Objective 8.1: PUBLIC FACILITY PROVISION

Replace ~~worn out~~ deteriorated public facilities, correct service deficiencies and accommodate planned future growth by providing necessary capital improvements, ~~and~~ maintaining adopted level-of-service standards, and coordinating with local, county, regional and state agencies.

~~***Measurement: Implementation of the 5-Year Schedule of Capital Improvements (SCI) 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.***~~

Objective 8.2: FISCAL RESOURCES

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

III.I – EDUCATION FACILITIES ELEMENT

With the passage of SB 1906 in 2002, all non-exempt local governments and school districts were required to enter into an Interlocal Agreement (ILA) for Coordinated School Planning to address school siting, enrollment forecasting, school capacity, infrastructure and safety needs of schools, schools as emergency shelters, and the sharing of facilities. The Department of Community Affairs established a final deadline of December 1, 2004, for completion of the ILA. In 2003, the Miami-Dade County School District, Miami-Dade County and 26 municipalities including the Town of Miami Lakes entered into the ILA for Public School Facility Planning. In addition, Miami Lakes elected to include the optional Public School Facilities Element (Education Facilities Element) when adopting its Comprehensive Plan.

As part of the Florida Legislature's 2005 growth management law (SB 360), all local governments in the State must adopt school concurrency provisions as part of their comprehensive plans by 2008. To meet the new school concurrency requirements, local governments must enter into an Interlocal Agreement with the School Board to address School Concurrency. In addition, the Public School Facilities Element of the Comprehensive Plan has become a requirement, not an option. Amendments to the Capital Improvements Element and the Intergovernmental Coordination Element are also required.

The Goal of the Town of Miami Lakes Education Facilities Element is the "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." The Town is achieving this goal, and continues to work proactively with the Miami-Dade County School Board to ensure that quality education opportunities are available for the current and future residents and children of the Town. A full assessment of the objectives for the Education Facilities Element is summarized in Table III.I-1. Information presented in this table includes:

- the objectives adopted in the plan element;
- a measurable target established for each objective;
- baseline conditions at the time of plan adoption (December 2003);
- current conditions (2006); and
- comments for achievement of the objective.

The following objectives are included in the Education Facilities Element for the Town of Miami Lakes:

Objective 9.1 refers to the improvement of schools through intergovernmental coordination to ensure coordinated siting and management of education facilities and services throughout the Town.

Objective 9.2 encourages the location of new schools and the expansion of existing educational facilities such that they are safe and efficient, fully accessible, have minimal adverse neighborhood impacts, and when feasible, are located adjacent to public facilities.

Objective 9.3 supports the enhancement and expansion of public and 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.

Table III.I-1
Town of Miami Lakes Evaluation and Appraisal Report
Education Facilities Element

Objective Assessment Matrix

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
9.1: 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."	1) 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. 2) Number of meetings and forums attended annually with the School District and other appropriate agencies and groups. 3) Correspondence with School Board and other appropriate agencies and groups.	Schools were operating in access of 125% of enhanced program capacity. Staff working group established with semi-annual meetings to discuss issues and formulate recommendations regarding public education. Staff working group includes all designee from the County, School Board, cities with community input and involvement. School District and service agencies involved in the development review process.	School capacity / utilization has improved. Several schools are operated below 125% of enhanced capacity. Ongoing. Ongoing.	This objective is ongoing and currently being met by the Dade-County School District. Portable capacity can be made permanent by adding covered walkways and technology to the portable classrooms. In addition, Class size reduction will have an impact on individual class size by 2010.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
9.2: 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.	1) Number of shared facilities within the Town. 2) Linear feet of bikeways and sidewalks connecting schools with neighborhoods.	Expansion of schools and shared facilities encouraged to meet student / resident needs and reduce overcrowding. Encourage safe travel to school via sidewalks and bike lanes.	Ongoing. Ongoing.	This objective is currently being met and is ongoing.
9.3: 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.	Number of new student seats added in new or expanded non-public and private charter schools.	Encourage the establishment of new nonpublic, charter and private schools in the Town	Ongoing.	Although the objective is ongoing, measuring whether or not it has been achieved is hard to quantify. Nonpublic, private and charter schools often limit enrollment and size to keep the student to teacher ratio low. Consequently, many of these types of schools are not looking to expand. Policy 9.3.4 is not being met. The Town website does not identify future educational classes scheduled in or near the Town. This Policy can be met through the addition of educational information on the Town website.

Recommendations

Based on the forgoing assessment, the following revisions to the Education Facilities Element are recommended for the EAR-based amendment cycle. A consistent recommendation for application throughout the goals, objectives, and policies section of each Comprehensive Plan element is to delete the measurable target for each objective. Text which is underlined is recommended to be added and text which is in strikethrough format is recommended to be deleted.

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 9.1.2: "Enhanced program capacity" is defined as follows:

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

Policy 9.1.3: Support the School Board in meeting the goals in Miami Lakes of 125% of enhanced program capacity by September ~~2005~~ 2008: then 100% of enhanced program capacity by September 2015.

Objective 9.2: SCHOOL LOCATION & ACCESSIBILITY

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 9.2.3: Investigate State and National Safe Routes Two School (SR2S) programs, including possible funding, to identify areas of the Town requiring sidewalks and bike lanes necessary to improve safety and encourage children to ~~safely~~ use sidewalks and bicycle lanes and paths ~~so that~~ when they ~~can~~ walk or ride bicycles to school.

Policy 9.2.6: The Town shall coordinate with adjacent local governments the County and the School District on emergency preparedness issues such as:

1. Design of public schools as emergency shelters;
2. Enhancement of public awareness of evacuation zones, shelter locations, and evacuation routes;
3. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events;
4. Emergency preparedness of public 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.***~~

III.J – COMMUNITY DESIGN ELEMENT

There are two primary goals of the Community Design Element. The first is to protect and enhance positive design elements within the Town of Miami Lakes, emphasizing vistas, gateways, and landscape elements. The second goal is to maintain and enhance existing natural features, and provide for a pedestrian interconnected park system that meets the needs of current and future Miami Lakes residents.

A full analysis of the Comprehensive Plan objectives is shown in Table III.J-1. This table shows the measurable target for each objective, baseline condition, whether or not the objective has been achieved and recommendations for amendments to the objective.

Objective 10A.1 relates to developing and applying design standards to street rights-of-way and the adjacent lands to enhance the Town's character.

Objective 10A.2 requires the designation and protection of scenic vistas.

Objective 10A.3 refers to development and implementation of a landscape theme for designated road intersections identified as gateways into the Town of Miami Lakes.

Objective 10A.5 encourages individual design themes for residential neighborhoods to promote residential identity.

Objective 10A.6 refers to the protection and enhancement of design elements within the Town's Commercial nodes. The commercial and retail areas are distributed throughout the community and are highly visible and heavily uses.

Objective 10A.7 relates to the enhancing the appearance of the Town Center area and promoting it as a community meeting and gathering place. The Town Center has great mix of concentrated uses and is the most urbanized zone in the community.

Objective 10A.8 promotes design standards for business parks in the Town. Business parks and light industry businesses are integral to the community's live, work and play lifestyle. They also contribute to the underlying tax base of the community.

Objective 10A.9 requires the establishment of community design standards for civic facilities. An assortment of civic facilities exists within the town and specific design standards are actively being pursued by the Town.

Objective 10B.1 refers to preserving and enhancing Miami Lakes' waterways and lakes. The Town recognizes that the waterways and lakes are an important component to the identity and visual ambience of Miami Lakes.

Objective 10B.2 relates to the protection and enhancement of Town parks to provide opportunities for recreation and social gathering. Miami Lake thrives on its extensive open space system and it plays a vital role in setting the state for recreation and social gathering.

Objective 10B.3 refers to providing pedestrian linkages to promote alternate means of transportation and a pedestrian-oriented community. The original Miami Lakes master plan set

pedestrian linkages throughout the community and they continue to provide for community connectivity, access to scenic views, and natural surveillance.

Objective 10B.4 encourages extensive use of public landscaping to provide for visual relief and shade. The landscaping creates a strong signature and sense of community while offering outdoor relief from the sun.

Objective 10B.5 refers to providing consistent signage standards throughout the Town and to protect view corridors. Through proactive code enforcement, the Town has been able to maintain consistency in signage standards.

Objective 10B.6 relates to promoting art in public places as an integral element of the community. Miami Lakes has concluded that public art reflects the attitude and character of the community towards culture. The Town continues to implement this objective and policy.

Objective 10B.7 refers to the establishment of a distinct community identity and enhancement of property values. To a degree, the Town of Miami Lakes displays a consistent architectural style and overall theme.

Objective 10B.8 promotes special events as an integral element in establishing a strong sense of community. The Miami Lakes Town Center has been serving as the primary venue for many types of festivals and events.

Table III.J-1
Town of Miami Lakes Evaluation and Appraisal Report
Community Design Element

Objective Assessment Matrix

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
10A.1: 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.	Implementation of landscape and streetscape improvements on significant transportation corridors.	The roads were under the jurisdiction of the County and the major transportation corridors within Miami Lakes were in need of improvements which included curbs, lighting, landscaping. In addition, design standards for street rights-of-way had not been adopted.	The Town is currently in the process of developing a street tree plan. A landscaped median along 82nd Avenue, north of 154th Street, is programmed and is being designed. Irrigation and landscape improvements have been made to portions of Ludlam Road and other landscape and lighting improvements are included in the Capital Improvements Program (CIP).	This objective has been achieved and is on-going.
10A. 2: Designate scenic Vistas and protect their visibility.	Identify and designate scenic vistas and adopt Land Development Code (LDC) requirements to protect them.	The Town parks, recreation and open space areas provided for scenic vistas.	The Town Beautification Advisory Committee (BAC) ensures aesthetics of the Town. Linear Park on NW 140th Street has been identified as a scenic vista.	This objective has been achieved and is on-going.
10A.3: Develop and implement a landscape design theme for road intersections that function as gateways into the Town of Miami Lakes.	Install landscape features at designated locations.	The Town was considering developing gateways after the annexation.	There were two Town gateways identified in the design charrettes; • Ludlam and Palmetto • 8th Avenue and I-75	This objective has been achieved and is on-going.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
10A.5: Promote residential identity throughout the Town by encouraging individual design themes for residential neighborhoods.	Implement Code requirements that create neighborhood design standards and guidelines.	The 2003 Comprehensive Plan identified that Miami Lakes displayed a consistent architectural style and overall theme, but lacked diversity.	The Town has adopted Ordinance No. 04-64, and the Ordinance pertains to the appearance and care of properties. In addition, Ordinance No. 04-64 has been adopted and pertains to landscape requirements for single family and two family residences. Land Development Regulations have been adopted and are in place for development approvals.	This objective has been achieved and is on-going.
10A.6: To protect and enhance positive design elements within the Town's Commercial nodes.	Adopt and apply Code requirements that create use and design standards to Commercial / Retail developments.	The 2003 Comprehensive Plan identified commercial nodes that had positive design elements but no protection measures in were place at the time.	The Town adopted Resolution No.03-172, which established the Beautification Advisory Committee to make recommendations to Town Council on policy decisions that will help beautify the Town. The Town is still in the process of adopting Code requirements that relate to commercial and industrial properties specifically.	This objective has been achieved and is on-going. Policies should continue to be enforced.
10A.7: Enhance the appearance of the Town Center area, and promote it as a community meeting and gathering place.	Implementation of measures to enhance Town Center.	The Town Center was seen as a focal point, a place for social interaction and contained the greatest mix of concentrated uses.	The Town Center is still seen as a focal point and a place for social interaction. The BAC has been proactively working with Town residents and staff to identify opportunities to enhance the streetscape, landscaping and other elements. The Chamber of Commerce continues to support the Town Center and facilitates event coordination and a positive business climate.	Objective has been achieved and is on-going.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
10A.8: Promote appropriate design standards for business parks in the Town.	Implement design standards to retain, enhance and integrate existing and future business park districts into the community.	Distinct zone districts were created to incorporate business parks into the community.	The Town in working proactively with the Beautification Advisory Committee (BAC) to make recommendations to Town Council on policy decisions related to specific design standards for business parks. Land development regulations are currently in place for development approvals office, commercial and industrial development.	The objective has been achieved and is on-going.
10A.9: Establish community design standards to encourage positive community design elements for civic facilities.	Implement community design standards for civic facilities.	Civic elements were strategically located in the Graham family's 2,400-acre pre-planned community that was completed in 1962.	The Town is proactively working to adopt specific design standards for civic facilities.	The objective has been achieved and is on-going.
10B.1: Preserve and enhance Miami Lakes' waterways and lakes.	Measure to protect and enhance the Town water bodies.	Miami Lakes's waterways and lakes were considered an extension of the open space system and important to property values and visual ambience.	The Town's waterways and lakes are still considered an extension of the open space system and important to property values and visual ambience. The Town has contracted with a private agency to assist in the maintenance of water bodies. The preservation of the water bodies is ensured through the implementation of regulations in the LDC.	The objective has been achieved and is on-going. Continue implementing the goal, objective and policies.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
10B.2: Protect and enhance the Town of Miami Lakes parks to provide opportunities for recreation and social gathering.	Recreation facilities shall meet or exceed the adopted Level of Service.	The Town's parks and open space played important role as visual relief, recreation and social gathering.	Miami Lakes's parks and open space continue to play an important role as visual relief, recreation and social gathering. The Town continues to meet level of service for parks and recreation. The Town is proactively working to enhance bike and pedestrian access to all parks and recreation facilities.	The objective has been achieved and is on-going. Continue implementing the goal, objective and policies.
10B.3: Provide pedestrian linkages to provide alternate means of transportation and promote a pedestrian-oriented community.	Implement Town design standards to encourage pedestrian linkages.	Miami Lakes' original master plan implemented in 1962, created strong pedestrian linkages. These pedestrian linkages were preserved with the annexation.	Land Development Regulations are in place for development approvals related to public improvement installation. The Town supports and participates in annual Bike Rodeos and a Safety Day to promote non-vehicular means of transportation and bicycle safety.	The objective has been achieved and is on-going. Continue implementing the goal, objectives and policies.
10B.4: Encourage extensive use of public landscaping to provide for visual relief and shade over pedestrian pathways.	Add landscaping and provide for on-going maintenance of pedestrian pathways.	Extensive landscaping existed in parks, street trees and right-of-way throughout the community.	The Town's parks and rights-of-way continue to have extensive amounts of landscaping. Development Regulations have been adopted to require landscaping be in place for development approvals.	The objective has been achieved and is on-going. Continue implementing the goal and policy.
10B.5: Provide for consistency in signage standards throughout the Town, and protect view corridors.	Implement Code requirements for signage.	Miami Lakes' maintained consistent signage standards to control scale, mass and character.	The Town has a proactive Code Enforcement staff to maintain compliance with the sign regulations.	This objective has been achieved and is on-going.

Objective	Measurable Target	Baseline Condition when Element Adopted (2003)	Current Condition (2006)	Comments
10B.6: Promote art in public places as an integral element of the community.	Develop art funding programs.	Art primarily existed on private property with a limited amount of art in public spaces.	The Cultural Affairs Committee is established and is active in promoting art programs and events. The Land Development Code encourages permanent interior and exterior art displays.	This objective has been achieved and is on-ongoing.
10B.7: To establish a distinct community identity and enhance property values.	Implement Town design standards.	The Town displayed a consistent architectural style and theme that established community identity and enhancement of property values but lacked diversity.	As noted earlier, a proactive Code Enforcement staff continues to assist in maintaining neighborhood integrity.	Objective has been achieved and is on-going.
10B.8: Promote special events as an integral element in establishing a strong sense of community.	Create and implement a Heritage, Culture and Arts committee to organize special events and programs.	The Town Center served as the primary venue for festivals and events and helped establish a strong sense of community.	The Town Center continues to serve as the primary venue for festivals and events. The Youth Activity Task Force, Cultural Affairs Committee, Elderly Affairs Committee and Economic Development Committee have been established and are active promoting and coordinating community events.	This objective has been achieved and is on-going.

Recommendations

Based on the forgoing assessment, the following revisions to the Community Design Element are recommended for the EAR-based amendment cycle. A consistent recommendation for application throughout the goals, objectives, and policies section of each Comprehensive Plan element is to delete the measurable target for each objective. Text which is underlined is recommended to be added and text which is in strikethrough format is recommended to be deleted.

Objective 10A.1: TRANSPORTATION CORRIDORS

Enhance the Town's transportation corridors~~ in the Town, and~~ through streetscape elements by applying design standards to street right-of-way and adjacent lands~~. The design can be affected through streetscape elements.~~

Policy 10A.1.2: Consider streetscape improvements, safety, traffic calming, public art, and signage when developing transportation improvements.

Policy 10A.1.3: Continue the maintenance and enhancement of the transportation corridors.

Objective 10A.2: SCENIC VISTAS

~~Designate~~ Identify scenic vistas and protect their visibility.

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.3.2: Coordinate the planning, design and construction of landscaped streets and walkways with adjacent jurisdictions to facilitate continuity.

Objective 10A.~~5~~4: RESIDENTIAL IDENTITY

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

Policy 10A.~~5~~4.1: 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.

Policy 10A.4.2: Respect the unique and diverse characteristics of the Town's neighborhoods.

Policy 10A.4.3: Encourage high quality design and diversity in building styles in residential neighborhoods that meet the neighborhood design standards and guidelines.

Objective 10A.~~6~~5: COMMERCIAL / RETAIL AREAS

~~To~~ Protect and enhance positive design elements within the Town's Commercial nodes.

Objective 10A.~~7~~6 : TOWN CENTER

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

Policy 10A.~~7~~6.1: 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.

Policy 10A.6.1.2: Continue to support the Town Center as a focal point for Miami Lakes' identity and activity.

Policy 10A.6.1.3: Support a wide range of uses with the Town Center area including civic and cultural activities.

Objective 10B.1: WATERWAYS

Preserve and enhance ~~Miami Lakes'~~ the Town's waterways and lakes.

Objective 10B.2: PARKS AND OPEN SPACE

Amend objective to read: Protect and enhance the Town's ~~of Miami Lakes~~ parks to provide opportunities for recreation and social gathering.

Policy 10B.2.2: Encourage public/private partnership opportunities in recreational facilities development.

Policy 10B.2.3: Require the continued maintenance and enhancement of Miami Lakes' parks and recreational facilities.

Policy 10B.2.4 Require new developments to provide and maintain access to parks and recreational facilities.

Objective 10B.3: PEDESTRIAN LINKAGES

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

Policy 10B.3.2: Develop an integrated system of environmentally friendly alternative transportation options including bike paths and pedestrian pathways.

Objective 10B.4: PUBLIC LANDSCAPE

Encourage ~~extensive~~ the use of ~~public~~ landscaping within the public rights-of-way to provide for visual relief and shade over pedestrian pathways.

Policy 10B.4.2: The Town shall promote the use of drought tolerant and native plant species to reduce potential maintenance issues.

Objective 10B.5: SIGNAGE

To protect view corridors and enhance visual ambience, provide for consistency in signage standards throughout the Town, ~~and protect view corridors~~.

Policy 10B.5.3: Continue to review sign permits for compliance with the Land Development Code.

Objective 10B.6: ART IN PUBLIC PLACES

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

Policy 10B.6.2: Support local arts organizations and artists through Town-owned facilities and programming.

Policy 10B.6.3: Provide continued access to public facilities and the opportunity for all persons to participate in the cultural life of the community.

Objective 10B.7: DESIGN DIVERSITY

~~To~~ Establish a distinct community identity. ~~and enhance property values.~~

Policy 10B.7.2: Promote a sense of community in residential neighborhoods, commercial areas and public places through local art festivals and other community events.

Policy 10B.7.3: Encourage aesthetic considerations in the design and planning of new developments and redevelopment projects.

Objective 10B.8: SPECIAL EVENTS

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

IV – SPECIAL TOPICS

IV.A – PUBLIC PARTICIPATION SUMMARY

According to Section 163.3181, F.S., it is required that the public participate in the comprehensive planning process to the fullest extent possible. Local governments are directed to adopt procedures designed to provide effective public participation. Section 163.3191(1)(c) F.S., requires local governments to receive public input while identifying major issues for the EAR. Public participation in the Town of Miami Lakes EAR process participation included informal and formal scoping meetings with participation of numerous internal and external stakeholders; one preliminary scoping meeting, one progress workshop and the required transmittal and adoption public hearings. Additional in-house meetings, an EAR Kickoff meeting and brainstorming meetings were held before the above-mentioned public participation process and also during EAR process to define an approach to the EAR and prepare an initial list of EAR issues, background and activities needed to address those issues.

Issue Identification Workshop

The EAR kick-off meeting was held in-house with the planning staff and the Town Manager on February 14, 2006, where a preliminary list of major issues was identified. On February 21, 2006, a final list of major issues was adopted at the scoping meeting with invitation sent to stakeholders including the residents, Town Council, Town staff, Miami-Dade County, Miami-Dade MPO, FDOT, adjacent municipalities and the regional council. On February 24, 2006, the Town sent a Letter of Understanding (LOU) identifying five major issues to the Department of Community Affairs (DCA). This LOU request and DCA's response are attached in Appendix A.

EAR Progress Workshop

On March 16, 2006, the Town of Miami Lakes held an EAR progress workshop that included the residents and Town staff where the analysis of major issues, evaluation of Comprehensive Plan objectives and potential solutions/recommendations were agreed upon.

Hearings and Adoption

On April 11, 2006, the Town Council held a public hearing for the draft EAR. The Town Council acting as the Local Planning Agency (LPA) held a public hearing on the proposed EAR and adopted it through Resolution No. 06-398 on April 18, 2006. The EAR was reviewed by the Department of Community Affairs (DCA) and was found insufficient. The Town revised the previously adopted EAR to address DCA comments. The Town Council adopted the revised EAR through Resolution No. 08-641 on April 15, 2008.

IV.B – FINANCIAL FEASIBILITY OF PLAN

This section analyzes the financial feasibility of implementing the Comprehensive Plan and of providing needed infrastructure to achieve and maintain adopted Level of Service (LOS) standards and the ability to sustain public infrastructure through the Capital Improvement Element (CIE), as well as the ability to address infrastructure backlogs and meet the demands of growth on public services and facilities. This section will review current State requirements for CIE and consider the Town's financial ability to maintain its public facilities LOS standards.

Florida Administrative Code Rule 9J-5, F.A.C., requires that the Capital Improvement Element data address the following:

- based on other Comprehensive Plan Elements
- identify education and health systems
- identify existing revenue sources
- report current local practice that guide timing and location of construction
- analyze fiscal implications of existing deficiencies
- identify costs of needed capital improvements
- develop revenue projections

Public Education and Health System

Public Education Facilities

The Town currently has five public schools that are owned and operated by the Miami-Dade County School District within its boundary. The school facilities and address locations are shown in *Table IV.B-1*.

Table IV.B-1
Public Education Facilities

School Facility	Address Location
Miami Lakes Elementary	14250 NW 67th Avenue, Miami Lakes, FL 33014
Bob Graham Education Center	15901 NW 79th Avenue, Miami, FL 33016
Miami Lakes Middle	6425 Miami Lakeway N, Miami Lakes, FL 33014
Barbara Goleman Senior High	14100 NW 89th Avenue, Miami, FL 33018
Miami Lakes Educational Center	5780 NW 158th Street, Miami Lakes, FL 33014
Hialeah-Miami Lakes Senior High	7977 W 12th Avenue, Hialeah, FL 33014

The public education system serving the Town is fully described in the data and analysis component of the Public Schools Facilities Element.

Medical Facilities

There are no hospitals or medical facilities located within Town. The nearest hospital is Palmetto Hospital, which is approximately one to two miles south of Miami Lakes just off the Palmetto Expressway (SR 826) near the NW 122nd Street exit in Hialeah. The next closest full-service medical facility is Palm Springs Hospital, also in Hialeah, approximately three to four miles south of the Town.

Existing Revenue Sources and Funding Mechanisms

The existing revenue sources and funding mechanisms available to the Town of Miami Lakes for administration, operations, and capital improvement financing are generally described below. *Table IV.B-2* presents the revenue and expenditure accounts in the Town's General Fund budget for Fiscal Year (FY) 2006.

1. General Fund Revenue Sources

Ad Valorem (Property Taxes). These are taxes on nonexempt real and personal property assessed according to a millage rate that is applied to the taxable value of this property. As an example, one mill is the equivalent of $1 per $1,000 of assessed value or 0.1 percent, which is applied to the total taxable value of all real property and other tangible personal property. The FY 2006 ad valorem tax rate levied by the Town of Miami Lakes for municipal services was 2.825 mills. In FY 2006 the assessed (taxable) value of property in the Town is estimated to be $2.6 billion, an increase of 15% over the prior year. This tax base value is expected to yield ad valorem revenues of approximately $6.99 million for the Town's budget in FY 2006.

Public Utilities Taxes. A 10% tax is levied on customers electric, telephone, and gas bill in the Town by the service provider. The tax is calculated as a percentage of gross receipts. In FY 2006 an estimated $2.3 million in utility taxes is projected to be received by Miami Lakes. The utility tax for telecommunication is grouped under the simplified communications service tax.

Franchise Fees. These common local fees are charged to service providers for an exclusive or non-exclusive right to operate within the municipal boundaries of the Town. It is levied on a percentage of gross receipts basis. The telephone and cable TV franchise fees are grouped under the Simplified Communications Fees source. The largest of the franchise fees is the electric fee collected from Florida Power and Light (FPL). The Tow is eligible to receive electric franchise fees under the County's franchise agreement. The revenue is paid by FPL to the County and remitted to Miami Lakes once a year in September. An estimated $1,255,000 in franchise fees is expected in FY 2006.

State Shared Revenues. This funding category consists of four separate sources in the General Fund as discussed below. In FY 2006, these sources are expected to account for $3,175,000 in revenues to the Town's General Fund. Funds related to transportation, are budgeted in other Governmental Funds and are expected to bring revenues of approximately $1,294,500 in FY 2006.

Simplified Communication Services Tax: Recent State law requires that former telecommunications franchise and utility taxes and the cable TV franchise fees be collected by the State of Florida and remitted to local governments. The Town's budget for FY2006 has an estimated $1,075,000 from this source.

State Revenue Sharing: These dollars are provided to the Town by the State based on a predetermined allocation methodology. In FY 2006, approximately $614,000 in State Revenue Sharing is estimated to be received.

Alcoholic Beverage Licenses: Use of these tax revenues is unrestricted. Section 561.568 of the Florida Statutes describes the levy distribution and use restrictions associated with alcoholic beverage licenses. This is a relatively small revenue source in the Town's budget and is expected to generate approximately $6,000 in revenues.

Local Government Half-Cent Sales Tax: Use of these tax revenues is unrestricted. Chapter 82-154 of the Florida Statutes describes the levy distribution and use restrictions associated with the local government half-cent sales tax. This tax generates the largest amount of state-shared revenue. In FY 2006, approximately $1,480,000 in revenue is expected by Miami Lakes from this source, which is dependent upon consumer spending and warrants cautious fiscal planning methods.

Licenses, Permits, and Service Charges. This diverse source of revenue, while constituting a relatively modest 9% of total receipts, is important from the public cost management point-of-view in trying to efficiently match Town staffing costs with revenues for services provided. In FY 2006, approximately $1,440,000 million is projected to be received from this source which includes occupational licenses, building permits, zoning fees, certificates of occupancy, public works permits, code violation fines, fines and forfeitures, lien letters, alarm registration fees, and school crossing guards.

Grants and Donations. Miami Lakes is projecting approximately $1,064,400 in grants in FY 2006. Of this amount, only $17,400 is reflected in the Town's General Fund. The rest is in the Town's Capital Projects Fund as follows: $747,000 for park improvements and $300,000 for drainage improvements. *Table IV.B-3* provides a list of potential grant sources that could be accessed by Miami Lakes in the future. A partial list of available federal grant sources is included in *Table IV.B-3*. Other grants are administered at the State level with State executive departments acting as "pass-through agencies" for federally funded project grants. The U.S. Department of Transportation's ISTEA (Intermodal Surface Transportation Efficiency Act) is a good example of a multi-level funding program which is available on a competitive/need basis. These funds are passed through the Florida Department of Transportation and administered by the County's Metropolitan Planning Organization (MPO) which the Town can access.

Interest Income. This revenue source is projected to contribute approximately $100,000 to the General Fund in FY 2006.

2. *Special Revenue Funds and Other Sources*

"Six Cent" Local Option Fuel Tax. This tax is levied on motor and diesel fuel and is distributed to counties and cities. Distribution of the tax is made on a formula basis that includes weighted population ratios and centerlines miles. The receipts can be used for transportation-related operations including roadway and right-of-way maintenance, drainage, street lighting, traffic signals, and signs, and dept service for transportation capital projects. This tax is estimated at $375,000 in FY 2006, of which approximately $205,000 are budgeted to be used for capital projects.

"Three Cent" Local Option Fuel Tax. This tax is also levied on motor and diesel fuel and is distributed to counties and cities. It can be used for transportation purpose, but can only be used for new roads and reconstruction or resurfacing of existing paved roads. It

cannot be used for routine maintenance. The Town is projecting receipts of approximately $154,500 in FY 2006.

New Transit One-Half Cent Sales Tax. This tax is used to help overhaul the County's transit system and meet federal grant matches for transit improvements, and 20% of the collection is allocated to Miami-Dade County cities for improving roads, drainage, and transportation systems. The Town is projecting receipts of approximately $765,000 from this tax in FY 2006.

Impact Fees. Currently, the Town imposes separate impact fees for parks and police facilities. These special fees are imposed on new development to offset the costs to a local government of new capital facilities for the subject facilities. The County assesses impact fees on new development for fire-rescue and roads. The Miami-Dade County School Board also assesses a school impact fee. County road fees help fund the MPO's 5-year Transportation Improvement Program and the Town may received funds from the MPO Program on a project-by-project basis. In FY 2005, the Town received $94,640 in Park Impact Fees and $36,629 in Police Impact Fees. The Town's FY 2006 budget includes $75,000 for parks and $20,000 for police.

Stormwater Utility Fund. The Stormwater Utility Fund is supported by user fees that are to be used only for management, maintenance, and improvement of the public stormwater system. Miami Lakes established a stormwater utility fund and began collecting stormwater utility fees in FY 2004. The Town will use the money from the Stormwater Utility Fund to maintain existing catch basins and stormwater drains as well as drainage improvements recommended in the Town's Stormwater Management Master Plan. The Town is anticipating approximately $1 million in revenues for the FY 2006.

Special District Assessments. Special assessments may be levied against those who directly benefit from a new service or facility. Funds collected from such assessments are used to finance the service or facility benefiting a special group, need or area. Miami Lakes has a number of special security districts that are managed by Miami-Dade County, while the Town itself manages all lighting districts within its boundaries.

Grants. The Town's FY 2006 Budget includes $747,000 in grants for park improvements awarded by several agencies and $300,000 in grants for drainage improvements received from the State.

County's General Obligation Bond Program. The Town's Capital Projects Fund Budget for FY 2006 includes funding of $2,814,000 allocated by the County from their General Obligation Bond. This consists of $1,725,000 for Park improvements, $589,000 for drainage improvements, and $500,000 for a Police Station.

Table IV.B-2
Town of Miami Lakes General Fund

	FY 2003 Actual	FY 2004 Actual	FY 2005 Unaudited	FY 2006 Budget
Revenues				
Ad Valorem Taxes	$5,472,569	$5,855,433	$6,093,713	$6,994,000
Franchise Fees	$1,113,629	$1,148,827	$1,263,596	$1,255,000
Franchise Fees - Adj. for Prior Years	$0	$661,768	$0	$0
Utility Taxes	$2,279,546	$2,258,486	$2,326,833	$2,247,000
State Sharing Revenue	$2,534,127	$2,792,592	$3,566,676	$3,175,000
Licenses & Permits	$923,942	$1,031,256	$1,188,613	$1,131,900
Fines and Forfeitures	$219,789	$221,894	$307,103	$287,000
Other Revenue	$133,590	$84,479	$193,702	$118,000
Grants	$152,040	$180,092	$524,536	$17,400
Prior Year Carry-Over Funds	$0	$254,400	$427,659	$464,308
Total Revenues	**$12,829,233**	**$14,489,227**	**$15,892,431**	**$15,689,608**
Expenses				
Town Council	$96,007	$104,019	$121,393	$209,893
Administrative & Finance	$1,390,975	$1,240,957	$1,556,980	$2,267,456
Town Attorney	$336,069	$267,741	$246,717	$235,000
Police	$4,536,401	$5,168,189	$5,346,366	$5,819,122
Parks, Recreation & Culture	$1,192,878	$1,361,175	$1,823,290	$2,204,280
Public Works	$1,297,323	$1,420,158	$1,875,403	$1,387,740
Building, Zoning, Planning & Code Enf.	$1,311,865	$1,264,649	$1,424,631	$1,541,530
Debt Service - Mitigation/QNIP to County	$1,686,076	$1,730,146	$1,773,843	$1,825,187
Total Expenses	**$11,847,596**	**$12,557,034**	**$14,168,623**	**$15,490,208**
Excess (Deficiency) of Revenues over Expenditures	$981,637	$1,932,193	$1,723,808	$199,400
Other Financing Sources (Uses)				
Operating Transfers Out	($1,801,378)	($2,270,637)	($1,777,659)	($1,189,308)
Prior Year Available Fund Balance	$4,605,173	$3,785,433	$2,131,747	$1,123,908
Total Other Financing Sources (Uses)	$2,803,795	$1,514,796	$354,088	($65,400)
Excess (Deficiency) of Revenues over Expenditures	$3,785,433	$3,446,989	$2,077,896	$134,000
Fund Balance Beginning of Year	**$4,605,173**	**$3,785,433**	**$3,446,989**	**$2,538,908**
Fund Balance End of Year	**$3,785,433**	**$3,446,989**	**$3,393,138**	**$1,549,000**
Less: Fund Balance Reserve	**$0**	**($1,315,242)**	**($1,415,000)**	**($1,549,000)**
Fund Balance Available (Shortage)	**$3,785,433**	**$2,131,747**	**$1,978,138**	**$0**

Table IV.B-3
Potential Grant Sources

ADMINISTERING FEDERAL AGENCIES	PROGRAM TITLES
Department of Commerce and Economic Development Administration	▪ EDA Public Works Program ▪ Planning Programs for State and Urban Areas ▪ Local Technical Assistance Program
Department of Health and Human Services	▪ Community Initiative Programs ▪ Community Health Centers
Department of Housing and Urban Development	▪ Youthbuild ▪ Family Investment Centers
Department of Justice	▪ Byrne Discretionary Grant Program ▪ Community Policing Discretionary Programs ▪ Discretionary Grant Program
Department of the Interior	▪ Urban Park and Recreation Recovery Program
Department of Transportation	▪ Intermodal Surface Transportation Efficiency Act (ISTEA)
Environmental Protection Agency	▪ Environmental Equity Grants ▪ National Pollution Discharge Eliminate System ▪ Eco-Industrial Parks and Environmental Technology Initiatives
Small Business Administration	▪ One Stop Capital Shop

Source: "Catalog of Federal Domestic Assistance," Government Printing Office, Washington, DC

Town of Miami Lakes Capital Improvements Plan

Table IV.B-4 provides a list of revenues and expenditures included in the Capital Budget for the Fiscal Years 2004 through 2009. According to the table the total expenses are much higher than the total revenues under each category. With the currently available information from the updated Capital Improvements Element of the City it is determined that the Capital Improvements Plan is financially feasible.

Table IV.B-4
Town of Miami Lakes
Capital Budget FY 2004-2009

Improvements		FY 2002-03 Actual	FY 2003-04 Preliminary	FY 2004-05 Budget	FY 2004-05 Projection	FY 2005-06 Budget	FY 2006-07 Budget	FY 2007-08 Budget	FY 2008-09 Budget	FY 2009-10 Budget
Park Improvements										
Revenues		$ 823,953	$ 2,190,520	$ 1,596,232	$ 2,315,439	$ 3,326,803	$ 1,127,803	$ 977,803	$ 902,803	$ 1,084,803
Expenses	Projects: Planning, Construction, Acquisition, & General Improvements	$ 509,414	$ 1,574,781	$ 1,438,239	$ 2,260,636	$ 3,299,000	$ 950,000	$ 875,000	$ 618,000	$ 1,025,000
	Park Surplus or (Deficit)	$ 314,539	$ 615,739	$ 157,993	$ 54,803	$ 27,803	$ 177,803	$ 102,803	$ 284,803	$ 59,803
Transportation Improvements										
Revenues		$ 2,108,798	$ 2,623,005	$ 1,874,535	$ 2,239,439	$ 1,597,639	$ 1,126,624	$ 1,048,459	$ 1,119,953	$ 1,293,226
Expenses	Projects: Planning, Landscaping, R&R, & General Improvements	$ 496,267	$ 283,566	$ 1,203,000	$ 966,300	$ 1,144,000	$ 765,000	$ 567,000	$ 425,000	$ 425,000
	Transportation Annual Surplus (Deficit)	$ 1,612,531	$ 1,460,439	$ 62,535	$ 664,139	$ 153,639	$ 61,624	$ 91,459	$ 257,779	$ 431,052
Stormwater Improvements										
Revenues		$ -	$ 1,679,000	$ 1,076,728	$ 1,603,747	$ 1,431,650	$ 1,392,650	$ 794,738	$ 616,000	$ 1,217,262
Expenses	Projects: Road and Drainage Improvements	$ -	$ 1,175,253	$ 1,070,000	$ 1,511,097	$ 800,000	$ 1,323,000	$ 780,000	$ -	$ -
	Stormwater Annual Surplus (Deficit)		$ 503,747	$ 6,728	$ 92,650	$ 631,650	$ 69,650	$ 14,738	$ 616,000	$ 1,217,262
Facilities Development										
Revenues		$ -	$ -	$ -	$ -	$ 500,000	$ -	$ -	$ -	$ -
Expenses	Project: Police station	$ -	$ -	$ -	$ -	$ 500,000	$ -	$ -	$ -	$ -
	Facilities Development Annual Surplus (Deficit)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Revenue - Capital Budget		**$ 2,932,751**	**$ 6,492,525**	**$ 4,547,495**	**$ 6,158,625**	**$ 6,856,092**	**$ 3,647,077**	**$ 2,821,000**	**$ 2,638,756**	**$ 3,595,291**
Total Expenses - Capital Budget		**$ 1,005,681**	**$ 3,033,600**	**$ 3,711,239**	**$ 4,738,033**	**$ 5,743,000**	**$ 3,038,000**	**$ 2,222,000**	**$ 1,043,000**	**$ 1,450,000**
Capital Budget Annual Surplus (Deficit)		**$ 1,927,070**	**$ 3,458,925**	**$ 836,256**	**$ 1,420,592**	**$ 1,113,092**	**$ 609,077**	**$ 599,000**	**$ 1,595,756**	**$ 2,145,291**

IV.C – LEVEL~~S~~ OF SERVICE ANALYSIS

The Town of Miami Lakes has adopted LOS standards in its Comprehensive Plan. These standards are used to review the impacts of any development upon public facilities. It is anticipated that the Town will address additional demands resulting from future growth.

Potable Water Utilities

This element evaluates the current potable water system facilities in the Town and regional treatment facilities that serve Miami Lakes. Potable water facilities are a system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs and distribution mains. The Town of Miami Lakes is serviced by Miami-Dade Water and Sewer Department (WASD). The Biscayne Aquifer and the Floridan Aquifer ~~is~~are the sources of potable water in Miami-Dade County. The Town is primarily served by the Hialeah/Preston Water Treatment Plant. WASD is in charge of maintaining the distribution and treatment facilities that serve the Town.

The adopted Miami-Dade County Comprehensive Plan establishes the LOS for potable water that consists of four components as follows:

- Regional Treatment: The regional treatment system shall operate with a rated capacity that is no less than two percent above the maximum day flow for the preceding year.
- User LOS: The system shall maintain the capacity to produce and deliver 200 gallons per capita per day.
- Water Quality: Water quality shall meet all federal, state, and county primary standards for potable water.
- Countywide Storage Capacity: Storage capacity for finished water shall equal no less than 15 percent of the countywide average daily demand.

Current Condition:

~~The 2003 Miami-Dade County EAR (best available data) concludes that capacity for the WASD water system will continue to exceed adopted level of service standards through 2020 (*Table 2.5.1-3 of the Miami-Dade County EAR*).~~ The Miami-Dade County 10-year water supply plan includes a list of financially feasible water projects for implementation within the WASD service area, which includes the Town of Miami Lakes. Miami-Dade County has obtained a 20-year water permit from SFWMD, which will allow the Miami-Dade WASD to provide adequate water supply for the next 20-years within the service area. The permit is based on the estimated population of the service area within the next 20 years and the financially feasible water projects.

The Town of Miami Lakes is generally built-out with minimum acreage remaining for new residential development and limited opportunities for redevelopment. Population projections prepared for the EAR estimate a population of 28,716 through 2020~~15~~. There is adequate capacity available to serve the build-out population.

Sanitary Sewer Utilities

The Town of Miami Lakes does not maintain any sanitary sewer facilities within its municipal limits. The treatment, transmission, and pumping facilities serving the Town are provided by the Miami-Dade County Water and Sewer Department (WASD). Miami Lakes is located on the

northwestern boundary of the County's North Service District. The North District encompasses the entire area of Miami Lakes and is served by the County's North Regional District Wastewater Treatment Plant. All existing land uses in the Town are served by central sanitary sewer.

The adopted Miami-Dade County Comprehensive Plan establishes the LOS for sanitary sewer that consists of two components as follows:

1. "System LOS"- The regional wastewater treatment and disposal system shall operate with a design capacity of at least two percent above average daily flow for the preceding year.

2. "User LOS" – The system shall maintain the capacity to collect and dispose of 100 gallons of sewage per capita per day.

Current Condition:

The 2003 Miami-Dade County EAR demonstrates that LOS for sanitary sewer has been achieved (*Table 2.5.1-4 of the Miami-Dade County EAR*). Furthermore, the County's EAR identifies a list of capital improvements for meeting existing and projected sanitary sewer needs (*Table 2.5.1-5 of the Miami-Dade County EAR*).

The Town of Miami Lakes is generally built out with minimum acreage remaining for new residential development and limited opportunities for redevelopment. Population projections prepared for the EAR estimate a population of 28,716 through 2020~~15~~. There is adequate capacity available to serve the build-out population.

Solid Waste

Miami Lakes' residential solid waste is collected and disposed of by Miami-Dade County. Solid waste from nonresidential and multi-family properties are collected by private haulers and disposed of at various sites in Miami-Dade and Broward County. Solid waste is sludge from waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semi-solid, or contained gaseous material.

The Town is served by the Miami-Dade County Department of Solid Waste Management (DSWM). The County collects residential waste from unincorporated areas and certain cities. The County also provides a curbside recycling service to its residential collection customers. The Town's solid waste is taken to the County's Resource Recovery Facility (RRF) in west central Miami-Dade County. The Town's solid waste is disposed of at the County Resources Recovery Facility (RRF) and any residual waste (<5%) which cannot be processed there is normally taken to the North Dade Landfill.

Current Condition:

Solid waste generated in the Town of Miami Lakes, based on year 2005 population, and the adopted "minimum 5-year capacity" LOS standard of 9.9 pounds of waste per person per day, represents 89,401,603 pounds of waste per year.

The Town participates in the County's recycling program. The program currently serves an estimated 317,000 households in unincorporated areas and selected municipalities, including

Miami Lakes. The Town maintains materials published by the Miami-Dade County Department of Solid Waste Management at Town Hall for encouraging residents and businesses to recycle.

Solid waste LOS will be maintained during the planning period through the operation and maintenance of the countywide solid waste system by Miami-Dade County. Since the system is entirely owned and operated by the County, no solid waste facilities or improvements are planned by the Town of Miami Lakes in the foreseeable future. However, the Town will need to coordinate with Miami-Dade County to educate its residents and businesses, as well as encourage their active participation in the waste recycling and chemical collection programs.

The DIA Report prepared for the Miami Lakes Comprehensive Plan concludes that sufficient DSWM capacity exists to maintain the established level of service standard for the 5-year planning period. In addition, projected capacity and demand included in the DIA Report concludes that sufficient capacity remains based on the then current population projections through 2015.

The 2003 Miami-Dade County EAR ~~(best available data)~~ reports that Miami-Dade County has sufficient capacity available to meet the adopted level of service standard through 2011. Other studies completed by the DSWM speculate that capacity exists until 2032 contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits (*Table 2.5.2-3 of the Miami-Dade County EAR*).

The Town of Miami Lakes is generally built out with minimum acreage remaining for new residential development and limited opportunities for redevelopment. Population projections prepared for the EAR estimate a population of 28,716 through 2020~~15~~.

Stormwater Drainage

Drainage facilities are comprised of a system of manmade structures designed to collect, convey, hold, divert, or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures. The South Florida Water Management District (SFWMD) and Miami-Dade County currently operate all stormwater management facilities and programs within the Town.

Level-of Service standards:

The County adopts the following LOS for stormwater drainage:

- Water quality standard: Stormwater facilities shall be designed to meet the design and performance standards established in Rule 62-25, 25.025, F.A.C., with treatment of the runoff from the first one inch of rainfall onsite to meet the water quality standards required by Rule 62-302, 862-302.500, F.A.C.

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

- Post-Development runoff shall not exceed the predevelopment runoff rate for a 25-year storm event, up to and including an event with 24-hour duration.

- Treatment of the runoff from the first one-inch of rainfall onsite or the first 0.5 inch of runoff, whichever is greater.

Future Projects, Programs and Policies:
To maintain the adopted LOS standards, a 5-year Capital Improvement Plan for stormwater improvements was developed to prioritize and provide the financial resources necessary to plan, construct, operate and maintain the Town's stormwater management program. The proposed 5-year capital improvement plan is based on the findings of the assessment of existing drainage conditions within the Town. In addition, 16 drainage sub-basins are identified as priority basins. Funding for the proposed plan is expected to come from establishment of a Miami Lakes Stormwater Utility and subsequent enactment of a stormwater management fee Town-wide in early 2003.

Current Condition:

The Town of Miami Lakes coordinates annually with the SFWMD and Miami-Dade County as a co-permittee on the Miami-Dade County Multiple Separate Storm Sewer System Permit, including annual reports documenting progress on permit-mandated activities. Improvements identified in the current update to the Storm Water Management Master Plan (January 2006) include those projects deemed necessary to maintain minimum LOS through the Fiscal Year 2017-18 planning period. These projects are funded, in part, through a Storm Water Utility Fund established by the Town in March 2003.

Roadways

The minimum acceptable LOS for all roads within the Town, east of the Palmetto Expressway (SR 826) is LOS "E". The minimum acceptable LOS for all major roadways west of the Palmetto Expressway (SR 826) is LOS "D" or better, except the minimum acceptable LOS for state urban minor arterial roads is LOS "E". Where public transit service exists with service headways of 20 minutes or less and located less than one-half mile from a transit corridor, the minimum acceptable LOS is LOS "E".

Current Condition:

According to the Town of Miami Lakes Concurrency Management Report (January 200~~6~~7), all roadways are operating at their adopted level of service during the pm peak hour except the following roadway segments:

- ~~NW 154th Street/Miami Lakes Drive between NW 87th Avenue and NW 83rd Avenue and between NW 77th Court and Palmetto Expressway is operating at LOS F.~~
- ~~NW 82nd Avenue between NW 170th Street and NW 162nd Street is operating at LOS F.~~
- ~~Miami Lakeway North between Miami Lakes Drive (west) and NW 67th Avenue is operating at LOS F.~~
- ~~Miami Lakeway South between NW 67th Avenue and Miami Lakes Drive (east) is operating at LOS F.~~
- NW 154th Street/Miami Lakes Drive between NW 87th Avenue and NW 83rd Avenue and between NW 77th Court and Palmetto Expressway; and
- NW 82nd Avenue between NW 170th Street and NW 162nd Street.

Applicants are required to submit adhere by the Town's Transportation Concurrency Management Program for comprehensive plan amendments, rezonings and other site plan approvals. ~~There were three traffic impact studies submitted in 2005 along with development~~

~~applications.~~ See Chapter II Major Issues, *Table II.B-1* – 200~~5~~7 Peak-Hour Roadway Levels-of-Service for chart of existing LOS conditions.

Recreation and Open Space

The current Comprehensive Plan requires five acres of recreation and open space per 1,000 people. This has been allocated to include 1.75 acres of "pocket parks" per 1,000 people and 3.25 acres of "large parks" per 1,000 people.

~~According to the 2005 population estimate of 24,471 and an adopted LOS of five acres per 1,000 residents there is a surplus of 8.25 acres of parks and open spaces. A deficit of 3.04 and 12.98 acres is projected for the years 2010 and 2015 respectively. *Table IV.C-1* illustrates the demand for parks for the horizon years.~~ According to the 2005 population estimate of 24,471 and a total of 130.06 acres of parkland, there is a surplus of 8.25 acres of parks and open spaces. The City has acquired an additional 3.79 acre of parkland since 2005 and additional one acre is proposed to be added in 2008. With the new parkland additions, a surplus of 1.21 is projected for 2010 and a deficit of 8.73 acres is projected for the years 2015 and 2020. *Table IV.C-1* presents the breakdown of the existing and projected park demands for the planning period from 2000 to 2020 based on the overall adopted park LOS standard of five-acres per 1,000 residents.

~~**Table IV.C-1**~~
~~**Existing and Projected Demand for Parks**~~

~~Year~~	~~Population~~	~~Acres~~		
		~~Demand~~	~~Existing~~	~~(Deficit)/Surplus~~
~~2000~~	~~22,676~~	~~113.38~~	~~119.06[1]~~	~~5.68~~
~~2005~~	~~24,471[2]~~	~~122.35~~	~~130.60[4]~~	~~8.25~~
~~2010~~	~~26,728[3]~~	~~133.64~~	~~130.60[4]~~	~~(3.04)~~
~~2015 (projected build-out)~~	~~28,716[3]~~	~~143.58~~	~~130.60[4]~~	~~(12.98)~~

~~[1] Total to include 17.15-acre Royal Oaks Neighborhood Park and 2.17 acres of future urban open space. Source: Table 5-4 2003 Town of Miami Lakes Comprehensive Plan, Data and Analysis.~~
~~[2] Population estimates based on Bureau of Economic and Business Research (BEBR).~~
~~[3] Population estimates for 2010 & 2015 are based on the estimated available and developable vacant residential land and ambient population growth.~~
~~[4] Total park acreage obtained from GIS area calculations.~~

Table IV.C-1
Existing and Projected Demand for Parks

Year	Population	Acres		
		Demand	Existing	(Deficit)/Surplus
2000	22,676	113.38	119.06[1]	5.68
2005	24,471[2]	122.35	130.06[4]	8.25
2010	26,728[3]	133.64	134.85[5]	1.21
2015 (projected build-out)	28,716[3]	143.58	134.85[5]	(8.73)
2020	28,716[3]	143.58	134.85[5]	(8.73)

[1] Total to include 17.15-acre Royal Oaks Neighborhood Park and 2.17 acres of future urban open space. Source: Table 5-4, 2003 Town of Miami Lakes Comprehensive Plan, Data and Analysis Report
[2] Population estimates based on Bureau of Economic and Business Research (BEBR)

[3] Population estimates for 2010 and 2015 are based on the estimated available and developable vacant residential land and estimated population growth.
[4] Total park acreage obtained from GIS area calculations.
[5] Total park acreage plus new parcels added since 2005.

IV.D – SCHOOLS ASSESSMENT

Under Florida Statute 1013.33, every school board must work with its county and municipal governments to coordinate planning for public schools. To be effective, the coordination must be done concurrent with planning for other necessary services, such as water/sewer and roads. Under growth-management legislation passed by the Florida Legislature in 2002, the coordinated planning of public schools was required to be placed in a formal agreement. In 2003, the Miami-Dade County School District, Miami-Dade County and 24 participating municipalities (including the Town of Miami Lakes) entered into an Interlocal Agreement for coordinated school planning.

As part of the Florida Legislature's 2005 growth management law (SB 360), all local governments in the State are now required to have provisions for school concurrency in their comprehensive plans by 2008. To comply with the requirements of the legislation, the Town of Miami Lakes must enter into an Interlocal Agreement (ILA) with the Miami-Dade County School Board, adopt a new Public School Facilities Element (PSFE), update their Capital Improvements (CIE) and update their Intergovernmental Coordination Elements (ICE) by January 1, 2008.

The Town has transmitted its amendments to the PSFE, CIE and ICE elements of the Comprehensive Plan along with the Interlocal Agreement to DCA for review. Once DCA's Objections, Recommendations and Comments (ORC) report is received, the Town will adopt these amendments.

New Schools, Additions and Modernizations

The Town of Miami Lakes currently has five public schools owned and operated by the Miami-Dade County School District within its boundary. This includes one elementary school, one middle school, one high school and two education centers. High school students from Miami Lakes also attend Hialeah-Miami Lakes Senior High School, which is located outside of the Town's municipal boundary. These schools are identified in *Table IV.D-1*.

Table IV.D-1
Public School Facilities Utilization

School	Year Opened	Utilization %*
Miami Lakes Elementary	1969	159.44
Bob Graham Education Center	1995	156.40
Miami Lakes Middle	1974	109.28
Barbara Goleman Senior High	1994	125.04
Miami Lakes Educational Center	1974/1998	Unknown
Hialeah-Miami Lakes Senior High	1970	Unknown

*Includes the use of portable/temporary classrooms

All of the schools located in the Town were built between 1969 and 1998. There are currently no new schools, additions or modernizations scheduled for the public schools located in the Town.

Coordinated Planning

The Town and the School District have established a relationship which allows for coordinated school planning including a review process, the joint use/co-location of facilities and emergency preparedness. The Town will continue to coordinate with the School District to ensure that Miami Lakes remains one of the best places to live, learn work and play in Miami-Dade County.

IV.E – POTABLE WATER PLAN/REGIONAL WATER PLAN UPDATE

The potable water requirements for the residents of the Town are currently being met by the Miami-Dade County Water and Sewer Department (WASD). The Biscayne and the Floridan Aquifer serve~~s~~ as the sources of potable water in Miami-Dade County. The Town is primarily served by the Hialeah/Preston Water Treatment Plan.

~~The Miami-Dade County WASD only reports capacity statistics for the entire system. In 2002, the system-wide water treatment plant capacity was 454.8 MGD with a peak water demand of 391.3 MGD. According to the latest Miami-Dade County EAR, the capacity of the WASD potable water system has met the County's LOS requirements for the past five years.~~

~~All potable water distributed by WASD is treated using a lime-softening method. Finished or treated water in the County is generally stored in ground reservoirs or elevated tanks, and storage systems are usually equipped with pumps and valves for operation. The finished water storage system allows the County to meet domestic, industrial, and fire demands for water. The Miami-Dade County WASD also uses the finished water storage system to provide water during source or pump failures. According to the 2003 Miami-Dade County EAR, the finished water storage capacity standard of 15 percent has been met continuously since 1995.~~

The 2005 Florida Legislature enacted growth management legislation related to water supply and other public facilities. Senate Bills 360 and 444 contained significant modifications to Chapter 163, Part II (the State's growth management statute), as well as Chapters 373 and 403 with regard to water supply. Specifically with regard to water supply, the legislation:

- Requires the coordination of local government comprehensive planning with water management districts' regional water supply plans~~, which are currently being updated~~.

- Establishes a closer link between development decisions and the availability of water by requiring local government to determine whether adequate water supplies will be available no later than issuance of a certificate of occupancy.

- Provides for more comprehensive regional water supply plans, permitting incentives for development of alternative water supplies, and alternative water supply development funding assistance.

- ~~Provides $200 million for fiscal year 2005-06 to fund alternative water supply water projects ($100 million), Total Maximum Daily Loads (TMDLs) ($50 million), the Surface Water Improvement and Management (SWIM) Program ($25 million) and the Disadvantaged Small Community Wastewater Program ($25 million). Beginning with the 2006-07 fiscal year, the annual funding will drop to $100 million, with $60 million of that being for alternative water supply development.~~

The South Florida Water Management District (SFWMD) ~~is currently updating the~~ adopted its Lower East Coast Regional Water Supply Plan Update in February 2007. The purpose of this plan update is to provide a cost effective and implementable strategy for assuring that adequate water supplies are available to meet water demands within the planning area through the year 2020. ~~This plan update is scheduled to be completed by July 2007. Concurrent to this plan,~~ Miami-Dade WASD is in the process of adopting ~~developing~~ their 10-Year Water Supply Work Plan.

~~This plan is scheduled to be adopted by December 1, 2007.~~ As of November 15, 2007, Miami-Dade County has obtained a 20-year consumptive use water permit from the SFWMD, providing for 418.5 million gallons per day (MGD) till 2027. This permit will provide adequate water supply for the 20-year planning period for the Miami-Dade County water service area. The permit is based on the estimated service area population of 2.7 million and also on the financially feasible water projects within growth area. The sources for water supply will include the 347 MGD base condition water use and 42 MGD increase with reclaimed water offsets from the Biscayne aquifer. Additional sources will include 29.4 MGD from the Floridan aquifer through blending and reverse osmosis and 170 MGD through reclaimed wastewater.

The Town's 10-year Water Supply Plan is scheduled for adoption by August 15, 2008. During the development of the ~~referenced water plans~~10-year Water Supply Plan, the Town will ~~is encouraged to work with~~coordinate with the Miami-Dade County WASD and SFWMD to incorporate ~~provide input on~~ water supply projects and performance measures for the Town.~~that they want to be included in the plan, as well as learn of other projects under consideration by the Water Management District and County for inclusion in the updated plan.~~ To meet the statutory requirements, the Town will~~is anticipating~~ updat~~ing~~e its Infrastructure~~Potable Water~~, Conservation, Capital Improvement and Intergovernmental Coordination Elements to be consistent with the SFWMD regional water supply plan update and the County's work plan during its EAR-based amendments. The Town will revise its Infrastructure Element and Schedule of Capital Improvements to incorporate the alternative water supply projects and traditional water supply projects and conservation and reuse necessary to meet the water needs within the Town's jurisdiction and include a work plan, covering at least a 10-year planning period, for building public, private, and regional water supply facilities, including development of alternative water supplies, which are identified in the element as necessary to serve existing and new development. In addition, the Town will submit a letter to DCA from Miami-Dade County confirming the Town's water supply needs can be met.

IV.F – COMMON METHODOLOGY FOR TRANSPORTATION FACILITIES

Section 163.3191(2)(P), F.S., requires the Evaluation and Appraisal Report to provide an assessment of the extent to which changes are needed to develop a common methodology for measuring impacts on transportation facilities for the purpose of implementing its concurrency management system in coordination with the municipalities and counties, as appropriate pursuant to s. 163.3180(10). The adopted LOS of all arterial and collector roadways that traverses through the Town and adjacent jurisdictions are consistent with those of Miami-Dade County.

However, the methodology used for determining roadway capacities and operating LOS adopted by the Town is different from that of Miami-Dade County. The Town follows the 2002 FDOT Quality/Level of Service Manual to determine roadway capacities and the resulting operating LOS for daily as well as p.m. peak hour. The County uses a different set of capacities based on traffic model volumes. The Town's capacities are more conservative compared to the County's capacities. The Town will coordinate with Miami-Dade County during the EAR-based amendment process to determine a methodology for their concurrency management system that is consistent with the County's.

IV.~~F~~G – CONSISTENCY WITH GROWTH MANAGEMENT LAWS

Section 163.3191(2)(f), F.S., requires the Evaluation and Appraisal Report evaluate relevant changes in growth management laws and policies since the date of the last EAR for consistency with the Comprehensive Plan. Since the Town of Miami Lakes Comprehensive Plan was adopted in 2003, this is the first opportunity the Town has had to evaluate the Plan. Using the Comprehensive Plan adoption date as a baseline, the following analyses were performed in this report.

1. Review of State Comprehensive Plan – Appendix B

There have been no changes to the State Comprehensive Plan since the adoption of the Town of Miami Lakes's Comprehensive Plan. (December 2003)

2. Review of Changes to Chapter 163, Florida Statutes – Appendix C

A table indicating the manner in which the Town of Miami Lakes is addressing the requirements of Chapter 163, Florida Statutes is attached as *Appendix C*. This table indicates Comprehensive Plan elements that need to be amended to meet State requirements.

3. Review of Changes to Rule Chapter 9J-5, Florida Administrative Code - Appendix D

There have been no changes to 9J-5, F.A.C. since the adoption of the Town's Comprehensive Plan. (December 2003)

4. Review of Strategic Regional Policy Plan – Appendix E

The South Florida Regional Planning Council issued the Strategic Regional Policy Plan for South Florida (SRPP) in June, 2004. A table indicating the Goals of the SRPP and the Town's consistency with these Goals is attached as *Appendix E*.

V – SUMMARY OF RECOMMENDATIONS

Chapter V presents a summary of general conclusions and identifies needed actions and/or proposed plan amendments to address or implement identified changes as discussed in chapters I through IV of the EAR. Changes in Chapter 163 of the Florida State Statutes and Rule 9J-5 of the Florida Administrative Code that necessitate modifications to the Comprehensive Plan are provided in the Appendix. The Comprehensive Plan will require additions to the transportation, schools, future land use, and capital improvements element resulting from the recently adopted SB 360 Bill. The identified major issues also necessitate amendments to the Comprehensive Plan to address their impacts on the community.

Based upon the requirements of the EAR, this report presents a series of recommended amendments to the Town of Miami Lakes's Comprehensive Plan. These recommendations are provided in the previous sections of the EAR:

- Chapter II – Major Issues
- Chapter III – Assessment of Elements
- Chapter IV – Special Topics

V.A – SUMMARY OF ASSESSMENT OF MAJOR ISSUES

A summary of the assessment of the five major issues are presented below. The conclusions of the data collection and analysis of each issue is presented in the first section. The proposed recommendations to address the issue are presented in the second section.

Major Issue 1 – Recreation and Open Space Level of Service

Conclusions

The Comprehensive Plan sets a combined level of service standard for parks, recreation, and open space at 5 acres of open space per 1,000 people. It is further divided into two adopted levels of service (LOS) standards – 1.75 acres of "pocket parks" per 1,000 residents and 3.25 acres per 1,000 residents. Currently the Town is exceeding its adopted LOS standard by a surplus of 8.25 acres. With the new parkland additions, a surplus of 1.21 acres is projected for 2010 and a deficit of 8.73 acres is projected for the years 2015 and 2020.~~However, there is a projected deficit of 0.27 acres of small parks and 2.77 acres of large parks in 2010 and a deficit of 3.75 acres of small parks and 9.23 acres of large parks in 2015.~~ It is recognized that the Town's adopted LOS standard is much higher than Miami-Dade County's LOS standard of 2.75 acres per 1,000 residents.

Recommendations

Based on the conclusions outlined above, some modifications are being suggested to the Comprehensive Plan elements to maintain the future park LOS.

- Future Land Use Element
  - Continue to protect and maintain, to the maximum extent financially feasible, all identified historical and archaeological structures and sites.

- Recreation and Open Space Element
  - Achieve/maintain the adopted LOS standard for local recreation and open spaces by correcting existing deficiencies and addressing future needs, as well as through the acquisition of area-wide parkland.
  - Renovate, restore, and upgrade existing recreation/open space facilities with cooperation from major civic groups and the private sector.
  - Maintain a capital financing plan to enable provision of parks and open spaces through a variety of public and private partnerships.

- Conservation Element
  - Continue to protect natural resources by requiring that all development activities be conducted in accordance with resource protection standards.

- Capital Improvements Element
  - Include a 5-year Schedule of Capital Improvements identifying parkland capital improvement projects necessary to maintain the adopted parks and recreation LOS standard in the future years. The parks and recreation LOS may be amended to address future supply considerations.

- Community Design Element
  - Encourage opportunities for innovative public/private partnerships as it relates to the maintenance and upgrade of recreational facilities.
  - Require new developments to provide and maintain access to parks and recreation facilities.

The Town acquires additional lands for parks and open spaces through developer negotiations and dedications associated with new development and redevelopment. The Town is also in coordination with Miami-Dade County and the Florida Department of Transportation to identify future opportunities for parkland acquisition. With the continued efforts and the proactive approach of the Town in acquiring additional parkland the Town will be able to maintain the adopted park LOS in the future.

Major Issue 2 – Multimodal Transportation Infrastructure & Congestion on NW 154th Street

Conclusions

Urban traffic congestion is one of the major issues in the Town of Miami Lakes with predominantly auto-oriented travel patterns and land use and development patterns. Several roadways within the Town are at or near operational capacity. Segments of NW 154th Street, NW 82nd Avenue, and Miami Lakeway North and South are operating below their adopted levels of service resulting in increased demand on infrastructure. The Town is well served by transit for regional service but does not adequately serve local transit demand. Additionally, there is a need to complete the sidewalk network and improve bicycle infrastructure.

Recommendations

To deal with the increasing demand on the transportation network, the Town is moving towards implementing an interconnected multimodal transportation network where the trips on the roadway network get divided among the different modes. The Comprehensive Plan provides for the development of a multimodal transportation system as its primary goal. The Transportation

Element contains several objectives and policies to promote the development of all travel modes including pedestrian, bicycle and transit infrastructure. The Town of Miami Lakes was recently incorporated in 2000 and the Comprehensive Plan was adopted in 2003. The Town has been actively implementing a majority of the policies recommended in the Comprehensive Plan over the last two years. It is recommended that the Town continue to implement the policies contained in the transportation element to achieve a more balanced and interconnected transportation system.

Some additions and modifications to the Future Land Use, Transportation, Capital Improvement and Community Design elements of the Comprehensive Plan have been recommended to further strengthen the existing objectives and policies. Specific recommendations include:

- Future Land Use Element
  - Provide appropriate densities and intensities that support transit ridership.
  - Promote mixed use developments and commercial revitalization in the urban core.

- Transportation Element
  - Implement the recommendations of the TMP to improve the existing conditions of the automobile, transit, pedestrian and bicycle infrastructure.
  - Assess the Town's sidewalks to identify deficiencies in widths, connections, obstructions, and need for handicap accessibility.
  - Developing a program to address the deficiencies identified in the sidewalk assessment.
  - Appointing a pedestrian/bicycle and transit coordinator (either staff or volunteer) who will work with the community to increase awareness of walking, bicycling and transit usage.
  - Ensure that pedestrian connections are provided from the new developments to the surrounding roadways and transit stops through the development review process.
  - Review policy alternatives to address LOS on NW 154th Street, which may include but not be limited to, a TCEA, A TCMA or a MMTD.

- Capital Improvements Element
  - Support investments to the pedestrian, bicycling and transit infrastructure before development occurs.

- Education Facilities Element
  - Support the safe and efficient movement of children to and from schools by means of walking, biking, and vehicular transportation.

- Community Design Element
  - Implement, to the maximum extent financially feasible, the recommendations, objectives, and policies contained in the Community Design Element.

Major Issue 3 – Emergency Preparedness and Disaster Planning

Conclusions

The unprecedented back-to-back hurricanes in South Florida have resulted in significant damage to many parts of the state. For the long-term vitality of the Town of Miami Lakes as well as the entire State of Florida, hurricane and emergency preparedness, response and recovery needs to be as high a priority as any other public policy area. The most cost-effective time to address risk to future hazards is during the planning process and prior to development. The Comprehensive Plan,

adopted in 2003, did not anticipate such an increase in hurricane activity and therefore did not address the identified issue. However, the Town recognizes the importance of emergency preparedness and disaster planning and is reliant upon the productive coordination of intergovernmental activities.

Recommendations

Based on the conclusions outlined above, several modifications are being suggested to the elements to incorporate provisions for disaster planning.

- Future Land Use Element
  - Identify and plan for relief distribution centers and warehousing of relief supplies to assist with post disaster efforts.
  - Actively coordinate with the American Red Cross and improve shelter capacity.
  - Determine populations at risk, particularly seniors, and plan for their safety.
  - Maintain partnerships with adjacent municipalities in developing mitigation strategies, coordinating relief efforts, and post disaster redevelopment plans.

- Transportation Element
  - Maintain adequate capacity on all identified major evacuation routes including signage and signalization improvements to aid in safe and effective mobilization.

- Infrastructure Element
  - Provide future improvements to evacuation routes, as necessary.

- Intergovernmental Coordination Element
  - Require the attendance at regular meetings of local and regional evacuation planning professionals to coordinate all emergency management activities.
  - Work with the Miami-Dade County Office of Emergency Management (OEM) to coordinate and conduct emergency preparedness, response, and recovery and participate in the Post Disaster Redevelopment Plan.
  - Establish procedures to inform Persons with Special Needs (PSN) of evacuation transportation and shelter services that may be available to them.
  - Require the Town to co-sponsor and participate in annual hurricane preparedness simulations and hurricane awareness week.
  - Develop public education programs to advise Town residents and visitors about hurricanes, emergency preparedness, and early evacuation and sheltering.

- Capital Improvement Element
  - Identify Town staging areas, distribution sites and necessary staffing requirements for post disaster relief.
  - Prepare a plan to identify and prioritize major storm cleanup and recovery efforts following a disaster.

Major Issue 4 – Natural and Environmental Resources

Conclusions

The Comprehensive Plan, adopted in 2003, contained Conservation and Infrastructure Elements that identified goals, policies and objectives as they relate to natural and environmental resources. The Town of Miami Lakes, recognizing the importance of protecting, enhancing and managing the natural and environmental resources, identified additional issues to be evaluated in the EAR.

Recommendations

Based on the conclusions outlined above, some modifications are being suggested to strengthen the elements of the Comprehensive Plan to further enhance and protect natural and environmental resources of the Town.

- Future Land Use Element
  - Encourage mixed-use, infill developments to encourage a compact pattern of development and orderly growth which efficiently utilizes existing services, facilities and infrastructure.
  - Facilitate review of the Town's LDC to incorporate provisions to ensure that existing habitats are protected and that development incorporates habitats into the site design.

- Transportation Element
  - Require the Town, subject to the availability of appropriated funds, to plant canopy/shade trees along identified major corridors, consistent with appropriate traffic safety standards.

- Infrastructure Element
  - Prioritize provision of underground utilities throughout the Town within an acceptable goal year.

- Recreation and Open Space Element
  - Identify, evaluate and provide potential ecological and open space linkages through recreational and trail plans, utility plans and other capital improvement plans.
  - Facilitate efficient review and approval of projects that contribute significant amounts of recreational amenities and open spaces to the Town.
  - Continue providing public access to lakes and waterways as long as such access does not conflict with the resource management goals of the Town.

- Intergovernmental Coordination Element
  - Coordinate with the South Florida Regional Planning Council (SFRPC), South Florida Water Management District (SFWMD), Miami-Dade County and other appropriate agencies for compliance with regional plan policies addressing potable water standards and monitoring.
  - Promote the long-term maintenance of natural systems through a comprehensive approach that involves public participation, education, regulations, incentives acquisition, and intergovernmental coordination. It is critical that the Town of Miami Lakes continue its coordination with local, regional, state and federal agencies concerning the management of natural and environmental resources.

- Community Design Element
  - Require neighborhood design guidelines to include innovative resource conservation measures to address water conservation, non-potable water usage and other resource conservation measures including, but not limited to, materials and energy.

Major Issue 5 – Concurrency Management Controls

Conclusions

The evaluation of concurrency management controls to ensure that adequate facilities and service are available at the timing and location of development before it is approved is an important issue concerning the Town considering the impact of the 2005 Growth Management Legislation. This is identified as a major issue because of the Town's intention to maintain adopted levels of service for all infrastructure facilities.

Recommendations

Based on our assessment of the Town's Concurrency Management System, there are sufficient concurrency management controls incorporated in the Comprehensive Plan to ensure that the timing and location of development will be approved only after showing that sufficient facilities and services are present or will be provided to maintain adopted LOS standards. The Comprehensive Plan goals, objectives, and policies are in compliance with the Florida Statutes and the Florida Administrative Code requirements for concurrency. However, additional objectives and policies will need to be added to the transportation, infrastructure, capital improvements and education facilities element to address the requirements of the 2005 Growth Management Legislation, including school concurrency and the 10-year water supply plan by 2008.

V.B – SUMMARY OF ASSESSMENT OF COMPREHENSIVE PLAN ELEMENTS

Future Land Use Element

Based on an assessment of the Future Land Use Element there have been several additions/modifications to the objectives, policies and measurable targets contained in the element. For a detailed assessment of the Future Land Use Element refer to Chapter III-A of the EAR. New text is indicated in underline format and deleted text in strikethrough format in the chapter.

Transportation Element

Based on an assessment of the Transportation Element there have been several additions/modifications to the objectives, policies and measurable targets contained in the element. For a detailed assessment of the Transportation Element refer to Chapter III-B of the EAR. New text is indicated in underline format and deleted text in strikethrough format in the chapter. The EAR-based amendments should include the requirements of the 2005 Growth Management Legislation as it pertains to the Town.

Housing Element

Based on an assessment of the Housing Element of the Comprehensive Plan there have been several additions/modifications to the objectives, policies and measurable targets contained in the element. For a detailed assessment of the Housing Element refer to Chapter III-C of the EAR. New text is indicated in underline format and deleted text in strikethrough format in the chapter.

Infrastructure Element

Based on an assessment of the Infrastructure Element of the Comprehensive Plan there have been several additions/modifications to the objectives, policies and measurable targets contained in the element. For a detailed assessment of the Infrastructure Element refer to Chapter III-D of the EAR. New text is indicated in underline format and deleted text in strikethrough format in the chapter.

Recreation and Open Space Element

Based on an assessment of the Recreation and Open Space Element of the Comprehensive Plan there have been several additions/modifications to the objectives, policies and measurable targets contained in the element. For a detailed assessment of the Recreation and Open Space Element refer to Chapter III-E of the EAR. New text is indicated in underline format and deleted text in strikethrough format in the chapter.

Conservation Element

Based on an assessment of the Conservation Element of the Comprehensive Plan there have been several additions/modifications to the objectives, policies and measurable targets contained in the element. For a detailed assessment of the Conservation Element refer to Chapter III-F of the EAR. New text is indicated in underline format and deleted text in strikethrough format in the chapter.

Intergovernmental Coordination Element

Based on an assessment of the Intergovernmental Coordination Element of the Comprehensive Plan there have been several additions/modifications to the objectives, policies and measurable targets contained in the element. For a detailed assessment of the Intergovernmental Coordination refer to Chapter III-G of the EAR. New text is indicated in underline format and deleted text in strikethrough format in the chapter.

Capital Improvements Element

Based on an assessment of the Capital Improvements Element of the Comprehensive Plan there have been several additions/modifications to the objectives, policies and measurable targets contained in the element. For a detailed assessment of the Capital Improvements Element refer to Chapter III-H of the EAR. New text is indicated in underline format and deleted text in strikethrough format in the chapter.

Educational Facilities Element

Based on an assessment of the Educational Facilities Element of the Comprehensive Plan there have been several additions/modifications to the objectives, policies and measurable targets contained in the element. For a detailed assessment of the Educational Facilities Element refer to Chapter III-I of the EAR. New text is indicated in underline format and deleted text in strikethrough format in the chapter. The EAR-based amendments should include the requirements of SB 360 as it pertains to the Town.

Community Design Element

Based on an assessment of the Community Design Element of the Comprehensive Plan there have been several additions/modifications to the objectives, policies and measurable targets contained in the element. For a detailed assessment of the Community Design Element refer to Chapter III-J of the EAR. New text is indicated in underline format and deleted text in strikethrough format in the chapter.

In addition to these above mentioned changes, the planning timeframes referenced in the comprehensive plan will be revised to a long term planning time frame of 2020 or higher.

APPENDIX A

Letter of Understanding and Scope of Work

DEC 0 5 2006

STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

JEB BUSH
Governor

THADDEUS L. COHEN, AIA
Secretary

November 13, 2006

Mr. Alex Rey
City Manager, Miami Lakes
6853 Main Street
Miami Lakes, Florida 33014

Dear Mr. Rey:

The Department of Community Affairs has reviewed your recent letter outlining the Scope of Work for the City of Miami Lakes Evaluation and Appraisal Report (EAR). The Department recognizes the City's efforts to identify and address the following major issues:

1. Revising the Recreation and Open Space Element to include a 10-year work plan
2. Reviewing the status of the transportation system in relation to the City's land use pattern
3. Evaluating strategies to address emergency preparedness
4. Protecting and enhancing the City's natural resources
5. Evaluating the efficacy of concurrency management controls

The Department agrees with the City's list of issues as set forth in the Scope for the most part; however, we suggest that affordable housing would be a useful additional issue for discussion in the EAR. The Department offers the following additional comments and suggestions for your consideration:

In assessing the financial feasibility of providing infrastructure to meet anticipated growth (per § 163.3191[2][c], F.S.), the City should address the issue in terms of the requirements of § 163.3177(2) and (3), F.S., relative to the need to maintain a financially feasible comprehensive plan with an annually updated 5-year schedule of capital improvements.

When identifying the relevant changes in growth management law (per § 163.3191[2][f], F.S.), the City should provide a brief assessment of the potential impacts of these changes that are yet to be addressed in the Comprehensive Plan. The EAR should indicate some of the measures to be undertaken to address the new

2555 SHUMARD OAK BOULEVARD • TALLAHASSEE, FLORIDA 32399-2100
Phone: (850) 488-8466/Suncom 278-8466 FAX: (850) 921-0781/Suncom 291-0781
Internet address: http://www.dca.state.fl.us

CRITICAL STATE CONCERN FIELD OFFICE
2796 OVERSEAS HIGHWAY, SUITE 212
MARATHON, FL 33050-2227
(305) 289-2402

COMMUNITY PLANNING
2555 SHUMARD OAK BOULEVARD
TALLAHASSEE, FL 32399-2100
(850) 488-2356

EMERGENCY MANAGEMENT
2555 SHUMARD OAK BOULEVARD
TALLAHASSEE, FL 32399-2100
(850) 413-9969

HOUSING & COMMUNITY DEVELOPMENT
2555 SHUMARD OAK BOULEVARD
TALLAHASSEE, FL 32399-2100
(850) 488-7956

requirements and whether plan amendments are needed to address the new requirements.

The assessment of objectives, as they relate to major issues (per § 163.3191[2][g], F.S.), in the EAR should include data and analysis evaluating progress made toward achieving the objectives. If insufficient progress has been made, the report should discuss why and assess how things could be done differently in the future to better achieve the objectives

The City's analysis of its future land use and infrastructure needs should be based on population projections for the 5- and 10-year planning timeframes (per § 163.3191[2][c] and [i], F.S.).

While assessing the success and failure of coordinating future land uses and associated planned residential development with the capacities of public schools (per § 163.3191[2][k], F.S.), the City should note that § 163.3177(12), F.S., requires adoption of a public schools facilities element that is consistent with those adopted by the other local governments within the County.

We appreciate the effort you and your staff have put forth in identifying the major issues the City proposes to address, and look forward to continued success as the City prepares its initial Evaluation and Appraisal Report. If you or your staff have any questions or need additional assistance, please contact Paul Darst, reviewing planner, at (850) 922-1764 or paul.darst@dca.state.fl.us.

Sincerely,

Roger Wilburn

Roger Wilburn
Regional Planning Administrator

RW/pd

c: Carolyn Dekle, South Florida Regional Planning Council
Jim Quinn, Department of Environmental Protection
Phil Steinmiller, Florida Department of Transportation, District 6
P. K. Sharma, South Florida Water Management District
Susan Harp, Florida Department of State, Division of Historic Resources

Town Of Miami Lakes
6853 Main Street • Miami Lakes, Florida 33014
(305) 364-6100/Fax (305) 558-8511
www.townofmiamilakes.com

February 24, 2006

Mr. Charles Gauthier
Florida Department of Community Affairs
Division of Community Planning
Bureau of Local Planning
2555 Shumard Oaks Blvd.
Tallahassee, FL 32399-2100

Re: **Letter of Understanding for the 2006 Town of Miami Lakes Evaluation and Appraisal Report**

Dear Mr. Gauthier:

On February 21, 2006 the Town of Miami Lakes conducted a preliminary scoping workshop with staff, elected officials, neighboring municipalities, regional, county agencies and members of the public to identify major Town issues. These major issues will form the basis for the 2006 Town of Miami Lakes Evaluation and Appraisal Report (EAR). The Town of Miami Lakes will also address the required issues identified in Section 163.3191 (2) Florida Statutes. Please see the attached scope of work, including the major issues, for the proposed 2006 Town of Miami Lakes EAR.

The Town of Miami Lakes proposes that this letter and accompanying attachment will serve as the Letter of Understanding between the Department of Community Affairs and the Town of Miami Lakes. If you have any questions or comments regarding the 2006 Town of Miami Lakes EAR please contact Maria Crowley, Department of Planning and Zoning Director. at 305-364-6100.

Sincerely.

Alex Rey
Town Manager

CC: Bob Daniels, South Florida Regional Planning Council

Attachments

The following scope of work will be conducted by the Town of Miami Lakes to complete the 2006 Town of Miami Lakes EAR addressing the requirements of Section 163.191 (2) Florida Status:

1. The Town of Miami Lakes will provide a summary of data and analysis comparing current conditions of the Town of Miami Lakes Land Use Plan and Future Land Use Elements with Conditions at time of the Comprehensive Plan adoption in 2004. To the extent possible, tables, maps, and illustrations will be used. This data and analysis will include, at minimum:

-Population growth and changes in land area . s. 163.3191 (2)(a)F.S.
-Extent of vacant and undeveloped land. S. 163.3191 (2)(b) F.S.
-Location of existing development in relation to location of development as anticipated in the Town of Miami Lakes Land Use Plan. s. 163.191 (2) (d) F.S.

2. The Town of Miami Lakes will identify the extent to which those services with level of service standards outlined in the Town of Miami Lakes Comprehensive Plan do not currently meet the standards. The Town of Miami Lakes will analyze and evaluate the ability to fund newly or expanded infrastructure necessary to correct the deficiencies, and to provide for future growth at acceptable levels of service. S. 163.3191 (2) (f) F.S.

3. The Town of Miami Lakes will evaluate relevant changes in growth management laws (State Comprehensive Plan, the requirements of Chapter 163, Part two, the minimum criteria contained in Chapter 9j-5, Florida Administrative Code, and the strategic Regional Policy Plan of South Florida), since the adoption of the Town Comprehensive Plan in 2004 for consistency. Based on this assessment plan revisions will be recommended, if necessary. S. 163.3191 (2) (h) F.S.

4. The Town of Miami Lakes will assess the successes and shortcomings of each Comprehensive Plan Element using the monitoring measures contained in each element. Successes and shortcomings will be briefly summarized in narrative format on an element-by-element basis using tables, illustrations and maps to the extent possible. S. 163.3191 (2) (h) F.S.; Additionally, The Town of Miami Lakes will briefly summarize the public participation program and activities undertaken during the preparation of the EAR. S. 163.3191 (2) (j) F.S.

5. Major Issues

For the purposes of the Town of Miami Lake's 2006 EAR submittal, five major issues will be analyzed (Items A through G). The issues identified will be reviewed for their potential social, economic, and environmental impacts. S. 163.3191 (2)(e) F.S. The Town of Miami Lakes will evaluate the plan objectives within each element, as they relate to major issues identified, where appropriate, unforeseen or unanticipated changes in circumstances, which have resulted in problems or opportunities with respect to the major issues identified in that element and the social,

economic, and environmental impacts of the issue. S. 163.3191 (2)(g)F.S. The Town of Miami Lakes will identify and summarize actions or corrective measures, including plan amendments, necessary to address the major issues. Such identification shall include, as appropriate, new population projections, revise planning time frames, revised future plan map or map series, an updated capital improvement element, and any new and revised goals, objectives, and policies for major issues identified within each element. S. 163.3191 (2) (i) F.S.

A. The Town of Miami Lake s will revise the Recreation and Open Space Element to include a ten-year work plan, which will address assessing the build-out Level-of-Service five acres of open land per 1000 of population criteria. Revisions will be made to other comprehensive plan elements, as appropriate, to reflect inclusion of the work plan. S. 163.3191 (2) (i) F.S.

B. The Town of Miami Lakes will review the status of the transportation system with regards to, assessing congestion along N.W. 154 Street, establishing a multi-modal oriented land use pattern, what proposed transportation improvements, and what current regulations will permit the type of development that encourages multi-modal land use patterns. Recommendations will be made to address changes to existing land use designations in conjunctions with transportation projects that will further a multi-modal land use pattern. S. 163.3191 (2) (e). F.S.

C. The Town of Miami Lakes will evaluate and identify strategies to address Emergency Preparedness and Disaster Planning. This evaluation will include public safety considerations, such as evacuation capability, and disaster relief point of distribution centers.

D. The Town of Miami Lakes will address the evaluation of continued efforts to protect and enhance the natural and environmental resources of Miami Lakes to ensure continued resource availability, including but not limited to the tree canopy enhancement, and water conservation efforts.

E. The Town of Miami Lakes will address the evaluation of concurrency management controls to ensure the timing and location of development approval reflects a showing of sufficient facilities and services, in order to ensure that that adopted LOS standards are maintained.