

ORDINANCE NO. 07-98

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING THE TOWN OF MIAMI LAKES' COMPREHENSIVE PLAN TO PROVIDE FOR THE NECESSARY PROVISIONS FOR PUBLIC SCHOOL CONCURRENCY; PROVIDING FOR AN AMENDMENT TO THE EDUCATION FACILITIES ELEMENT; PROVIDING FOR AN AMENDMENT TO THE CAPITAL IMPROVEMENT ELEMENT; PROVIDING FOR AN AMENDMENT TO THE INTERGOVERNMENTAL COORDINATION ELEMENT; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS AND ALL OTHER UNITS OF LOCAL GOVERNMENT OR GOVERNMENTAL AGENCIES REQUIRED BY LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Miami Lakes (the "Town") adopted the Town of Miami Lakes Comprehensive Plan ("the Town Comprehensive Plan") by Ordinance 03-46 on December 19, 2003; and

WHEREAS, the Town desires to amend Element IX entitled Education Facilities Element of the Town Comprehensive Plan to include policies, goals and objectives regarding public schools facilities as mandated by the Florida Legislature in 2005; and

WHEREAS, the Town desires to amend Element VII entitled Intergovernmental Coordination Element of the Town Comprehensive Plan and Element VIII entitled Capital Improvement Element for consistency with the addition of the public schools facilities element mandated by the Florida Legislature in 2005; and

WHEREAS, Division 3.7 of the Town of Miami Lakes Land Development Code (“Town LDC”) sets forth the authority of the Town Council to consider and act upon an amendment to the text of the Town Comprehensive Plan and the criteria it shall consider in rendering its decision; and

WHEREAS, after having received extensive input and participation by the public, staff, the Administrative Official and the Local Planning Agency at a public hearing, the Town Council transmitted the proposed amendments to the Florida Department of Community Affairs and other units of local government and governmental agencies as required by law for their review; and

WHEREAS, the Florida Department of Community Affairs and other units of local government or governmental agencies as required by law have reviewed the proposed amendments and submitted their comments to the Town Council; and

WHEREAS, the Town Council has conducted a duly noticed public hearing on the amendments as required by law, considered the comments from the Florida Department of Community Affairs and other responding governmental entities and have made the necessary changes, which are incorporated into the amendments attached hereto.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals. Each of the above stated recitals are true and correct and are incorporated herein by this reference.

Section 2. Findings. In accordance with Division 3.7 of the Town LDC, the Town Council, having considered the testimony and evidence in the record presented by the public, staff, the Administrative Official, and the Local Planning Agency, at a duly noticed public hearing, finds that the proposed text amendments satisfy the applicable criteria contained in Division 3.7 of the Town LDC:

1. Whether the proposal is internally consistent with the Comprehensive Development Master Plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program.
2. Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing Comprehensive Development Master Plan, and whether such changes support or work against the proposed amendment.
3. Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed neighboring property land use.
4. Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.
5. Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on such pattern shall be identified.
6. Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and interest of the Comprehensive Development Master Plan.
7. Whether the proposed amendment meets the requirements of Chapter 163.3161 et seq., Florida Statutes.
8. Other matters which the Local Planning Agency or the Town Council, in its legislative discretion, may deem appropriate.

Section 3. Transmittal to the Florida Department of Community Affairs.

The Town Clerk is directed to transmit the proposed amendments attached as exhibits to

the Florida Department of Community Affairs and all other units of local government or governmental agencies required by Section 163.3184, Florida Statutes for review.

Section 4. Adoption. The Town Council hereby adopts the amendments to Element IX entitled Education Facilities Element, VIII entitled Capital Improvements Element, and VII entitled Intergovernmental Coordination Element of the Town of Miami Lakes Comprehensive Plan, as attached as Exhibits A, B, C to this Ordinance.

Section 5. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. Repeal of Conflicting Provisions. All provisions of the Town LDC that are in conflict with this Ordinance are hereby repealed.

Section 7. Effective Date. This Ordinance shall be effective upon issuance by the appropriate state agency of a Final Order pursuant to Section 163.3184, Florida Statutes.

The foregoing Ordinance was offered by Vice Mayor Mary Collins, who moved its adoption on first reading. The motion was seconded by Councilmember Nancy Simon and upon being put to a vote, the vote was as follows:

Mayor Wayne Slaton	Yes
Vice Mayor Mary Collins	Yes
Councilmember Roberto Alonso	Yes

Councilmember Robert Meador II Yes
Councilmember Michael Pizzi Yes
Councilmember Richard Pulido Yes
Councilmember Nancy Simon Yes

PASSED AND ADOPTED on first reading this 18th day of September, 2007.

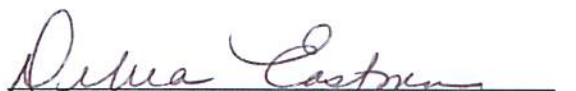
The foregoing Ordinance was offered by Councilmember MARY COLLINS, who moved its adoption on second reading. The motion was seconded by Councilmember George Lopez, and upon being put to a vote, the vote was as follows:

Mayor Michael Pizzi	<u>yes</u>
Vice Mayor Richard Pulido	<u>yes</u>
Councilmember Mary Collins	<u>yes</u>
Councilmember George Lopez	<u>yes</u>
Councilmember Robert Meador, II	<u>yes</u>
Councilmember Nick Perdomo	<u>absent</u>
Councilmember Nancy Simon	<u>absent</u>

PASSED AND ADOPTED on second reading this 18th day of November, 2008.


MICHAEL PIZZI
MAYOR

ATTEST:


Debra E. Eastman, MMC TOWN CLERK

APPROVED AS TO FORM AND LEGALITY FOR THE USE
AND BENEFIT OF THE TOWN OF MIAMI LAKES ONLY:



WEISS, SEROTA, HELFMAN, PASTORIZA, COLE & BONISKE, P.L.
TOWN ATTORNEY

EXHIBIT "A"

IX. EDUCATION FACILITIES ELEMENT

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

Goal 9: Coordinate and collaborate with educational facility providers to provide a high quality education system within the Town through the development, operation and maintenance of ~~Improvement in quality and quantity of~~ public, nonpublic and private educational facilities ~~so that a superior education system is created~~ that will provide outstanding educational opportunities for the residents and children of Miami Lakes.

Objective 9.1: IMPROVE SCHOOLS AND SCHOOL PLANNING THROUGH INTERGOVERNMENTAL COORDINATION

The Town will actively coordinate with the Miami-Dade County School Board, Miami-Dade County and other appropriate agencies and groups in the siting and management of educational facilities and services throughout the Town, ~~by adhering to the "Interlocal Agreement for Public School Facility Planning in Miami-Dade County."~~

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

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

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

Policy 9.1.1: The Town shall cooperate with the Miami-Dade County School Board and Miami-Dade County by adhering to the "Interlocal Agreement for Public School Facility Planning in Miami-Dade County" pursuant to Section 163.3177 F.S., and Section 163.3180(g) F.S.

Policy 9.1.42: The Town shall continue to work proactively with the Miami-Dade County School Board to substantially reduce over crowding in Miami-Lakes-public schools and improve educational quality through the use of school boundary changes and the creation of new schools.

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

Total Student Population

Permanent Student Station Capacity + ½ Portable 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; then 100% of enhanced program capacity by September 2015.

Policy 9.1.43: The Town shall ~~Within staff resource constraints,~~ have representation at attend all staff meetings and workshops which are open to the public and held by the Miami-Dade County School Board where issues impacting the Town are addressed.

Policy 9.1.54: ~~The Town shall p~~Provide all requested socio-economic information to the Miami-Dade County and the Miami-Dade County School Board in order to facilitate accurate and updated annual student enrollment projections for the Town.

Policy 9.1.65: ~~The Town shall a~~Annually review and evaluate the Miami-Dade County School Board's ~~t~~Tentative ~~d~~District ~~e~~Educational ~~f~~Facilities ~~p~~Plan, and provide comment to the School Board on the ~~p~~Plan's consistency with the Town's Comprehensive Plan and Land Development Code (LDC).

Policy 9.1.76: ~~The Town shall p~~Participate in meetings held by the School Site Planning and Construction Committee (SSPCC) as needed, and review potential sites for new schools, proposals for significant renovation, additions to existing buildings and portables, and any planned closure of existing schools to ensure compatibility with surrounding land uses.

Policy 9.1.87: ~~The Town shall a~~Attend the annual planning forum hosted by the Miami-Dade County School Board's Site Planning and Construction Committee (SSPCC), when Town schools are discussed.

Policy 9.1.98: ~~The Town shall e~~Evaluate any potential school site acquisition or expansion in Miami Lakes within 45 days of written notice from the Miami-Dade County School Board for consistency with the Town's Comprehensive Plan and Land Development Code (LDC).

Policy 9.1.109: ~~The Town shall c~~Coordinate with the Miami-Dade County School Board to address any on-site and off-site improvements necessary to support new schools, proposed significant expansion of existing schools, or mitigate any existing adverse traffic and other impacts around schools.

Policy 9.1.110: ~~The Town shall invite a~~include a non-voting representative from the Miami-Dade County School Board ~~staff representative to attend at~~ Local Planning Agency (LPA) meetings where comprehensive plan amendments or rezonings are being considered that, if approved, would increase residential density or future student enrollment.

~~**Policy 9.1.12:** Include a School Board representative in the development review process for all residential zoning hearing applications, and notify the School Board of any proposed land use applications that may affect future student enrollment or school facilities.~~

Policy 9.1.131: ~~The Town shall e~~Encourage collaboration between the Miami-Dade County School Board and developers in Miami Lakes to ~~collaboratively~~ develop creative options that provide capacity to accommodate new students generated from residential development, including, but not limited to, school construction by private businesses and the leasing of existing buildings for schools.

Policy 9.1.142: ~~The Town shall i~~Involve the Town's Police Department and the Miami-Dade County Fire Department, as participants in the development review process, ~~to when reviewing all site plans for proposed school facilities~~ site plans for the construction or expansion of ~~school~~existing school facilities.

Policy 9.1.13: The Town shall collaborate with the Miami-Dade County School Board, the County, and adjacent local governments to identify issues relating to public school emergency preparedness, such as:

1. The determination of evacuation zones, evacuation routes, and shelter locations.
2. The design and use of public schools as emergency shelters.
3. The designation of sites other than public schools as long-term shelters, to allow schools to resume normal operations following emergency events.

Objective 9.2: COORDINATION OF RESIDENTIAL DEVELOPMENT WITH AVAILABILITY OF PUBLIC SCHOOL FACILITIES

The Town, in cooperation with Miami-Dade County and Miami-Dade Public Schools, shall coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency.

Measurement: Maintenance of adopted level of service standards for public school concurrency.

Policy 9.2.1: The adopted level of service (LOS) standard for all public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS Standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

Policy 9.2.2: The Town will extend its full cooperation to Miami-Dade County Public Schools and Miami-Dade County to achieve the goal for all public school facilities to have 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity by January 1, 2018. To help achieve the desired 100% of permanent FISH utilization by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatables over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity (no relocatable classrooms) should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution. Beginning January 1, 2013 the Miami-Dade County Public Schools will implement a schedule to eliminate all remaining relocatable classrooms by January 1, 2018.

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

Policy 9.2.3: Concurrency Service Areas (CSA) shall be delineated to: 1) maximize capacity utilization of the facility, 2) limit maximum travel times and reduce transportation costs, 3) acknowledge the effect of court-approved desegregation plans, 4) achieve socio-economic, racial, cultural and diversity objectives, and 5) achieve other relevant objectives as determined by the School Board's policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments or updates to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning.

Policy 9.2.4: In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed provided at least one of the following conditions is met:

1. The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Educational Impact Fee Benefit District as the proposed development; or

2. The development's impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e)1, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement between the applicant, the Town, and the School Board. Mechanisms for proportionate share may include one or more of the following:

a. Money – Contribute full capital cost of a planned project, or project proposed to be added to the first three (3) years of the District Facilities Work Program, in the affected concurrency service areas, providing sufficient capacity to absorb the excess impacts of the development, on land owned by the School Board or donated by another development.

b. Land - Donate land to and/or capital dollars equal to the cost of impact to the School Board needed for construction of a planned project, or project proposed to be added to the first three (3) years of the District Facilities Work Program in the affected concurrency service areas, and the School Board or some other entity funds the construction of or constructs the project.

c. Construction - Build a planned project, or project proposed to be added to the first three (3) years of the District Facilities Work Program, on land owned by the School Board or donated by another development, with sufficient capacity to absorb the excess impact of the development in the affected concurrency service area. (Usually, projects are more than one classroom).

d. Mix and Match - Combine two or more of these options to provide sufficient capacity to mitigate the estimated impact of the residential development on the affected concurrency service areas.

e. Mitigation banking - Mitigation banking within designated areas based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall only be transferred to developments within the same concurrency service area or a contiguous concurrency service area. Mitigation banking shall be administered by the School Board in accordance with the requirements of the concurrency mitigation system.

Proportionate-share mitigation must be acceptable to the School Board. Mitigation shall be directed to projects in the first three (3) years of the Miami-Dade County Public Schools District Facilities Work Program and satisfy the demand created by that development approval.

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

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

Objective 9.23: SCHOOL LOCATION & ACCESSABILITY

The Town shall coordinate with the Miami-Dade County School Board and other stakeholders to verify consistency between the location of new schools and or the expansion of existing educational facilities with the Town's Future Land Use Map, ensure that new schools are proximate to and consistent with existing and proposed residential areas, serve as community focal points, are co-located with other appropriate public facilities when possible, and address the on-site and off-site infrastructure necessary to support the school facility, 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: Schools facilities located consistent with the Town's Future Land Use Map.

Measurement: Number of shared facilities within the Town.

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

Policy 9.23.1: The Town shall coordinate the long range public school facility map of the Miami-Dade County School Board with the Town's Comprehensive Plan, and will permit Sschools (all types) to may be located in all land use designations shown on the Future Land Use Map, and shall verify new schools are consistent with applicable provisions of the Town's Land Development Code (LDC).

Policy 9.23.2: The Town shall encourage the location of new and expanding schools to occur near single-family near residential communities whenever possible, provided adverse impacts to neighborhoods are minimized and shall coordinate the on-site and off-site infrastructure necessary to support the schools.

Policy 9.23.3: The Town shall investigateconsider funding sources such as the State and National Safe Routes Two School (SR2S) programs, including possible funding, to encourageprovide opportunities for children to safely use sidewalks and bicycle lanes and paths so that they can walk or ride bicycles to school.

Policy 9.23.4: The Town shall Supportencourage the co-location of public facilities, including parks, libraries, public recreation areas, and community centers and other compatible civic uses, with schools where feasible, to promote joint use facilities.

Policy 9.23.5: The Town shall cConsider co-location and shared use opportunities when preparing future capital improvement plans, and when planning and designing new or renovated communityexpanded educational facilities.

Objective 9.4: CAPITAL PLANNING FOR PUBLIC SCHOOLS

The Town shall annually adopt by reference into its Capital Improvement Element (CIE), the Miami-Dade County Public Schools financially feasible Five-Year Facilities Work Program, in accordance with CIE Policy 8.2.3 of the Comprehensive Plan. The annually updated Five-Year Facilities Work Program identifies the financially feasible school facility capacity projects necessary to address existing deficiencies and meet future needs while achieving and maintaining the adopted level of service standard for schools.

Measurement: Annual update of Town's CIE.

Measurement: Inclusion of Miami-Dade County School Board's Five-Year Facilities Work Program in the Town's CIE.

Policy 9.4.1: The Town shall adopt by reference, Miami-Dade County Public Schools annually updated and financially feasible Five-Year Facilities Work Program, in accordance with Policy 8.2.3 of the Capital Improvements Element.

Policy 9.4.2: ~~The Town, in~~In conjunction with Miami-Dade County, the local governments of Miami-Dade County, and ~~-Miami-Dade County Public Schools-~~, the Town shall annually review through the Staff Working Group, the Education Facilities Element and the updated data necessary to maintain a long-range public school facilities map series, including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period, to ensure adequate school capacity is available to achieve and maintain the adopted level of service standard for schools. The map series shall be adopted as Appendix A of the Education Facilities Element, and include at a minimum:

1. A map or map series which identifies the existing location of public school facilities by type and the existing location of ancillary plants.

2. A future conditions map or map series which depicts the planned general location of public school facilities and ancillary plants and renovated facilities by year for the five-year planning period, and for the end of the long range planning period.

Objective 9.35: ENHANCE EDUCATIONAL QUALITY &AND OPPORTUNITIES

The Town shall promote the eExpansion of nonpublic, charter and private school facilities within the Town in order to reduce public school over-crowding and provide more high quality educational options to residents.

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

Policy 9.35.1: The Town shall ~~Investigate~~research opportunities for creating charter schools within the Town that are funded through private businesses, non-profit agencies, and/or the Town.

Policy 9.35.2: The Town shall ~~Actively~~ assist developers in developing creative options to fund and/or construct new school facilities to meet the public education goals.

Policy 9.35.3: The Town shall ~~c~~oordinate with local universities, colleges and the Miami-Dade County School Board to extend a greater array of adult education opportunities in closer proximity to Town residents.

Policy 9.35.4: The Town shall ~~Use the Town's website to~~ provide notice of future educational classes scheduled in or near Miami Lakes by universities, colleges, the County School Board, and non-profit education entities for children and adults through the Town's website.

Figure 1A - Proposed, Existing, and Ancillary Educational Facilities Located in the Northwest Area - 2008-2013

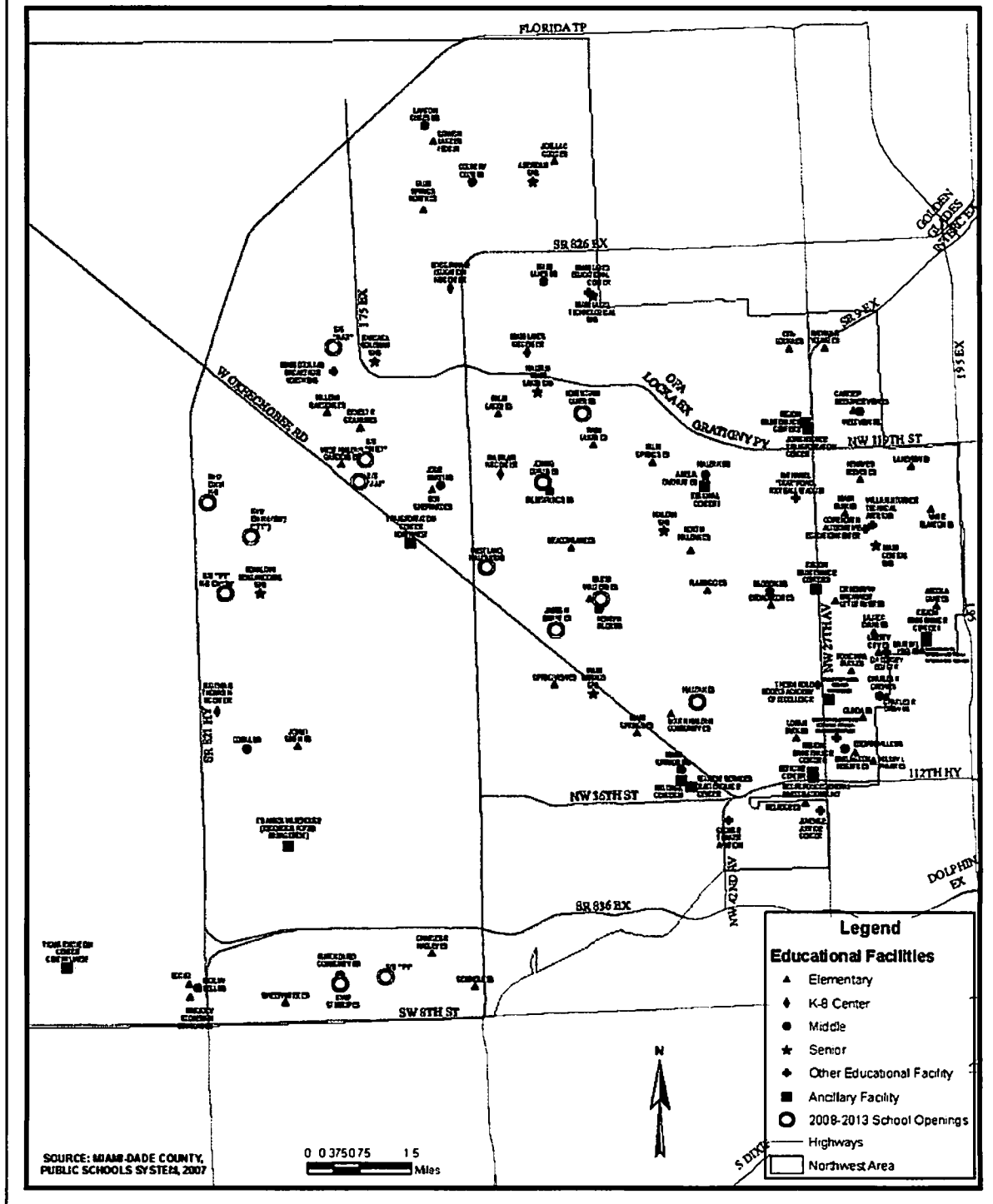


Figure 1B - Proposed, Existing, and Ancillary Educational Facilities Located in the Northeast Area - 2008-2013

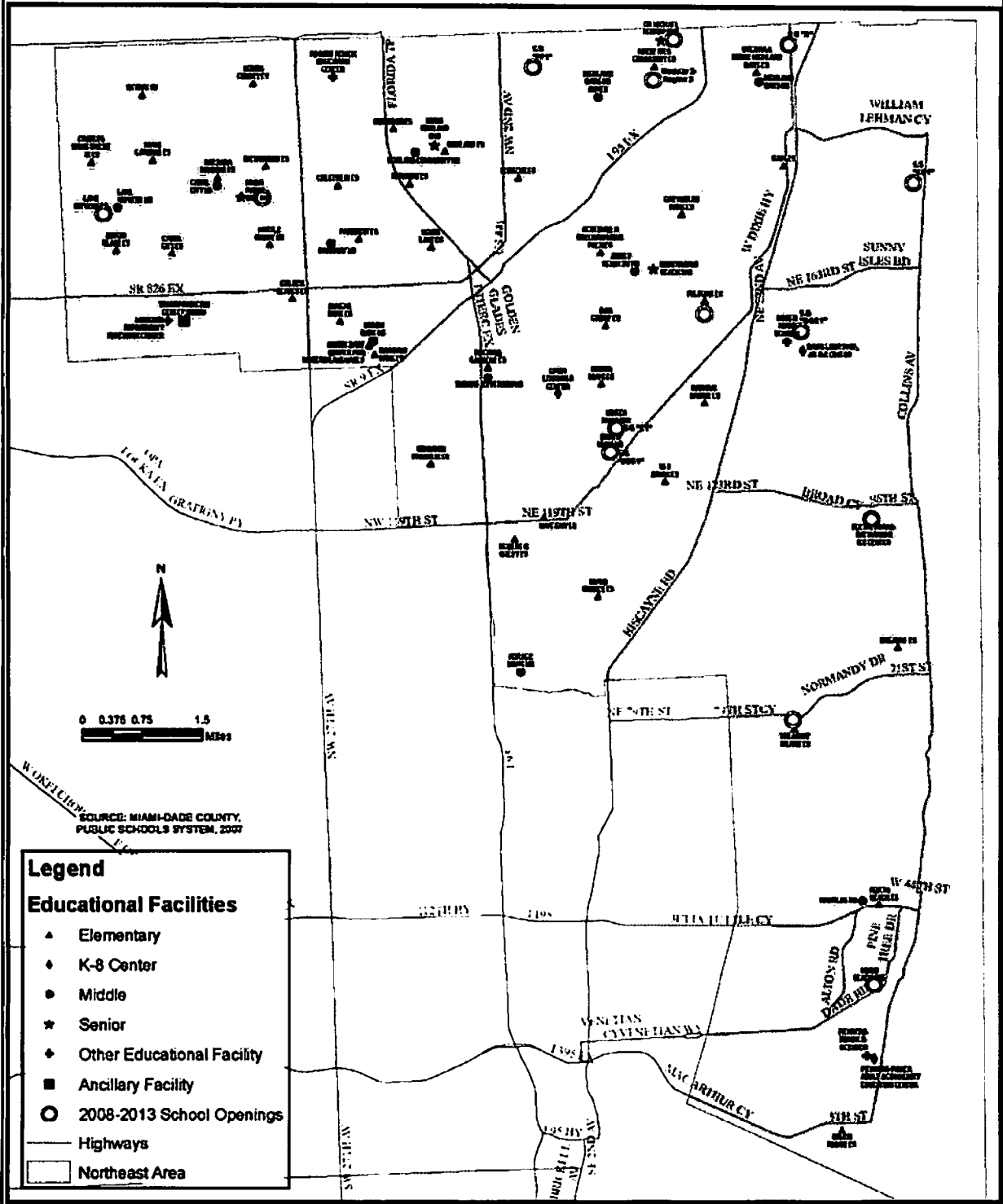


Figure 1C - Proposed, Existing, and Ancillary Educational Facilities Located in the Southwest Area - 2008-2013

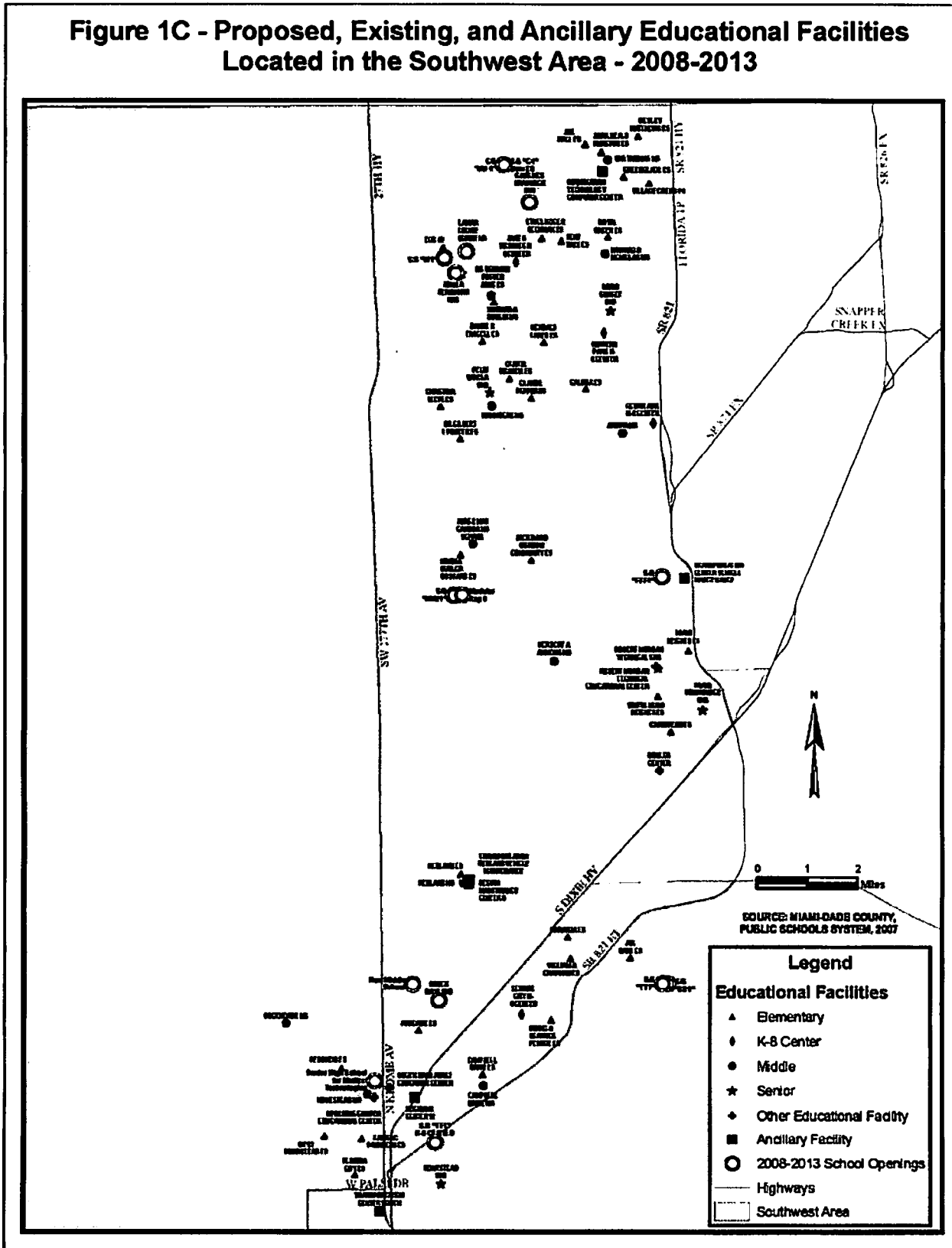


Figure 1D - Proposed, Existing, and Ancillary Educational Facilities Located in the Southeast Area - 2008-2013

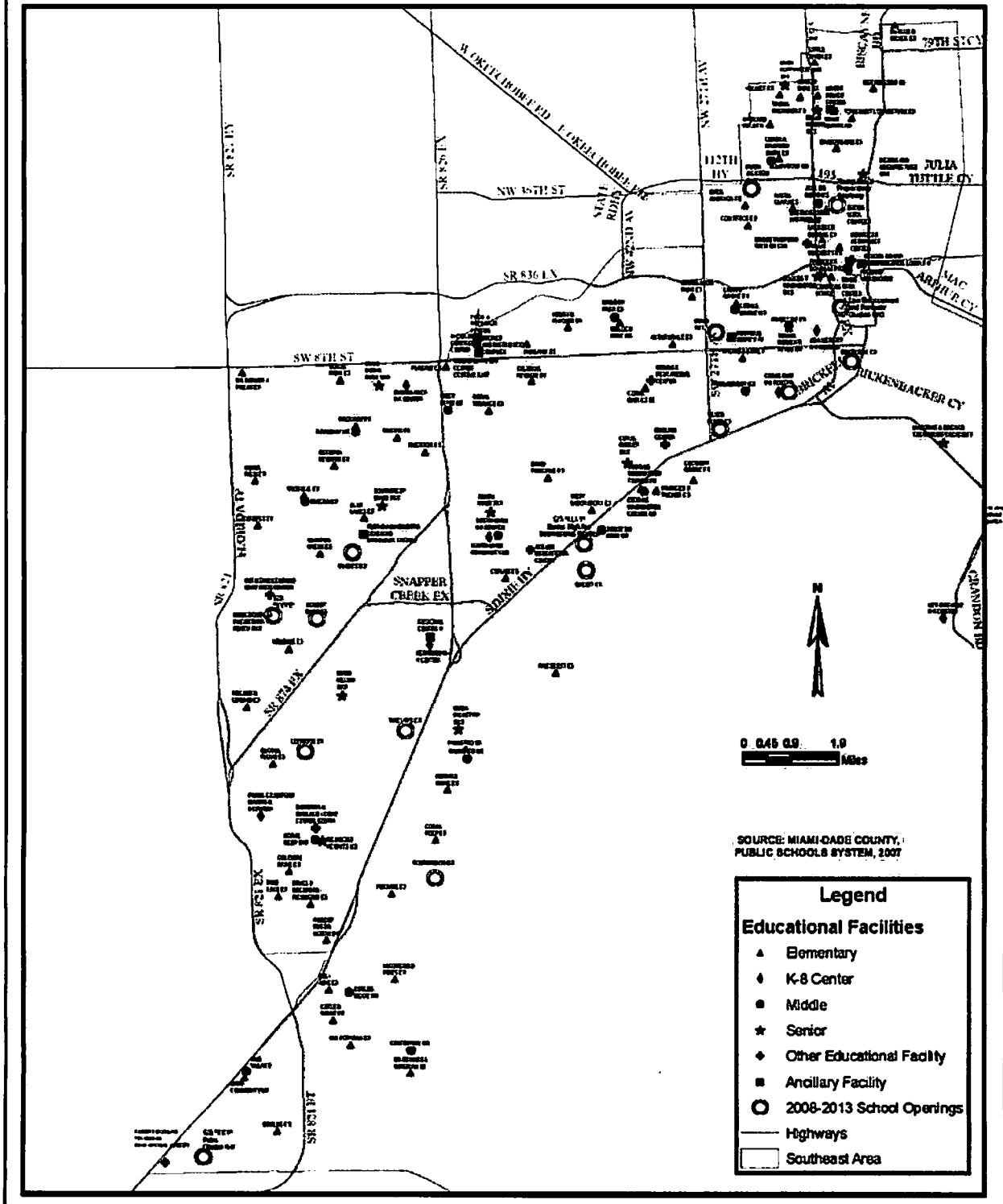


EXHIBIT "B"

VIII. CAPITAL IMPROVEMENTS ELEMENT

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

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

Objective 8.1: PUBLIC FACILITY PROVISION

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

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

Policy 8.1.1: The Town shall Provide ~~plan for needed~~ capital improvements necessary for reconstruction, redevelopment and future growth.

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

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

Policy 8.1.4: Include the capital improvement projects identified in the other Elements of this Plan in the 5-Year Schedule of Capital Improvements with priority for implementation in accordance with Policy 8.1.5 below.

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

1. Protects public health, safety, and welfare;
2. Fulfills existing legal commitment of the Town to provide facilities and services;
3. Corrects an existing public facility deficiency identified in this Plan;
4. Permits the most efficient and effective use of existing and/or future facilities;
5. Provides new capacity to accommodate future growth consistent with this Plan;

6. Prevents or reduces future improvement costs; and
7. Promotes cost-effective use of time and revenue (related projects).

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

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

Objective 8.2: FISCAL RESOURCES

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

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

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

Policy 8.2.3: No later than December 1st of each year, the Town shall adopt by reference into its 5-Year Schedule of Capital Improvements, Miami-Dade County Public Schools financially feasible and annually updated Five-Year Facilities Work Program which achieves and maintains the adopted level-of-service standards for public schools. The Town hereby adopts by reference Miami-Dade County Public Schools Five-Year Facilities Work Program, dated September 2007.

Policy 8.2.34: Aggressively pursue potential grants and private funds, whenever available, to provide additional capital revenues for the implementation of the 5-Year Schedule of Capital Improvements.

Policy 8.2.45: Assess impact fees and other appropriate techniques for new development to bear a reasonable proportionate cost for public facility improvements required by new development and partially relieve the burden for capital improvements from property tax collections and existing residents.

Policy 8.2.6: The Town, in conjunction with Miami-Dade County and the Miami-Dade County School Board, has the responsibility for providing school concurrency related capital improvements and should continually seek to expand funding sources available to meet those requirements.

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

Base decisions regarding the issuance of development orders and permits, in part, on the availability of necessary public facilities at the adopted LOS standards concurrent with the

impacts of the subject development project, and require future development to pay a proportionate cost of facility improvements to maintain the LOS standards.

Policy 8.3.1:

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

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

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

1. The necessary facilities and services are in place or under actual construction; or
2. The development order includes the condition that at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; and
 - a. The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted 5-year schedule of capital improvements; or
 - b. The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
 - c. The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued

pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

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

1. The necessary facilities and services are in place or under construction; or
2. The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted five-year schedule of capital improvements.
3. The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
4. The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.

Public School Facilities: Prior to the issuance of any development order for new residential development or redevelopment, public school facilities needed to support the development at adopted school LOS standards must meet the following timing requirement:

1. The necessary public school facilities and services are in place or under actual construction within three years after issuance of final subdivision or site plan approval, or the functional equivalent.
2. The necessary facilities and services are guaranteed in an enforceable development agreement, directed to projects in the first three years of the Miami-Dade County Public Schools District Facilities Work Program, and satisfy the demand created by that development approval. The development's impact may be mitigated through a combination of one or more appropriate proportionate share mitigation options provided in Policy 9.2.4 of the Education Facilities Element, and in accordance with Section 163.3180 (13)(e)1, F.S.

The Town, in cooperation with Miami-Dade County and the Miami-Dade School Board, shall coordinate new residential development with future availability of public school facilities consistent with the adopted LOS standards for public school concurrency, by reviewing residential development orders for their impact on LOS standards.

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

All public school facilities should continue to maintain or decrease their percent utilization of FISH capacity (with relocatable classrooms). Public school facilities that achieve 100% utilization of Permanent FISH capacity (no relocatable classrooms) should no longer utilize relocatable classrooms except as an operational solution.

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

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

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

Policy 8.3.4: Evaluate proposed comprehensive plan amendments, rezonings and requests for new development or redevelopment according to the following guidelines:

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

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

Miami Lakes Level-of-Service Standards

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

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

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

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

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

Policy 8.3.8 A comprehensive plan amendment shall be required to eliminate, defer, or delay construction of any road or mass transit facility or service that is needed to maintain the adopted level-of-service (LOS) standard.

Objective 8.4: DEBT MANAGEMENT

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

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

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

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

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

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

FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

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

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

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

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

CONCURRENCY MANAGEMENT AND PUBLIC FACILITY MONITORING

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

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

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

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

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

PLAN MONITORING, EVALUATION AND APPRAISAL

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

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

EXHIBIT "C"

VII. INTERGOVERNMENTAL COORDINATION ELEMENT

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

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

Objective 7.1: CONTINUE AND IMPROVE COORDINATION ACTIVITIES

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

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

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

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

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

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

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

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

Policy 7.1.7: In situations where other public or private entities are providing a public facility or service within the Town for roads, water, sewer, drainage, parks, schools or solid waste, the

Town will coordinate its adopted level-of-service standard within the parameters allowed by the Capital Improvements Element of this Plan.

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

Policy 7.1.9: The Town shall continue to coordinate with the local governments of Miami-Dade County, Miami-Dade County, and the Miami-Dade County School Board to implement the adopted amended and restated "Interlocal Agreement for Public School Facilityies Planning in Miami-Dade County," between the Town and the School Board for the coordination of public school facilities planning and school concurrency. The joint process for collaborative planning and decision making shall include joint meetings at least on a semi-annual basis with the staff working group comprising of the Town designee, Miami-Dade County designee, local government designees, and the Miami-Dade County School Board representatives to discuss issues and formulate recommendations regarding;agreement addresses the following issues:

- Joint meetings at least on a semi-annual basis with the staff working group comprising of the between the Town designee, Miami Dade County designee and the Miami Dade County School Board representatives to discuss issues and formulate recommendations regarding public education in the School District;
- Student enrollment and population projections;
- Coordination and sharing of information between the Miami-Dade County School Board and the other parties in the Interlocal Agreement;
- Procedures for school concurrency;
- Periodic review of the Educational Facilities Impact Fee Ordinance to ensure that the full eligible capital costs association with the development of public school capacity are identified when updating the impact fee structure;
- Annual reporting by the Town to the School Board of growth and development trends in the Town;
- Traffic circulation in and around school sites;
- Location, timing and responsible party for Supporting infrastructure for schools;
- Public education facilities site plan review;
- Maintenance of level of service standards;
- Local Planning Agency, Comprehensive Plan amendments, rezonings, and development approvals;
- Co-l~~o~~location and shared use of school facilities with other public facilities;
- Dispute resolution;
- Oversight process; and
- School site selection, significant renovations, and potential school closures.

Policy 7.1.10: The Town shall continue to ensure coordination of activities in its Comprehensive Plan with the plans of Miami-Dade County School Board, Miami-Dade County, and other state or regional entities through regular exchange of information.

Objective 7.2: COMMUNICATE ~~MIAMI-LAKES~~ THE TOWN'S PLANS TO OTHER GOVERNMENTAL AGENCIES

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

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

Policy 7.2.1: The review of proposed development within the Town of Miami Lakes shall include findings, where appropriate, indicating any significant impacts on adjacent communities.

Policy 7.2.2: The Town shall identify, develop and pursue areas where intergovernmental land use planning and level-of-service agreements are needed between respective governments or private entities.

Policy 7.2.3: The intergovernmental planning agreements referenced in Policy 7.1.3 shall include provisions for review and comment on the Town of Miami Lakes' land use plans along jurisdictional lines, facility planning for water, sewer, roads, schools and any other public facilities that may have an impact on other entities or cause inconsistencies between comprehensive plans.

Policy 7.2.4: The Town shall continue to participate in cooperative planning programs with other governmental entities.

Policy 7.2.5: As required by the "Interlocal Agreement for Public School Facility Planning in Miami-Dade County", the Town shall notify the School Board of all new residential development projects or modifications to existing residential developments which increase density as a part of the review process for school concurrency.

Policy 7.2.56: The Town shall coordinate with the Miami-Dade County School Board on enrollment boundaries and site selection for new schools and provision of infrastructure, particularly roads, to support existing and proposed school facilities.

Policy 7.2.67: To achieve coordination with different agencies, the Town will provide effective coordination through interlocal agreement, joint planning and service agreements, special legislation and joint meetings or work groups which are used to further intergovernmental coordination.

Policy 7.2.78: The Town shall utimize the conflict resolution procedures established by the South Florida Regional Planning Council, the dispute resolution process as established pursuant to F.S. 186.509, and/or Miami-Dade County conflict resolution forums, where appropriate, to bring closure in a timely manner to intergovernmental disputes.

Policy 7.2.89: The Town shall identify any proposed annexation areas on the Future Land Use Map when possible.

Policy 7.2.910: The Town shall Complete an evaluation of informal and formal coordination mechanisms between the Town, other units of local, regional, state, and federal government, and any private entity, which provides an essential public service that affects levels-of-service and/or land use planning in the Town.

Policy 7.2.110: The Town shall continue to implement procedures and activities that will improve communications between the Town and other units of local, regional, state, and federal government, and private entities which provide an essential public service that affects levels-of-service and/or land use planning in the Town. These procedures and activities will be based on data derived from the update of the evaluation of informal and formal coordination mechanisms.

Policy 7.2.142: To the extent permitted by other parties, the Town shall support and assist in the development of goals, objectives and policies of surrounding municipal, county, regional and state comprehensive land use plans.

Policy 7.2.123: The Town shall coordinate planning activities mandated by various elements of the Town's Comprehensive Plan with other affected communities.

Policy 7.2.134: The Town shall pursue resolution of development and growth management issues with impacts transcending the Town's political jurisdiction. Issues of federal, regional and state significance shall be coordinated with the South Florida Regional Planning Council, Federal Aviation Administration, Florida Department of Transportation, Miami-Dade County, the South Florida Water Management District, and/or agencies having jurisdictional authority. Issues to be pursued include but are not limited to the following:

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

12. Regional road improvements that significantly alter or otherwise impact existing traffic circulation patterns and congestion in the Town.
13. Limit, and eliminate where possible, the adverse impacts of rock-mining on the quality of life of residents.

Policy 7.2.145: The review of proposed developments on the Town's border shall include findings that indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.