



# **City of South Miami**

## **Evaluation and Appraisal Report**

### **Based Amendments to the text of the**

### **South Miami Comprehensive Plan**

**Approved - August 23, 2007**

**Modified**

**7/28/2009**

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# Introduction

## Background

*This report contains all of the text amendments to the City of South Miami Comprehensive Plan which have been developed as part of the South Miami's Evaluation and Appraisal Report (EAR). The City's EAR was adopted by the City on January 5, 2006, and found sufficient by the South Florida Regional Planning Council on May 19, 2006. The recommendations in the 2006 EAR document have been translated and re-written into specific amendments which are proposed for adoption into the Comprehensive Plan. The proposed amendments are collectively referred to as EAR-based amendments. It is important to note that in this document the EAR-based amendments are superimposed on the existing goals, objectives, and policies currently within the City's Comprehensive Plan.*

## Format of this Document

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

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

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

*red text-shown below each revised paragraph, is a reference back to the original recommendation in the adopted 2006 EAR.*

*blue text-the recommended changes added by the Planning Board during their public hearings held on April 10, May 8, May 29 and June 19, 2007. These also follow the underline and ~~strikethrough~~ method.*

*All of the existing Goals, Objectives, and Policies that have not been amended remain exactly the same as they are written in the current Comprehensive Plan.*

## Summary

*The EAR Based Amendments in this document are divided into the eight elements or chapters as required by State law. The following is a brief summary of the changes to each chapter:*

### Chapter 1, Future Land Use Element

*The Future Land Use Element was revised to address development and redevelopment pressures including: compatibility between buildings; concerns about the massing and structures (density/intensity standards, lot coverage and height); development impacts on neighborhoods; the need for revised or additional land use and zoning districts; the need to redevelop in certain areas and neighborhoods; and better coordination between transportation and land use.*

### Chapter 2, Transportation Element

*The Transportation Element was revised to address traffic congestion issues which include the need to reduce excessive through traffic in certain areas; the need for updated bicycle and pedestrian plans; the provision of adequate parking; and the need to determine the ultimate capacity of the transit/rail system.*

**Chapter 3, Housing Element**

*The Housing Element was revised to include goals established by the City's Affordable Housing Advisory Committee and redevelopment issues related to housing were addressed through amendments that recognize the City's role in expanding housing choices and options for existing and future residents. Additionally, amendments were included that reflect the affordable housing and other programs being implemented through the City's Community Redevelopment Agency.*

**Chapter 4, Infrastructure Element**

*The Infrastructure Element was revised to address the current and future public infrastructure needs of the City to ensure public health, safety and quality of life. Amendments to the policies to correct inefficiencies were also included.*

**Chapter 5, Conservation Element**

*The Conservation Element was revised to implement the latest Best Management Practices to protect, restore and enhance the natural features of the City.*

**Chapter 6, Recreation and Open Space Element**

*The Recreation and Open Space Element was revised to address the park and recreation issues such as the City's desire to conduct a comprehensive Recreation and Open Space Master Plan to be used as a mechanism to assist the City in its efforts to meet the recreational needs of existing and future residents. Other amendments address the need to evaluate the feasibility of instituting an impact fee and to revise the Level of Service Standard for recreation and open space.*

**Chapter 7, Intergovernmental Coordination Element**

*The Intergovernmental Coordination Element was revised to further the City's coordination and communication procedures for resolving issues of mutual interest with other local governmental entities, which may arise from the implementation of the Comprehensive Plan. The city will continue to work with the County in support of the 2003 Interlocal Agreement for Public School Facility Planning.*

**Chapter 8, Capital Improvement Element**

*The Capital Improvement Element was revised to address the 2005 changes to the Growth Management legislation pertaining to the annual update of the Capital Improvements Schedule and financial feasibility requirements. Other amendments were included that reinforce the relationship and linkage between the Comprehensive Plan and the Capital Improvements Program and recognizes that South Miami is a diverse, full service community with both residential and non-residential land uses and neighborhoods. Additionally, an amendment was included to address impact fees as a potential mechanism for ensuring the City's ability to provide key infrastructure and services at adopted Levels of Service through the planning period.*

***CHAPTER 1***

***FUTURE LAND USE***

***ELEMENT***

**FUTURE LAND USE ELEMENT  
GOALS, OBJECTIVES AND POLICIES**

**Adopted 8/19/97 by Ord.No. 20-97-1641; Amended 3/7/00 by Ord.No. 1-00-1703;  
Amended 11/7/00 by Ord.No. 27-00-1729**

**Goal 1**                    To maintain and improve the City's neighborhoods, and the quality of life of existing and future residents.~~preserve and enhance the City's small-town character, especially the quality of life in the existing single-family residential neighborhoods.~~

**Reason for amendment:**    Recommendation LU-1., to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects the City's commitment to enhance and improve all areas.

**Objective 1.1**            The City shall implement its Future Land Use Plan Map through its land development regulations. Eliminate uses that are inconsistent with the community character as set forth on the Future Land Use Map. shall be eliminated ~~Elimination of such inconsistent uses shall be accomplished with proper respect for the vested rights of property owners. Amortization shall not be used to implement this objective.~~

**Reason for amendment:**    Recommendation LU-2., to address EAR Issue II.A., "Development and Redevelopment". The amendment clarifies the City's utilization of its land development regulations as a tool for implementing the Future Land Use Plan Map.

**Policy 1.1.1**            ~~Within one year of adoption of this plan, enact zoning modifications to assure implementation of the changes to the Future Land Use Map. The land use map policies and categories are hereby incorporated by reference in this policy. (97-1ER)~~ By 2010, the City shall review and, as appropriate, revise its land development regulations in order to: eliminate inconsistencies with the Comprehensive Plan; implement recommendations contained in neighborhood or special area plans and/or charrettes; ensure appropriate transitions between different neighborhoods and uses; ensure appropriate height and site development requirements; promote pedestrian friendly, mixed-use development and redevelopment; buffer neighborhoods from the encroachment of incompatible uses; provide additional standards regulating tear-downs and new construction, reconstruction or additions in developed single family residential neighborhoods in order to ensure that such development and redevelopment is compatible with the surrounding neighborhood; provide for appropriate incentives and bonuses, and; evaluate the costs and benefits of existing incentives and bonuses.

**Reason for amendment:**    Recommendation LU-3., to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects the current adoption status of the Plan, and provides a framework for amending the land development regulations to

*address specific issues raised during the public involvement process for the EAR.*

**Policy 1.1.2** *In reviewing proposed amendments to this plan and the Zoning Map, compatibility with adjacent uses shall be the major determinant.*

**Policy 1.1.3** *There shall be no additional intrusion of the ~~residential-office-land-use category retail or business uses~~ into residential areas designated on the Future Land Use Map. Residential-office land use zoning regulations shall contain provisions to protect the quality of life in single-family residential neighborhoods.*

**Reason for amendment:** *Recommendation LU-4., to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects concerns about the protection of residential areas that were raised during the public involvement process for the EAR.*

**Policy 1.1.4.** *Although there are currently no military installations within or proximate to South Miami, the City shall adhere to State statutory requirements to ensure compatibility of new development and redevelopment with military operations if a military installation is located within or within one-half mile of its boundaries in the future.*

**Reason for amendment:** *Recommendation LU-6 to address requirements of S. 163.3177, Florida Statutes, as amended in 2004 (EAR Chapter IV.D.).*

**Objective 1.2** *Preserve historic buildings, sites and districts located within the City through the appropriate mechanisms. ~~resources by experiencing no demolition or reconfiguration of the specified resources identified in Figure 1.4.~~*

**Reason for amendment:** *Recommendation LU-7. to address EAR Issue II.A., "Development and Redevelopment". The amendment broadens the objective to address historic resources that may be designated in the future, and the range of preservation mechanisms and tools.*

**Policy 1.2.1** *The ~~Environmental Review and~~ Historic Preservation Board shall review all new development proposals to assure preservation of the City's limited historic resources.*

**Reason for amendment:** *Recommendation LU-8. to address EAR Issue II.A., "Development and Redevelopment". The amendment updates and corrects the name of the referenced Board.*

**Policy 1.2.2** *The historic character of Sunset Drive, as evidenced by its designation as a historic roadway both to the east and west of the City, should be continued with the City of South Miami via State or Federal designation.*

**Objective 1.3**      *Assure adequate public facilities to serve new development. See policy for measurability.*

**Policy 1.3.1**      *The development code shall include language that continues to require that the developers shall provide drainage, sewer connections and other feasible public facilities in conformance with level-of-service standards and concurrent with the development. Development permits shall be conditioned on the provision of such facilities.*

**Policy ~~2.1.11.3.2~~**      *The City shall seek to ensure bicycle and pedestrian connectivity in all areas within its boundaries, in accordance with neighborhood plans and the Comprehensive Long Range Transportation Study. Prepare a sidewalk and bikeway plan with special attention to downtown, including expansion of sidewalk connectivity, provisions of signage indicating bicycle routes, and implementation of tree planting projects for Charrette planning areas and single-family residential areas.*

**Reason for amendment:**      *Recommendation LU-12. to address EAR Issue II.A., "Development and Redevelopment". The amendment is intended to provide for downtown redevelopment in accordance with redevelopment plans and goals, and protect residential areas from the encroachment of nonresidential uses. Please note that existing Policy 2.1.1 is being moved here, renumbered, and amended.*

**Objective 1.4**      *Maintain and review a revised development code that includes innovative zoning techniques relative to the transition between residential and non-residential districts.*

**Policy 1.4.1**      *The City shall utilize mixed land use zoning categories to achieve creative development in the transition areas between commercial and residential and to achieve the goals set forth in the public charrettes.*

**Policy 1.4.2**      *As a part of the development code review, refine provisions relative to open space, stormwater management and on-site traffic flow; give particular attention to on-site parking requirements based upon the policies that back-up the Future Land Use Map.*

**Objective 1.5**      ~~*Recognizing the jurisdiction of Miami-Dade Public School System, t*~~ *The City shall continue to coordinate with Miami-Dade County Public Schools in accordance with the 2003 "Interlocal Agreement for Public School Facility Planning in Miami-Dade County", as it may be amended from time to timewill continue its efforts to actively pursue the advancement of quality public school education programs and physical facilities for South Miami residents.*

**Reason for amendment:**      *Recommendation LU-9. to address EAR Issue II.D., "Fiscal Health and Government Services". The amendment reflects the*

coordination between public school facility and land use planning prescribed in the referenced Interlocal Agreement.

**Policy 1.5.1**            **The City shall participate with the Miami-Dade Public School System in review of criteria and standards necessary to assure adequate public school capacity, including new schools and expansion of existing schools.**

**Policy 1.5.2**            **During pre-development program planning and site selection activities, the City shall coordinate with the Miami-Dade Public Schools and continue to seek, where feasible and mutually acceptable, to collocate schools with other public facilities; such as parks, libraries, and community centers to the extent possible.**

**Goal 2**                    **~~To preserve and enhance the pedestrian character and comparison shopping function of the City's Hometown District by continuing to foster its Sunset shopping area, by encouraging development and redevelopment as a vibrant, walkable, mixed-use town center as envisioned in the Hometown Pplans, Community Redevelopment Agency plans, and other plans that may be adopted by the City. South Miami's Sunset commercial area east of US-1 is one of the most vibrant in South Florida. It serves populations in the City and beyond. The pedestrian character of the Sunset commercial area gives a measure of charm and sophistication that is perfectly compatible with the City's small town character. Preserving and enhancing the vitality of the Sunset commercial area is the second most important goal of the Comprehensive Plan. Preservation of the Sunset commercial area, identified as the "Hometown District" by the City, is linked to the success of the Metrorail Transit Station as a core for pedestrian-oriented commercial development. Redevelopment of multi-story and mixed-use projects is encouraged by the City as envisioned in the Hometown Plan.~~**

**Reason for amendment:**    **Recommendation LU-10. to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects the current status of the Hometown District plans, and other City plans and efforts.**

**Objective 2.1**            **Discourage urban commercial sprawl by enhancing downtown South Miami as the City's prime retail and commercial service center, as specified in in accordance with the Future Land Use Map. Measurability shall ~~There shall be no major commercial rezonings of single-family residential properties, unless such rezonings are deemed necessary to implement adopted redevelopment plans, or to ensure appropriate transitions between different uses and districts.~~**

**Reason for amendment:**    **Recommendation LU-11., to address EAR Issue II.A., "Development and Redevelopment". The amendment is intended to provide for downtown redevelopment in accordance with redevelopment plans and goals, and protect residential areas from the encroachment of nonresidential uses.**



**Policy 2.1.21**      **Continue to monitor parking usage to determine when and where additional municipal parking areas should be provided.**

**Reason for amendment:**    **Existing Policy 2.1.1 was moved to Objective 1.3 and renumbered.**

**Policy 2.1.32**      **Oppose street widenings that would either feed more through traffic into the downtown area or adversely impact its pedestrian amenities in downtown South Miami.**

**Reason for amendment:**    **Existing Policy 2.1.1 was moved to Objective 1.3 and renumbered.**

**Policy 2.1.43**      **Discourage urban commercial sprawl by promoting growth in the core area surrounding the Metrorail Transit Station by creating a district for new growth which is contained and transit-oriented, thereby relieving the pressure for commercial rezonings outside of this core area.**

**Reason for amendment:**    **Existing Policy 2.1.1 was moved to Objective 1.3 and renumbered.**

**Goal 3**              **To achieve a tax base adequate to support a high level of municipal services via increased mixed-use projects and flexible building heights in conjunction with a designated Transit-Oriented Development Districts [TODD], to the extent that development and redevelopment in these districts does not adversely impact surrounding neighborhoods and uses.**

**Reason for amendment:**    **Recommendation LU-13. to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects the establishment of Transit Oriented Development Districts, and addresses concerns about their potential impacts on surrounding neighborhoods and uses.**

**Objective 3.1**      **~~Achieve over the next five years an increase in the tax base~~ Continue to increase the City's tax base and fiscal health through new development and redevelopment, increased property values, annexations, impact fees, grants, and other strategies as appropriate.**

**Reason for amendment:**    **Recommendation LU-14. to address EAR Issue II.D., "Fiscal Health and Government Services". The amendment reflects strategies to maintain and increase the City's financial health and ability to deliver key infrastructure and services.**

**Policy 3.1.1**      **Zone for new development and redevelopment in accordance with the Future Land Use Map, including multi-story and mixed-use districts.**

**Policy 3.1.2**      **Enforce the City's zoning and other land development codes.**

**Policy 3.1.3**      **Pursue traffic policies, parking policies and pedestrian amenity policies that enhance downtown, and thereby the tax base.**

**Policy 3.1.4**

~~The City shall maintain and, as appropriate, expand the Create a Transit-Oriented Development Districts delineated on the Future Land Use Plan Map. Development and redevelopment in these districts shall occur in accordance with adopted development and redevelopment plans and the land development regulations, and shall not adversely impact surrounding neighborhoods and uses. within walking distance of the Metrorail Transit Station to permit new development in a bounded and delimited core area, including provisions for mixed-use projects, flexible building heights and incentives to promote redevelopment.~~

~~The City of South Miami encourages development and redevelopment in the Transit-Oriented Development District. Existing streetscape widths along SW 62<sup>nd</sup> Avenue and Sunset Drive will permit increased building heights that are aesthetically pleasing. The City encourages transparent street-level retail with a mix of retail services, office use, office services and residential uses in mixed-use and multi-story projects, as well as encouraging a district-wide mix of land uses via multiple projects.~~

**Reason for amendment:** Recommendation LU-15. to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects the establishment of Transit Oriented Development Districts, and addresses concerns about their potential impacts on surrounding neighborhoods and uses.

**Policy 3.1.5** ~~By 2010, the City shall evaluate the feasibility of enacting additional impact fees for parks, transportation, public safety, and other services, as appropriate.~~

**Reason for amendment:** Recommendation LU-16. to address EAR Issue II.D., "Fiscal Health and Government Services". Additional impact fees are a potential mechanism for ensuring the City's ability to provide key infrastructure and services at adopted Levels of Service through the planning period.

**Policy 3.1.6** ~~By 2010, the City shall seek to improve the delivery of services and reduce inefficiencies through a program of annexations that will result in more logical City boundaries and reduce enclaves.~~

**Reason for amendment:** Recommendation LU-17. to address EAR Issue II.D., "Fiscal Health and Government Services". Annexations are a potential tool for increasing the City's tax base and improving service delivery during the planning period.

**Goal 4** To preserve and enhance the natural environmental characteristics of South Miami.

**Objective 4.1** Coordinate future land uses with topography, soil conditions and the availability of facilities and services. This objective is met if future land uses and development intensities are consistent with the Future Land

**Use Map and in compliance with other relevant development regulations of the City.**

**Policy 4.1.1**            **Maintain the single-family land use and zoning in west central South Miami in order to protect the wellfields that abut the City near Ludlam Road; specifically, Nelson Homesites subdivision, Tranquility Estates subdivision, Linden Acres subdivision, Sunset circle subdivision, the unplatted area immediately west of Sunset Circle, South Side Estates subdivision and the parcel area immediately south of South Side Estates.**

**Objective 4.2**            **Preserve natural resources whenever possible. Natural resources shall be defined as specific communities of regional ecological significance.**

**Policy 4.2.1**            **The Environmental Review and Preservation Board shall review all new development applications to assure realistic protection and enhancement of natural features, particularly water bodies and tree stands.**

**Policy 4.2.2**            **The City shall assist the Metropolitan Dade County Department of Environmental Resource Management in the protection and preservation of the Girl Scout Park as a "natural forest community," for as long as the park is designated by DERM as a "natural forest community.:**

**Objective 4.3**            **Assist the County in making land available for sewer facilities as required; can not be measurable in advance of County plans.**

**Policy 4.3.1**            **Reserve land for pump stations if required by the County's extension of sewer lines, which in turn is a water quality protection program.**

**Objective 4.4**            **Preserve floodplain areas via floodplain management and limiting development within the Special Flood Hazard Area.**

**Policy 4.4.1**            **In coordination with the Transit-Oriented Development District, permit more intense development only in those areas which are located outside of the Special Flood Hazard Area.**

**Policy 4.4.2**            **Building density and intensity may be transferred from areas within the Special Flood Hazard Area, in order to permit development within the Transit-Oriented Development District, while reducing the permitted intensities within the Special Flood Hazard Areas.**

**Policy 4.4.3**            **Develop a Transit-Oriented Development District and floodplain overlay map in conjunction with new regulatory mechanisms to implement the preservation of the floodplain and encourage development within the Transit-Oriented Development District.**

**Note:**                    **1) Objective 9J-5.006(3)(b)5 is not applicable since this is not a coastal community.**

2) Objective 9J-5.006(3)(b)6 is not applicable since this is not an Area of Critical State Concern.

**Goal 5** To achieve revitalization and renewal of areas designated as redevelopment areas.

**Objective 5.1** ~~Implement the creation of~~ Continue to utilize the South Miami Community Redevelopment Agency in order to spearhead South Miami Community Redevelopment Area and the South Miami Community Redevelopment Agency, efforts to and work with citizens and stakeholders to improve the quality of life for citizens, businesses and property owners in the South Miami Community Redevelopment Area.

**Reason for amendment:** Recommendation LU-18. to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects the fact that the South Miami Community Redevelopment Agency has been established.

**Policy 5.1.1** ~~Implement and periodically update the Prepare and adopt a South Miami Community Redevelopment Plan for the area generally bounded by SW 62<sup>nd</sup> Avenue to the north; Red Road to the east; Sunset Drive to the south; and SW 62<sup>nd</sup> Avenue to the west.~~

**Reason for amendment:** Recommendation LU-19. to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects the fact that the South Miami Community Redevelopment Plan has been adopted.

**Policy 5.1.2** Implement priority SMCRP programs and projects, including but not limited to: "in-fill" housing, construction of multi-family units, substantial rehabilitation of housing (HUD Complex), and streetscape and infrastructure improvements.

**Objective 5.2** Maximize resources for redevelopment by utilizing applicable federal, state, local and private incentive/funding programs.

**Policy 5.2.1** ~~Maintain the Designate the South Miami Community Redevelopment Area's designation~~ as an Urban Infill and Redevelopment Area, pursuant to F.S. Statute 163.2514.

**Reason for amendment:** Recommendation LU-20. to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects the fact that the South Miami Community Redevelopment Area has been designated.

**Policy 5.2.2** Obtain planning and implementation funding for the South Miami Community Redevelopment Area from grants available through the Urban Infill and Redevelopment Area grant program, the Community Development Block grant program and other appropriate grant programs.

## **Future Land Use Categories**

***This section contains language which explains the intent of the future land use map. Zoning regulations which permit uses that are specifically permitted by this section and that also permit uses that are less intensive than those permitted by this section may be deemed to be consistent with the comprehensive plan. Zoning regulations that are more restrictive than the provisions of this section may also be consistent with the comprehensive plan. The terms "less intensive" and "more restrictive" in this section are not defined in this plan.***

***Planned unit development zoning regulations which permit buildings to be higher than stated in this plan may be deemed consistent with this plan, provided such regulations do not permit the overall floor area on a site to be greater than could occur if the height limits of this plan were observed.***

***Nothing in this plan is intended, or has the effect of, limiting or modifying the right of any person to complete any planned development which has been issued a final planned development order which is in full force and effect and where development has commenced and is continuing in good faith, provided that all regulations and conditions as imposed by the City are met. Any legally granted variances to a development code regulation which implements this plan shall be deemed to be a legally granted variance to this plan and as such shall be deemed to be consistent with this plan. This variance provision shall apply to all elements and sections of this plan.***

***Vested Rights: Nothing contained herein shall be construed as affecting validly existing vested rights. It shall be the duty and the responsibility of the applicant alleging vested rights to affirmatively demonstrate the legal requisites of vested rights. Vested rights shall require a demonstration to the Mayor and City Commission of the City of South Miami that the applicant (1) has relied in good faith, (2) upon some act or omission of the government, and (3) has made such a substantial change in position or incurred such extensive obligations and expenses to the applicants detriment as to create an undue hardship. The mere existence of zoning contrary to the South Miami Comprehensive Plan shall not be determined to vest rights. Development actions where all required approvals have been received, or orders and permits that preceded the official adoption of this Comprehensive Plan shall remain in full force and effect but subject to all applicable zoning laws and regulations of the City. The land development regulations to be adopted shall provide for specific standards to carry out these concerns.***

***To reflect repeated public concerns expressed at the charrettes and public hearings regarding the preponderance of land development regulations, the land use categories are reduced to reflect the traditional land use designations utilized by the planning profession. Regulation of specific uses and intensities will be included under provisions in the Land Development Code.***

### **Single-Family Residential (Two Story)**

***The single-family land use category is intended to provide for one residential dwelling unit on each parcel of land. New parcels should have a minimum area of 10,000 square feet. In areas where existing platting is characterized by parcels larger than 10,000 square feet, zoning regulations should be consistent with surrounding parcel sizes. Sites large enough to be subdivided into parcels of 10,000 square feet or larger could be zoned accordingly, but only if such zoning would be compatible with surrounding development.***

**Lot of Record:** *If the owner of a platted lot in any district does not own a parcel or tract of land immediately adjacent to such lot, or if the deed or instrument under which such owner acquired title to such lot was of record prior to application of any zoning regulations to the premises, or if such lot were created and first recorded in compliance with the zoning regulations in effect on the lot at the time of recording, and if such lot does not conform to the requirements of such regulations as to the width of lot and lot area and lot width regulations shall not prevent the owner of such lot from erecting a single-family dwelling or making other improvements on the lot, provided such improvements conform in all other respects to the applicable zoning regulations provided that such platted lot is not less than fifty feet in width and has a frontage of at least fifty feet. The term "platted lot" as used herein shall mean a full and complete separate parcel designated as a lot, parcel, or tract as part of a subdivision plat recorded in the public records of Miami-Dade County, Florida.*

*Zoning regulations shall not require any special hearing or approval process for lots that meet the requirements set forth herein.*

***Duplex Residential (Two Story)***

*The duplex residential category is intended to provide for two residential dwelling units per parcel of land. Each dwelling unit should have its own at-grade direct access from the out-of-doors. Two-family structures should be developed at densities that do not exceed two dwelling units per 10,000 square feet.*

***Townhouse Residential (Two Story)***

*The townhouse residential category is intended to limit development to townhouse type dwelling units on parcels of land not less than 10,000 square feet in area. Each dwelling unit should have its own at-grade direct access from the out-of-doors. Townhouse dwelling units should be developed at densities that do not exceed one dwelling unit per 7,260 square feet of site area. Individual parcels which meet the minimum site size of 10,000 square feet in area could be developed for use as single family residential dwelling units. Zoning regulations which implement the townhouse category shall prohibit two-family structures; and, one single-family structure may be permitted to secure a vested right to use any legally created parcel which does not meet the minimum lot size requirements of this plan and/or the zoning ordinance.*

***Multi-Family Residential (Four Story)***

*The multiple-family residential land use category is intended to provide for residential densities of up to a maximum of 24 dwelling units per net acre. Multiple-family residential development shall be designed in order to create environmentally-sensitive and well-landscaped settings with pedestrian and multi-modal, transit oriented amenities. Zoning regulations shall be implemented to preserve the existing densities of developed properties within established districts. Designers should be encouraged to produce unique, flexible, multi-level projects, such as mixed-use developments, including retail and office uses on ground floor levels. Zoning regulations for the proposed Park View Townhouse area should include an option whereby townhouse developments could be permitted at densities not to exceed 24 dwelling units per acre.*

***Residential Office (Two Story)***

*The residential office land use category is intended to provide for the development of very-low intensity office structures that are similar in development characteristics to single-family*

***homes. Development characteristics shall include but not be limited to height, mass, volume, parking and landscaping. Buildings shall not exceed two stories. In addition, heavy landscaping and screening shall be provided for parking areas, trash storage and other non-residential site characteristics.***

### **Commercial Retail and Office (Two-Story)**

The commercial retail and office land use category is intended to provide for retail and retail service office use and office services that are characteristic of commercial development. Adopted zoning regulations shall reinforce the "no widenings" policy as set forth in the Traffic Circulation Transportation Element by encouraging the containment of development along existing State and County high-design roadway facilities. (97-1ER)

### **Mixed-Use Commercial/Residential (Four-Story)**

The mixed-use commercial/residential land use category is intended to provide for different levels of retail uses, office uses, retail and office services, and residential dwelling units with an emphasis on mixed-use development that is characteristic of traditional downtowns. Permitted heights and intensities shall be set forth in the Land Development Code. Regulations regarding the permitted height, density and intensity in zoning districts for areas designated as mixed-use commercial/residential shall provide incentives for transit-oriented development and mixed-use development. Zoning regulations shall reinforce "no widenings" policy set forth in the Traffic Circulation Transportation Element by encouraging use of MetroRail system. Pursuant to the recommendation by the Department of Community Affairs to include a Floor Area Ratio (F.A.R.) in the Comprehensive Plan (as opposed to the provisions in the Land Development Code), the City adopts a F.A.R. of 1.6 for this land use category which is the existing F.A.R. in the Land Development Code for the corresponding zoning district. In addition, the City adopts a maximum residential density of 24 dwelling units per acre. In order to ensure a mix of uses, the City requires that a minimum of two of the above uses must be developed within this category. For residential projects, at a minimum, at least one floor must allow retail. For retail projects, at a minimum, at least one floor must contain residential or retail.

### **Transit-Oriented Development District [TODD] (Flexible Height up to 8 Stories)**

The Transit-Oriented Development District is intended to provide for the development of office uses, office services, office-related retail, retail, retail services, and residential uses in multi-story and mixed-use projects that are characteristic of transit-oriented developments. Permitted heights and intensities shall be set forth in the Land Development Code, including design standards. Zoning regulations shall encourage development within the TODD in conjunction with limiting new development within the Special Flood Hazard Area. The City shall pursue incentive programs for redevelopment including flexible building heights and design standards to insure that responsible, effective and aesthetically pleasing projects result.

### **~~Neighborhood Center/Mixed Use District (Four Story)~~**

~~The Neighborhood Center/Mixed Use land use category is intended to allow for a mix of retail, office, residential and cultural/entertainment uses characteristic of traditional neighborhoods. Permitted heights, densities and intensities shall be set forth in the Land Development Code. Neighborhood Center/Mixed Use developments are unified, cohesively designed developments, built according to specific and detailed plans which allow a mix of uses that are substantially related, compatible or complementary. Neighborhood Center/Mixed Use developments shall emphasize pedestrian use and accessibility through urban design principals as referenced in the City's Land Development Regulations. Such developments shall respect the existing street grid by including multiple parcels on adjacent blocks (bisected by public rights-of-way).~~

~~Pursuant to recommendations by the Department of Community Affairs to include a Floor Area Ratio (F.A.R.) in the Comprehensive Plan (as opposed to the provisions in the Land~~

~~Development Code), the City adopts a F.A.R. of 2.0 for this land use category which will be the existing F.A.R. in the Land Development Code for the corresponding zoning district and a minimum lot size of .5 acres. In addition, the City adopts a maximum residential density of 60 dwelling units per acre. For the NC/MU Category, any residential component shall be no greater than 75% or less than 40% of the gross floor area of the development. Nonresidential components shall be no greater than 60% or less than 25% of the gross floor area. The maximum number of units allowed shall be based on the density of the residential units proposed multiplied by the net acreage of the parcel multiplied by the percentage of the residential component as enumerated above. Residential uses may be located on any floor office uses on the first and second floors, while retail, cultural/entertainment and office uses shall be restricted to the ground floor of a multi-story building. (See Appendix A Justification for Four Story Development Concept for Madison Square, as recommended in the EAR-based Amendments, dated May 22, 2007).~~

#### **Public Institutional Uses (Four-Story)**

The public and institutional land use category is intended to provide for public schools, municipal facilities, utilities, churches, temples, synagogues and similar uses. Areas designated public and institutional should not be used for other purposes without an amendment to this plan. Zoning regulations could permit public and institutional uses on sites not so designated by this plan.

#### **Educational Uses (as a subcategory of the public institutional land use designation)**

The "educational uses" land use sub-category is intended to provide for public school uses. Areas designated as educational should not be used for other purposes without an amendment to this plan. Zoning regulations could permit public educational uses on sites not so designated by this plan. Public schools are hereby defined as public institutions of general education offering kindergarten through 12<sup>th</sup> grade education or some substantial portion thereof, and are owned and operated by the Dade County Public School system. Building heights shall not exceed the maximum permitted heights in the surrounding zoning districts; and in no case shall a building exceed four stories in height.

#### **Parks and Open Space**

The parks and open space land use category is intended to provide for public parks, park and open space areas, including those associated with public schools. Sites designated parks and open space should not be used for other purposes without an amendment to this land use plan. Zoning regulations could permit park and open space uses on sites not so designated by this plan. Land exchange may precede amendment to this plan providing that levels-of-service established in the Recreation and Open Space Element are maintained; this provision is included for the purpose of providing for land use designation of future park reconfiguration. Zoning regulations should permit park-related buildings (e.g., indoor athletic and passive recreation facilities) on land already designated as Parks and Open Space.

**Reason for amendments:** Recommendation LU-21. to address EAR Issue II.A., "Development and Redevelopment". The amendment entails revisions to the interpretive text of the Future Land Use Plan Map to create new districts, or revise existing districts to better reflect local conditions, issues, or needs.

**Residential / Limited Commercial District (Two Story)**

**The Residential/Limited Commercial District (Two Story) future land use map category is intended to allow for low-density residential development and limited commercial development in a transition area abutting single family homes. The maximum height of all new construction shall be two stories. Residential development shall be limited to townhouse development at a maximum of 6 units per acre. Commercial development shall be limited to a maximum floor-area-ratio of 0.80 and shall include only those retail and personal service (office) needs for the local neighborhood residential areas. The specific type of retail and office uses shall be set forth in the appropriate zoning use district in the Land Development Code. The Land Development Code shall provide for a mandatory no-construction buffer / landscape area and a required wall or fence at the rear of all properties facing or abutting single family residential.**

**Mixed use development is encouraged. Existing buildings and uses which are not consistent with the standards for this land use category or with standards for the zoning use district applied to this area may continue to exist and function but shall be subject to the non-conforming regulations set forth in Land Development Code Section 20-4.8.**

*CHAPTER 2*

*TRANSPORTATION*

*ELEMENT*

**TRANSPORTATION ELEMENT  
GOALS, OBJECTIVES AND POLICIES  
Adopted 8/19/97, by Ord.No. 20-97-1641**

**Goal 1**                    *To maintain an overall transportation system which does not adversely affect residential neighborhoods, discourages cut-through traffic in residential neighborhoods via traffic calming and other appropriate techniques, and that but which provides for the circulation needs of all sectors of the community in a safe, efficient, cost-effective and aesthetically pleasing manner.*

**Reason for amendment:**    *Recommendation T-1. to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects concerns about cut-through traffic raised during the public involvement process.*

**Objective 1.1**            *Undertake only those improvements that both facilitate traffic flow and reduce adverse traffic impact on the neighborhoods, thereby making neighborhood streets safer. Measurability shall be no major street widenings. See Objective 1.5 for non-motorized transportation systems and 1.3 for convenient and efficient motorized transportation.*

**Policy 1.1.1**            *The City of South Miami, in its entirety, is located within the Miami-Dade County's Urban Infill Area, which is designated as Transportation Concurrency Exception Area. The City's Utilize the following level-of-service standards for roadways are as follows:*

Principal Arterials	"F"	
Minor Arterials		"F"
Miller Drive	"F"	

~~*The above level-of-service notwithstanding, development in the City shall be governed by additional terms and conditions agreed to by the City of South Miami and the Florida Department of Community Affairs (DCA). These terms and conditions are agreed to by the City and incorporated as part of this Plan in order to facilitate a finding by the DA that this Comprehensive Plan is in compliance with Florida law and the Florida Administrative Code. The additional terms and conditions agreed to by the City are as follows:*~~

- ~~1. Until December 31, 1995, the peak hour level-of-service standard for US-1 shall be 115 percent of the peak hour traffic count in 1989. The City shall use the peak hour traffic data for 1989 available from the Florida Department of Transportation.~~
- ~~2. After December 31, 1995, t1.            The peak hour level-of-service standard shall be 150 percent of D capacity for US-1.~~
- ~~3. 2.            The peak hour level-of-service standard for Bird Road shall be 120 percent of E capacity.~~

4. ~~3.~~ The City will not issue any new-construction permit which would have the effect of lowering the level-of-service on Bird Road or US-1 below the levels specified "~~1,~~" "~~2,~~" and "~~3~~" above, unless such permits are issued pursuant to a development of regional impact (DRI) approval granted prior to the effective date of this plan.

~~The City of South Miami views these standards as more restrictive than desirable or appropriate for the City, but accepts them as the most permissive standards that are likely to win approval from the Florida Department of Community Affairs. The City believes more permissive standards are in order for the following reasons:~~

- ~~a. There is only a small segment of US-1 in the City of South Miami.~~
- ~~b. The City has virtually no control over most of the development which does now or will in the future load trips onto US-1.~~
- ~~c. There is a Metrorail Transit Station in the heart of the City's only intensive development area; this Metrorail Transit Station puts extraordinary commuter rail transit service at hand. Further, development of the area around the Metrorail Transit Station will further state and local goals for "in-filling" already urbanized areas and reducing urban sprawl.~~
- ~~d. Bus service with 30 minute headway is available along Bird Road. The availability of this transit service justifies the above level-of-service designation on Bird Road.~~
- ~~e. In enacting this plan, the City has very substantially reduced the amount of development that was permitted under the plan effective prior to 1989 and its implementing zoning ordinance.~~

~~The City understands that the Florida Department of Community Affairs believes reasons "a" through "e" are sufficient justification for the standards set forth in "1" through "4" above, but that more permissive standards would not be consistent with the City's responsibility to help minimize traffic congestion.~~

**Reason for amendment:** Recommendation T-2. to address EAR Issue II.B., "Transportation". The amendment deletes obsolete language and reflects the City's designation as a Transportation Concurrency Exception Area.

**Policy 1.1.2** Continue to utilize the development plan review process to control roadway access points and on-site traffic flow.

**Policy 1.1.3** In accordance with applicable State requirements, the City shall annually review the impacts of its designation as a Transportation

**Concurrency Exception Area on Strategic Intermodal System facilities and the adopted level of service standards of transportation facilities funded in accordance with Section 339.2812, F.S.**

**Reason for amendment:** Recommendation T-3. to address EAR Issue II.B., "Transportation". The amendment addresses State requirements for annual review of the impacts of the Transportation Concurrency Exception Area designation.

**Policy 1.1.4** **By 2008, the City shall seek federal, State and local funds to conduct a Comprehensive Long Range Transportation Study. The Study shall: evaluate the feasibility of designating the City as a Transportation Concurrency Exception Area; address all State requirements pertaining to transportation concurrency exception areas and management areas; update traffic count information and current roadway Levels of Service; address intergovernmental coordination issues relating to transportation; address bicycle and pedestrian connectivity throughout the City; evaluate the maximum ridership capability of MetroRail; and evaluate the provision of more uniform parking requirements, and parking issues Citywide.**

**Reason for amendment:** Recommendation T-4. to address EAR Issue II.B., "Transportation". The Comprehensive Long Range Transportation Study is intended to provide the information necessary to better evaluate the City's short- and long-range transportation needs and alternatives.

**Policy 1.1.5** **The City shall continue to identify projects to support and fund mobility, enhance alternate modes of transportation, and ensure connectivity in its Capital Improvements Schedule, in accordance with State requirements. These projects shall include City-funded projects and projects funded by other agencies that will demonstrably impact the City's roadway Level of Service Standard.**

**Reason for amendment:** Recommendation T-5. to address EAR Issue II.B., "Transportation". The amendment addresses State requirements pertaining to the Capital Improvements Element.

**Policy 1.1.6** **By 2010, the City shall evaluate the feasibility of enacting additional impact fees for transportation, as appropriate.**

**Reason for amendment:** Recommendation T-6. to address EAR Issue II.D., "Fiscal Health and Government Services". Additional impact fees are a potential mechanism for ensuring the City's ability to provide key infrastructure and services at adopted Levels of Service through the planning period.

**Objective 1.2** **Achieve coordination of the Future Land Use Plan and this Element. See policies for measurability.**

**Policy 1.2.1**      **Avoid any major street widening adding any additional traffic lanes, with the exception of minor non-intrusive intersection improvements that foster improved traffic operations and management, in conformance with the Land Use Plan recommendations that call for protecting and enhancing both the residential neighborhoods and downtown.**

**Reason for amendment:**      **Recommendation T-7. to address EAR Issue II.A., "Development and Redevelopment". The amendment reinforces the City's policy against road widening, while ensuring the flexibility necessary to implement or allow projects to improve traffic circulation and safety.**

**Policy 1.2.2**      **Continue to review and refine the land development code to assure adequate on-site parking and traffic flow through site plan reviews.**

**Policy 1.2.3**      **By 2010, the City shall examine the specific parking bonus provisions and percentages associated with the Transit Oriented Development Districts in order to determine the extent to which such provisions have been effective in furthering redevelopment and transit goals, and if they should be reduced or otherwise adjusted in order to lessen the parking deficit. The Parking Board shall be involved in any decision making.**

**Reason for amendment:**      **Recommendation T-8. to address EAR Issue II.A., "Development and Redevelopment". The amendment addresses parking concerns raised during the public participation process.**

**Policy 1.2.4**      **The City shall investigate strategies to increase public awareness of the availability of parking facilities in the City, and the linkages between these parking facilities and destinations.**

**Reason for amendment:**      **Recommendation T-9. to address EAR Issue II.A., "Development and Redevelopment". The amendment addresses parking concerns raised during the public participation process.**

**Policy 1.2.5**      **The City shall implement strategies recommended in the 2004 Downtown Parking Study to increase the available parking spaces in the Hometown District.**

**Reason for amendment:**      **Recommendation T-9. to address EAR Issue II.A., "Development and Redevelopment". The amendment addresses parking concerns raised during the public participation process.**

**Policy 1.2.6**      **The City shall consider parking to be part of the required infrastructure for new development, and new developments are responsible for ensuring that adequate parking is planned accordingly. The Parking Board shall be involved in any decision making.**

**Reason for amendment:**      **Recommendation T-10. to address EAR Issue II.A., "Development and Redevelopment". The amendment addresses parking concerns raised during the public participation process.**

**Policy 1.2.7**      **The City shall seek to reduce negative transportation impacts on neighborhoods through such strategies as traffic calming, reduced travel lanes, wider sidewalks, medians, and landscaping. In school areas, strategies to reduce adverse impacts of bus traffic through the provision of sidewalks, bicycle paths, and reconfigured bus loading areas should be considered and coordinated with Miami-Dade County Public Schools as appropriate.**

**Reason for amendment:**      **Recommendation T-11. to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects concerns about transportation impacts on neighborhoods raised during the public involvement process.**

**Objective 1.3**      **Coordinate City transportation planning with regional agencies to facilitate convenient and efficient motorized transportation. See policies for measurability.**

**Policy 1.3.1**      **Work with the MPO and other regional transportation planning officials to secure changes in their plans to widen State and County roadways within the City of South Miami.**

**Policy 1.3.2**      **By 1999, The City shall undertake facility and program improvements (such as the Trolley and other transportation modes), as necessary and in coordination with other agencies, to enhance use of Metrorail and buses including adequate access to the Metrorail Transit Station to facilitate convenient and efficient "motorized" transportation.**

**Reason for amendment:**      **Recommendation T-14. to address EAR Issue II.B., "Transportation". The amendment supports the development of multi-modal transportation options in the City.**

**Policy 1.3.3**      **Work with the MPO to achieve bus service to major employment concentrations.**

**Policy 1.3.4**      **~~By 1998, establish a shuttle service system to include major commercial and institutional sites in the Transit-Oriented Development District in conjunction with the South Miami Metrorail Transit Station. (97-1ER)~~  
**The City shall annually evaluate its Trolley Service to determine whether it should be maintained and/or expanded.****

**Reason for amendment:**      **Recommendation T-15. to address EAR Issue II.B., "Transportation". The amendment recognizes the establishment of the shuttle system, and the need for its evaluation on an ongoing basis.**

**Policy 1.3.5**      **The City shall coordinate with other agencies, including Miami-Dade County Public Schools, Miami-Dade County, and surrounding jurisdictions to mitigate negative transportation impacts on neighborhoods that might result from school traffic or specific projects.**

**Reason for amendment:** Recommendation T-12. to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects concerns about transportation impacts on neighborhoods raised during the public involvement process.

**Policy 1.3.6** The City shall coordinate with the Miami-Dade County Metropolitan Planning Organization, Miami-Dade Transit, the Florida Department of Transportation, and other agencies as appropriate in order to ensure the timely provision of a pedestrian overpass that will connect the Metrorail Station to the downtown area east of US-1. In addition, the City shall provide pedestrian friendly crosswalks at all intersections.

**Reason for amendment:** Recommendation T-13. to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects concerns about safety and the disconnection of the downtown area from MetroRail raised in the public involvement process.

**Objective 1.4** Protect existing street rights-of-way including access points.

**Policy 1.4.1** Although no collector or arterial widenings are recommended by the City at this time, use development plan reviews and other means to protect existing rights-of-way, in order to prohibit any further pavement widening.

**Policy 1.4.2** Use the site plan and plat process to control curb cuts on public streets.

**Objective 1.5** Continue to refine and develop detailed plans for new sidewalks and additional bikeways and begin implementation. as part of the Comprehensive Long Range Transportation Study.

**Reason for amendment:** Recommendation T-16. to address EAR Issue II.B., "Transportation". The amendment supports the development of multi-modal transportation options in the City.

**Policy 1.5.1** Continue to refine and update a detailed bikeway plan including access to the Metrorail Transit Station and adequate on-site storage requirements through development code site plan requirements and as part of the Comprehensive Long Range Transportation Study.

**Reason for amendment:** Recommendation T-20. to address EAR Issue II.B., "Transportation". The amendment supports the development of multi-modal transportation options in the City.

**Objective 1.6** By 1996, establish a transportation concurrency exception area in conjunction with the approved Metro-Dade County transportation concurrency management area which includes the Metrorail Transit Station and all development located east of the Palmetto Expressway. The City of South Miami is located in the County management area. (96-1ER) (97-1ER) The City of South Miami, in its entirety, is located within the Miami-Dade County's Urban Infill Area, which is designated a

**Transportation Concurrency Exception Area. Maintain this designation unless an alternative, such as a Transportation Concurrency Management Area, is deemed more appropriate as the result of the Comprehensive Long Range Transportation Plan or other plans or studies.**

**Reason for amendment:** Recommendation T-17. to address EAR Issue II.B., "Transportation". The amendment reflects the City's location in the Transportation Concurrency Exception Area, and the need to evaluate the areas efficacy.

**Policy 1.6.1** A proposed development will not be denied a concurrency approval for transportation facilities provided that the development is otherwise consistent with adopted Comprehensive Plan and it meets the following criteria pursuant to Section 163.3180 of the Florida Statutes:

1. The proposed development is located within the established Redevelopment and Infill District [RID]; and
2. If the project would result in an increase in peak-period traffic volume on a Florida Interstate Highway System [FIHS] roadway that is operating below any adopted level-of-service standard, which increase would exceed two (2) percent of the capacity of the roadway at the adopted standard, the City shall require the developer and successors to implement and maintain trip reduction measures to reduce travel by single-occupant vehicles so that the resultant increase in traffic volume does not exceed two (2) percent.

**Policy 1.6.2** The City of South Miami shall include in its concurrency management program appropriate rules that address this policy and are consistent with requirements contained in Chapter 163, Part II of Florida Statutes.

**Policy 1.6.3** The proposed Redevelopment and Infill District [RID] will continue to be included in the adopted Future Land Use Map. Boundary changes will require an amendment to this Plan. See Figure 2.10 which indicates the boundaries of RID and TODD.

**Reason for amendment:** Recommendation T-18. to address EAR Issue II.B., "Transportation". The amendment reflects the inclusion of the referenced district on the Future Land Use Plan Map.

**Policy 1.6.4** The City of South Miami will continue to update the City's adopted Comprehensive Plan as specific information becomes available from the Metropolitan Planning Organization, Metropolitan Dade County government and State of Florida departments and agencies.

**Policy 1.6.5** Regarding the Future Traffic Circulation Map, the City of South Miami will work to secure changes in the County's recent re-designation of SW 56<sup>th</sup> Street (Miller Road) and SW 67<sup>th</sup> Avenue (Ludlum Drive) to prevent any road widening, pursuant to Policy 1.2.1, and in order to achieve

consistency with the Metro-Dade County CDMP. Please note that these roadways serve only residential uses in the City of South Miami and should not be designated by the County for higher capacity and lane expansion within City limits.

~~Policy 1.6.6 — Interim Policy: The City of South Miami shall complete the following tasks within three months of August 4, 1998 in order to be found in compliance by the Florida Department of Community Affairs.~~

~~An analysis of the existing transportation system, levels of service and service needs, based upon existing design and operating capacity, most recently available estimates for average and daily peak hour vehicle trips, existing modal split and vehicle occupancy rates, existing public transit facilities, including ridership by route, peak hour capacities and headways, population characteristics including transportation disadvantaged, and the existing characteristics of trip generators and attractors. The City will coordinate with FDOT and Miami-Dade County MPO to complete the analysis. Said analysis must show that the system is functioning and will identify needs which will correct existing deficiencies of the transportation system.~~

~~Policy 1.6.7 — Interim Policy: The City of South Miami shall complete the following tasks within six month of August 4, 1998, in order to be found in compliance by the Florida Department of Community Affairs.~~

- ~~• An analysis of the availability of transportation facilities and services to serve existing land uses; and~~
- ~~• An analysis of the availability of transportation system to evacuate the coastal population prior to an impending natural disaster; and~~
- ~~• An analysis of the growth trends and travel patterns and interactions between land use and transportation, and the comparability between the future land use and transportation elements; and~~
- ~~• An analysis of the projected transportation system level-of-service and system needs based upon the future land use categories, including the intensities or densities, and the projected integrated transportation system.~~
- ~~• The analysis shall consider the projects planned for in FDOT's Work Program, the Long Range Transportation Plan [LRTP] and Traffic Improvement Program [TIP] of the Miami-Dade County MPO and the Metro Dade Transit Authority; and~~
- ~~• The analysis shall demonstrate how the City will maintain its adopted level of service standard for roads and transit facilities; and~~

- ~~The analysis shall address internal consistency of the Plan, especially its provisions addressing transportation, land use and the availability of facilities; and~~
- ~~An analysis which identifies land uses and transportation management programs necessary to promote and support public transportation systems in designated transportation corridors.~~

*Reason for amendment:* Recommendation T-19. to address EAR Issue II.B., "Transportation". The amendment removes two interim policies that are no longer relevant.

**Policy 1.6.6.** In accordance with applicable State requirements, the City shall annually review the impacts of its designation as a Transportation Concurrency Exception Area on Strategic Intermodal System facilities and the adopted level of service standards of transportation facilities funded in accordance with Section 339.2812, F.S. This review will entail, at a minimum, the preparation and/or examination of updated traffic count information for key roadway segments in order to determine current roadway Levels of Service, and how they have improved or deteriorated since the last count was conducted. In addition, the potential impacts of proposed developments and redevelopment on roadway Levels of Service shall be evaluated on an ongoing basis.

*Reason for amendment:* Recommendation T-21. to address EAR Issue II.B., "Transportation". The amendment addresses State requirements for annual review of the impacts of the Transportation Concurrency Exception Area designation.

***CHAPTER 3***

***HOUSING ELEMENT***

**GOALS, OBJECTIVE AND POLICIES**

**HOUSING ELEMENT**

**Adopted 8/19/97, by Ord.No. 20-97-1641; Amended 3/7/2000, by Ord.No. 3-00-1705**

**Goal 1**                    **To assure the availability of sound and affordable housing for all current and future residents of the City of South Miami with special focus on infill and redevelopment and to include housing units in the Hometown District. It is recognized that the choice of location rests with the individual and that the City's role is to implement policies that expand choices.**

**Reason for amendment:**    **Recommendation H-1. to address EAR Issue II.A., "Development and Redevelopment". The amendment recognizes the City's role in expanding housing choices and options for existing and future residents.**

**Objective 1.1**            **~~Through technical assistance, t~~The City shall support public and private efforts assist the private sector in providing the 60 to 70 "infill" to provide at least 100 additional housing units, and aspire for the creation of 200 additional units, the City can accommodate by 1999 2015. Additionally, the City shall seek to provide an adequate supply of housing units that are affordable to households of all incomes, including the middle income sector, in proportions that are reflective of housing demands and needs in residential projects and communities. See Objective 1.3 for affordable housing.**

**Reason for amendment:**    **Recommendation H-2. to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects goals established by the City's Affordable Housing Advisory Committee.**

**Policy 1.1.1**            **Utilize the Future Land Use Plan and zoning map to assure a diversity of housing types.**

**Policy 1.1.2**            **Continue a municipal development application review process that minimizes delay yet assures quality control.**

**Policy 1.1.3**            **~~Develop legislation for the identified study area in Charrette II to address housing options, promote owner-occupied housing enhancements, and to increase private home ownership. (97-1ER) The City shall continue to address affordable housing and redevelopment needs in its Community Redevelopment Area through 2010-2015 through such activities as a charrette process, the Single Family Infill Program, the Multi-Family Housing Master Plan, and the Residential Rehabilitation Grant Program.~~**

**Reason for amendment:**    **Recommendation H-3. to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects affordable housing programs being implemented through the City's Community Redevelopment Agency.**

**Objective 1.2** ~~*By the year 1999, to eliminate all substandard housing in the City. The City shall seek to correct eliminate all existing hazardous units in the city by 2015.*~~

**Reason for amendment:** Recommendation H-4. to address EAR Issue II.A., "Development and Redevelopment". The amendment updates the date and timeline.

**Policy 1.2.1** *Enforce the City codes to achieve correction of substandard housing.*

**Policy 1.2.2** *Provide referrals to County HUD for use of County Community Development Block Grant (CDBG) funds for housing rehabilitation loans.*

**Policy 1.2.3** ~~*Establish procedures for systematic review and public input regarding each of the remaining neighborhoods identified in the City. Develop a master plan for new development and a redevelopment which strengthens the individual identity of each neighborhood and the City as a whole. By 2010 the City shall enact an ordinance to establish more stringent standards for "tear downs" and new development in established neighborhoods, and by 2015, the City shall seek to encourage rehabilitation of historic buildings eliminate substandard units in all neighborhoods.*~~

**Reason for amendment:** Recommendation H-5. to address EAR Issue II.A., "Development and Redevelopment". The amendment addresses concerns about tear downs and redevelopment in existing neighborhoods, and updates the dates and timelines.

**Objective 1.3** ~~*To create and maintain affordable housing for all current and anticipated future residents of the City and specifically supporting programs, such as CRA and other private organizations, which will result in the construction of 30 units of affordable housing and an additional 100 units anticipated to be part of the proposed Hometown Station project by the year 2005. It is projected that construction of an additional 150 units of affordable housing can be achieved through various programs and projects by the year 2010 (reducing the future deficit of affordable housing by 25%). The City and its Community Redevelopment Agency shall continue to coordinate with public and private agencies to meet the affordable housing needs of low and moderate income residents through the implementation of specific programs, in accordance with adopted plans.*~~

**Reason for amendment:** Recommendation H-6. to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects affordable housing programs being implemented through the City's Community Redevelopment Agency.

**Policy 1.3.1** Utilize the Future Land Use Plan and zoning maps, making special use of mixed-use districts, to provide for areas which promote very-low-income, low-income, and moderate-income households, while attempting to avoid the concentration of these household in specific areas of the City.

**Policy 1.3.2** Utilize existing Federal, State, County, municipal, and private programs which assist individuals with home ownership through such means as subsidies, loans, loan guarantees, counseling or through other similar means, including such programs as the County Surtax Mortgage Program.

**Reason for amendment:** Recommendation H-7. to address EAR Issue II.A., "Development and Redevelopment". The amendment reflects programs that might be implemented by the City and its Community Redevelopment Area.

**Policy 1.3.3** ~~The City's Community Redevelopment Agency will implement its New Housing Program in order to acquire vacant property and provide financial assistance to construct at least 24 new affordable housing units~~ provide for the construction of affordable housing units in accordance with its adopted Redevelopment Plan.

**Reason for amendment:** Recommendation H-8. to address EAR Issue II.A., "Development and Redevelopment". The amendment recognizes the role of the Community Redevelopment Plan in setting benchmarks for Community Redevelopment Agency programs.

**Policy 1.3.4** The City's Community Redevelopment Agency will provide additional incentives to private developers to construct projects with affordable housing units.

**Policy 1.3.5** The City will support and assist the efforts of private organizations to construct at least five affordable housing units per year.

**Reason for amendment:** Recommendation H-9. to address EAR Issue II.A., "Development and Redevelopment". The amendment recognizes the role of both public and private organizations in the provision of affordable housing.

**Policy 1.3.6** The City and the County will jointly support development in the Rapid Transit Zone in order to encourage mixed-use/residential multi-family projects containing affordable housing units.

**Policy 1.3.7** The City will work with the South Florida Regional Planning Council to help implement a regional policy to produce affordable housing units.

**Objective 1.4** Operate sensitive historic preservation programs.

**Policy 1.4.1** The City's Historic Preservation Board [HPB] shall perform the requisite historic preservation activities for South Miami in conformance with the

current City ordinances; none of the four properties noted on Figure 1.4 shall be demolished. no historically-designated buildings in the City should be demolished or altered unsympathetically.

**Reason for amendment:** Recommendation H-10. to address EAR Issue II.A., "Development and Redevelopment". The amendment recognizes that additional buildings may be designated historic.

**Objective 1.5** The City shall consider the adoption of voluntary or mandatory zoning regulations as promulgated by Miami-Dade County to produce additional affordable housing units Citywide.

**Policy 1.5.1.** When additional development permissions that will result in the addition of ten or more new units are granted, the new development should designate 20 percent of the new units as low and moderate housing units. For developments of less than ten units, the developer shall contribute a funding set-aside for low and moderate income units.

**Policy 1.5.2.** In consideration of a developer's provision of affordable housing, the City shall consider granting a ~~up to a 20 percent~~ density increase proportional to the number of units provided but not exceeding a 20% increase, to the extent that such an increase is compatible with surrounding development and site characteristics.

**Policy 1.5.3.** The City shall support the establishment of area wide affordable housing goals, and participate as appropriate in the development and implementation of the South Florida Regional Planning Council's Regional Affordable Housing Strategy.

**Reason for amendments (new Objective 1.5 and policies thereunder):** Recommendation H-11. to address EAR Issue II.A., "Development and Redevelopment". The amendment outlines specific strategies that the City may implement to further the achievement of affordable housing goals.

*CHAPTER 4*

*INFRASTRUCTURE ELEMENT*

**INFRASTRUCTURE ELEMENT  
GOALS, OBJECTIVES AND POLICIES  
Adopted 8/19/97, by Ord.No. 20-97-1641**

- Goal 1**                    *To provide and maintain the public infrastructure in a manner that will insure public health, safety and quality of life.*
- Objective 1.1**            *The City's Public Works Department shall technically assist the County in providing adequate sewage disposal in conformance with regional environmental policies; and, the City will urge the County to extend sewers into the Brewer Canal Corridor by 2010.*
- Reason for amendment:**    *Recommendation I-1. to address EAR Issue II.D., "Fiscal Health and Government Services". The amendment updates the date.*
- Policy 1.1.1**            *The City shall cooperate with the County on programs to extend the sanitary sewer system to those houses still served by septic tanks and with lot sizes of less than one acre particularly in the Brewer Canal area north of Sunset Drive.*
- Policy 1.1.2**            *Continue the City policy of requiring major new development to tie into sanitary sewers, if feasible.*
- Policy 1.1.3**            *Cooperate with the County on any program to reduce groundwater infiltration into the existing sewer lines.*
- Policy 1.1.4**            *Sanitary sewer level-of-service for sewered areas shall be as follows: the project flow plus the maximum day flow (the average of the five highest daily flows) of the preceding calendar year shall not exceed 98 percent of the county treatment system's rated capacity. Otherwise, septic tanks shall be the level-of-service.*
- Objective 1.2**            *Maintain solid waste collection services to residents and businesses within the City at the current level-of-service. See policy for measurability.*
- Policy 1.2.1**            *Pursuant to the City's interlocal agreement with Metropolitan Dade county for use of the county Solid Waste Management System, the County shall insure that the System, which includes County-owned solid waste disposal facilities and those operated under contract with the County for disposal, for a minimum of five years, collectively maintain an amount of solid waste disposal capacity sufficient to accommodate waste flows committed to the System through long-term interlocal agreements or contracts with municipalities and private waste haulers, and anticipated non-committed waste flows.*
- Policy 1.2.2**            *Monitor the demand at the County Transfer Facility to assure adequate capacity for the City.*

**Policy 1.2.3**            **The City and County shall formalize a 30 percent recycling program.**

**Objective 1.3**            **~~By 2001, approve~~ The City shall continue to implement an environmentally sensitive program of drainage improvements to correct deficiencies through its Citywide Stormwater Drainage Improvement Program.**

**Reason for amendment:**    **Recommendation I-3. to address EAR Issue II.D., "Fiscal Health and Government Services". The amendment recognizes the City's Stormwater Drainage Improvement Program, and its program of improvements.**

**Policy 1.3.1**            **~~By 2001, undertake an engineering assessment of the drainage system to determine where improvements are required~~ The City shall continue to implement improvements to avoid major ponding and direct outfall problems through its Stormwater Drainage Improvement Program, and by requiring new development, including single family development, to perform drainage calculations to ensure no net increase in runoff.**

**Reason for amendment:**    **Recommendations I-2. and I-4. to address EAR Issue II.D., "Fiscal Health and Government Services". The amendment recognizes the City's Stormwater Drainage Improvement Program, and its program of improvements.**

**Policy 1.3.2**            **The City's adopted Level of Service Standard for stormwater drainage shall be protection from the degree of flooding that would result from a flood that has a one-percent chance of being equaled or exceeded in any given year.**

**Reason for amendment:**    **Recommendations I-5. to include a stormwater drainage Level of Service Standard in accordance with growth management requirements and the Flood Damage Prevention Ordinance.**

**Objective 1.4**            **The City will continue to cooperate coordinate with the County in order for them to upgrade all substandard water mains and laterals within the City by 1999.**

**Reason for amendment:**    **Recommendation I-6. to address EAR Issue II.D., "Fiscal Health and Government Services". The amendment updates the date and recognizes ongoing coordination efforts with the County.**

**Policy 1.4.1**            **The City shall monitor water pressure in the distribution system and cooperate with the County on a program to set priorities for replacing undersized lines, thereby correcting existing deficiencies and meeting future needs (i.e., the area of the lowest water pressure receive highest priority).**

**Objective 1.5**            **The City shall cooperate with the County in its maintenance of the current water level-of-service.**

**Policy 1.5.1**            ***The County shall provide a level-of-service such that the project flow plus the maximum day flow (the average of the five highest daily flows) of the preceding calendar year shall not exceed 98 percent of the County treatment system's rated capacity.***

**Objective 1.6**            ***Assist the County in implementing its proposed water conservation program.***

**Policy 1.6.1**            ***Assist the County in implementing its water conservation program including plumbing inspections and xeriscape park or median plantings.***

**Policy 1.6.2**            ***The City shall support, as appropriate, Miami-Dade County Water and Sewer Department (WASD) development and implementation of the Water Supply Facilities Work plan required by Florida Statute, and the water conservation effort of other agencies. Moreover, the City shall coordinate, as appropriate, with WASD to assist in efforts to achieve its Five Year Water Efficiency Plan goal of 155 gallons per capita per day.***

**Reason for amendment:**    ***Recommendation I-7. to address requirements of Chapter 163, Florida Statutes, and reflect the City's support of County conservation efforts.***

**Objective 1.7**            ***Cooperate with the County, Regional and State agencies in the protection of natural groundwater aquifer recharge.***

**Policy 1.7.1**            ***Continue to require natural infiltration of stormwater runoff into the groundwater through development code reviews of new construction and drainage system improvements.***

**Note:**                    ***Objective 5.011(3)(b)3 relative to sprawl is not applicable due to the built-out nature of the City; and Objective 9J-5.011(2)(b), is not applicable since the City has no solid waste deficiencies. Editor's Modification for format purposes only, August 19, 1997.***

*CHAPTER 5*

*CONSERVATION ELEMENT*

**CONSERVATION ELEMENT  
GOALS, OBJECTIVES AND POLICIES  
Adopted 10/16/01, by Ord.No. 26-01-1757**

- Goal 1**                    *To preserve and enhance the significant natural features in South Miami.*
- Objective 1.1**            *In order to help achieve compliance with State Departmental Environmental Regulations on air quality, include appropriate landscaping provisions in a revised development code, and include public landscaping and bikeway improvements in the general fund.*
- Policy 1.1.1**            *Continue to both require landscaping as a part of new private development and landscape public areas in order to minimize air pollution.*
- Policy 1.1.2**            *The Transportation Element emphasizes use of expressways by commuters in order to minimize traffic idling on streets within South Miami; work with the Metropolitan Planning Organization [MPO] in this regard.*
- Policy 1.1.3**            *Continue to encourage the use of Metrorail, bicycles and other alternatives to the automobile through capital improvements.*
- Objective 1.2**            *Utilize drainage Best Management Practices to minimize water pollution particularly in the Snapper Creek Canal and Orr wellfield cone of influence; supplement with improvement projects.*
- Policy 1.2.1**            *The City's review of development applications (and any City drainage projects) shall use retention and, subsurface drains, that are acceptable to the South Florida Water Management District and the Dade County DERM.*
- Policy 1.2.2**            *The City shall cooperate with State and County agencies in protecting the wellfield that abuts the City's western boundary; include in revised development code as necessary, including hazardous waste controls. (See Land Use Plan and Infrastructure Elements.)*
- Policy 1.2.3**            *The City shall cooperate with the Miami-Dade Water and Sewer Department in the extension of sanitary sewer lines in order to replace septic tank usage (particularly in the Brewer Canal Corridor).*
- Policy 1.2.4**            *Cooperate with the Dade County DERM to eliminate any future leaking underground tanks or clean-up sites.*
- Policy 1.2.5**            *The City shall continue to preserve its natural areas and open space to ensure the protection and enhancement of groundwater quality and recharge capacity.*

**Objective 1.3**            **Continue to protect, restore and enhance remaining tree stands, natural plant communities, and other significant vegetation and wildlife habitats.**

**Policy 1.3.1**            **~~The City's Environmental Review and Preservation Board~~ will continue to monitor and preserve vegetative communities and the natural functioning of the City's soils, canals and wildlife habitat.**

**Reason for amendment:**    **Recommendation C-1. to address EAR Issue II.D., "Fiscal Health and Government Services". The amendment correctly reflects the City's role and the function of the Environmental Review and Preservation Board.**

**Policy 1.3.2**            **Retain the natural features character of Fuchs, Dante Fascell and Brewer Parks.**

**Policy 1.3.3**            **The City shall undertake the acquisition of natural areas and open space, using a variety of grant funding methods, in coordination with Federal, State, and County agencies and non-profit organizations.**

**Objective 1.4**            **Assist the County in implementation of its proposed water conservation program.**

**Policy 1.4.1**            **The City shall assist the County in its proposed water conservation program through plumbing requirements, and xeriscape plant materials in medians and parks.**

**Policy 1.4.2**            **The City shall support, as appropriate, Miami-Dade County's development and implementation of the Water Supply Facilities Workplan required by Florida Statute, and the water conservation effort of other agencies. Moreover, the City shall coordinate, as appropriate, with Miami-Dade County to assist in efforts to achieve its Five Year Water Efficiency Plan goal of 155 gallons per capita per day.**

**Reason for amendment:**    **Recommendation C-2. to address requirements of Chapter 163, Florida Statutes, and reflect the City's support of County conservation efforts.**

**Note:**                    **Policies 9J-5.013(2)(c)5, 6, 8 and 9 are not applicable due to the very limited amount of natural water bodies, vegetation and wildlife.**

***CHAPTER 6***

***RECREATION AND OPEN SPACE***

***ELEMENT***

**RECREATION AND OPEN SPACE ELEMENT  
GOALS, OBJECTIVES AND POLICIES  
Adopted 10/16/01, by Ord.No. 26-01-1757**

**Goal 1**                      *To ensure the availability of adequate park facilities and open space for the citizens of South Miami.*

**Objective 1.1**            ~~*Operate a City park facilities system of at least 31 acres*~~ *The City shall provide at least four acres of recreation and open space per 1,000 residents, and coordinate with other public and private agencies in the provision of recreational opportunities to current and future residents.*

**Reason for amendment:**    *Recommendation PR-1. to address EAR Issue II.C., "Parks and Recreation". The amendment references the City's adopted Level of Service Standard.*

**Policy 1.1.1**              *Retain the existing park acreage (includes City and School Board recreation acreage) and facilities, thereby providing a level-of-service standard of 4 acres per 1,000 population. See Table 6-3 for facility standard guidelines.*

**Policy 1.1.2**              *Continue the recent budget emphasis upon park facility maintenance plus enhancement projects such as lighting and rest rooms; undertake additional acquisition of property for recreation and open space as additional population warrants, in conjunction with a variety of available grant funding options, including but not limited to grants, impact fees, and required dedications.*

**Reason for amendment:**    *Recommendation PR-2. to address EAR Issue II.C., "Parks and Recreation". The amendment reflects the variety of potential funding sources for parks and recreation.*

**Policy 1.1.3**              *Monitor citizen views on park facility needs and usage as a basis for facility and program planning.*

~~**Policy 1.1.4**              *Although current services exceed national standards, the community via the Hometown Too Charrette process has shown a strong desire for additional services and a community facility to provide for a variety of recreational and social programs within the community. Provide new facility by the year 2001.*~~

**Reason for amendment:**    *Recommendation PR-3. to address EAR Issue II.C., "Parks and Recreation". New community recreation facilities have been provided in Murray Park and at the YMCA site, therefore implementing and fulfilling the intent of this Policy.*

**Policy 1.1.4**              *By 2010, the City shall identify and seek to secure funding from appropriate and available funding sources in order to conduct a comprehensive Recreation and Open Space Master Plan in order to:*

revisit and clarify park standards, including the adopted Level of Service Standard; identify the specific recreation and open space needs of City residents; develop a strategic plan for comprehensive improvements to the existing and planned recreation and open space system; identify additional opportunities to enhance the recreation and open space system through grants, impact fees, and other appropriate sources; identify appropriate staffing levels and community involvement strategies; evaluate the inventory of City-owned land, and the feasibility of using such lands in the creation of new "pocket parks"; evaluate the feasibility of establishing a land bank for parks, and; establish a schedule for the Plan's periodic update.

**Reason for amendment:** Recommendation PR-4. to address EAR Issue II.C., "Parks and Recreation". The referenced Plan will assist the City in its efforts to meet the recreation needs of existing and future residents.

**Policy 1.1.5** By 2010, the City shall evaluate the feasibility of instituting impact fees and other mechanisms by which all private development is assessed its fair share of the costs associated with providing recreation and open space land and services.

**Reason for amendment:** Recommendation PR-5. to address EAR Issue II.C., "Parks and Recreation". Impact fees will enhance the City's ability to meet the demand for recreation and open space generated by new development and redevelopment that will increase the residential population.

**Policy 1.1.6** The City shall monitor the availability of adequate park space to meet the demand generated by the issuance of residential, multi-family residential, or the residential component of a mixed-use development building permits on an ongoing basis as part of its Concurrency Management System.

**Reason for amendment:** Recommendation PR-6. to address EAR Issue II.C., "Parks and Recreation". The amendment reflects the City's efforts to meet and exceed its adopted Level of Service Standard for recreation and open space.

**Objective 1.2** Through coordination with public and private agencies, the City shall make certain that the six supplemental recreational and open space facilities in the City plus two nearby County parks remain available at reasonable hours and conditions.

**Policy 1.2.1** The city shall work the County school and park officials to assure that their recreation facilities continue to help meet South Miami citizen needs.

**Policy 1.2.2** The City Recreation Department shall continue to coordinate its programming with such quasi-public facilities as the YMCA.

**Policy 1.2.3**            *Participate in planning for greenways and trails, in conjunction with State, County and other local government jurisdictions.*

**Policy 1.2.4**            *The City Recreation Department shall coordinate with the South Florida Sports League or other similar organizations to assure that their recreational programs are available to all residents in the City of South Miami.*

**Reason for amendment:**    *Recommendation PR-6. to address EAR Issue II.C., "Parks and Recreation". The amendment reflects the City's efforts to meet and exceed its adopted Level of Service Standard for recreation and open space*

**Objective 1.3**            *To retain public access to all seven City parks ~~plus the~~ and community centers (including shoreline access at the three canal-front parks).*

**Reason for amendment:**    *Recommendation PR-7. to address EAR Issue II.C., "Parks and Recreation". The amendment removes numerical references in recognition of the fact that the number of parks is subject to increase.*

**Policy 1.3.1**            *The City shall continue to assure full public access, within the at appropriate hours set forth in the City Code, to its parks, park shorelines along the canals and ~~(at appropriate hours)~~ the community centers. ~~Also, provide for a new community center by 2001.~~ Undertake opportunities for additional waterfront recreation facilities, when suitable properties become available.*

**Reason for amendment:**    *Recommendation PR-8. to address EAR Issue II.C., "Parks and Recreation". New community recreation facilities have been provided in Murray Park and at the YMCA site.*

**Policy 1.3.2**            *The City shall assist the Metropolitan Dade County Department of Environmental Resource Management in the protection and preservation of the Girl Scout Park as a "natural forest community," for as long as the park is designated by DERM as a "natural forest community."*

*CHAPTER 7*

*INTERGOVERNMENTAL*

*COORDINATION*

*ELEMENT*

**INTERGOVERNMENTAL COORDINATION ELEMENT  
GOALS, OBJECTIVES AND POLICIES  
Adopted 3/7/2000, by Ord.No. 2-00-1704**

- Goal 1**                    *To maintain or establish processes to assure coordination and communication with other governmental entities for the purpose of addressing and resolving issues of mutual interest that arise from the local government's Comprehensive Plan and plans of others.*
- Objective 1.1**            *The City shall annually review the comprehensive plans of other jurisdictions which impact the city of South Miami, in order to identify and resolve conflicts with the City's Comprehensive Plan, including concurrency related issues.*
- Policy 1.1.1**            *The City shall annually review the comprehensive plans of Miami-Dade County, the City of Coral Gables, the Village of Pinecrest and other abutting jurisdictions.*
- Policy 1.1.2**            *The City will annually review the plans and reports of special district service providers, including but not limited to: Miami-Dade Water and Sewer Department; the South Florida Water Management District; and the South Florida Regional Planning Council.*
- Policy 1.1.3**            *The City will coordinate with the above listed service providers that have no regulatory authority over the use of land to develop recommendations that improve coordination of the City's concurrency management methodologies, systems, and levels-of-service.*
- Policy 1.1.4**            *The City will coordinate with staff of the independent special district authorities in order to resolve conflicts and to identify appropriate amendments to the City's Comprehensive Plan.*
- Objective 1.2**            *The City will identify and implement procedures to allow for joint planning areas and the resolution of issues generated in joint planning areas.*
- Policy 1.2.1**            *The City shall confer with Miami-Dade County and other jurisdictions, as appropriate, to establish a coordinated approach to the consideration of future annexation efforts and to the delivery of municipal services to enclaves (unincorporated areas).*
- Policy 1.2.2**            *The City will review the appropriateness of submitted annexation requests specifically to determine the levels of service to be provided, the cost of annexation to taxpayers, revenue estimates, expenditures, consistency and compatibility of development patterns, and the contiguity of proposed boundaries.*
- Policy 1.2.3**            *The City shall coordinate with officials from Miami-Dade County, the City of Coral Gables, and the Village of Pinecrest; the Florida*

**Department of Transportation; the South Florida Water Management District; and the South Florida Regional Planning Council in order to establish a planning process to identify, review, and address issues of mutual interest relating to abutting boundaries and to enter into agreements with these jurisdictions in regards to appearance, compatibility, service delivery and mutual aid.**

**Policy 1.2.4**            **The City may use the South Florida Regional Planning Council's dispute resolution process when necessary to mediate the resolution of conflicts with other local governments and regional agencies as it pertains to land uses and the goals, objectives, and policies of the Comprehensive Plan.**

**Policy 1.2.5**            **The City will participate as a member of the Miami-Dade Planners Technical Committee and will encourage implementation of co-operative policies and procedures as may be developed by the Committee.**

**Objective 1.3**            **The City will identify and establish joint processes with other local agencies for collaborative planning on population projections, school siting, facilities subject to concurrency, facilities with countywide significance, and problematic land uses.**

**Policy 1.3.1**            **The City will coordinate with the Miami-Dade County Planning Department in order to develop countywide population projections that include expected growth and/or changes; said changes to be shown in the South Miami Comprehensive Plan.**

**Policy 1.3.2**            **The City will advise the Miami-Dade Public School System of population projections used in its Comprehensive Plan as it relates to the future needs for school improvements and school expansions in South Miami.**

**Policy 1.3.3**            **The City will annually review the Miami-Dade Public Schools' 5, 10, and 15-year facility plans for siting of new schools and the expansion of existing schools within the City's jurisdiction for consistency with the City's Comprehensive Plan. This review will be done at the staff level and by attendance at public hearings conducted by the Miami-Dade Public School System for specific site plans.**

**Policy 1.3.4**            **The City will notify the School Board of any proposed land use amendments to the Comprehensive Plan which could impact the Board's long-range facility plans.**

**Policy 1.3.5**            **~~By November 2000, the City shall enter into an interlocal agreement or other formal agreement with the Miami-Dade Public School System, as required by Section 163.3177(6)(h)(2) of the Florida Statutes~~ The City shall continue to coordinate with Miami-Dade County Public Schools in accordance with the 2003 Interlocal Agreement for Public School Facility Planning in Miami-Dade County, as it may be periodically updated.**

**Reason for amendment:** *Recommendation IC-1. to address EAR Issue II.D., "Fiscal Health and Government Services". The amendment recognizes the 2003 Interlocal Agreement.*

**Policy 1.3.6** *The City will coordinate with the appropriate agencies in order to assure adequate provision of county wide facilities. These agencies shall include, but not be limited to: Miami-Dade Waste Collection – for waste disposal; the Miami-Dade Transit Department and the Metropolitan Planning Organization – for mass transit; and the Miami-Dade Public Works Department and the Florida Department of Transportation – for maintenance of roads and bridges.*

**Policy 1.3.7** *The City will coordinate with the emergency management program of Miami-Dade County by notifying the County of any current or future land use policies or population changes which would affect hurricane shelters or emergency evacuation routes.*

**Policy 1.3.8** *The City shall coordinate with the following agencies to assure that its concurrency data and levels-of-service for roadways, drainage and potable water supply are appropriate: Florida Department of Transportation, Miami-Dade County Water and Sewer Department, South Florida Water Management District, and South Florida Regional Planning Council.*

**Policy 1.3.9** *The City will review its locational standards on problematic (unwanted) land uses in order to determine if conflicts exist between its regulations and neighboring jurisdiction regulations, and to consider how to resolve any conflicts found.*

**Policy 1.3.10** *The City may participate with Miami-Dade County, the South Florida Regional Planning Council, and other appropriate committees, in order to promote a more efficient regional approach to the location of problematic or unwanted land uses.*

**Policy 1.3.11** *The City will participate with Miami-Dade County in the planning and implementation of the County's Hazard Mitigation Plan, as it impacts the City of South Miami.*

**Objective 1.4** *The City will implement a program to identify and resolve conflicts between its regulations and the land use of neighboring jurisdictions.*

**Policy 1.4.1** *The City will notify and solicit comments from adjacent jurisdictions and the School Board of any requests for land use amendment, variance, conditional uses or site plan approvals which impact property within 500 feet of a public school or within 500 feet of the boundaries of an adjacent jurisdiction.*

**Policy 1.4.2** *The City will notify neighboring jurisdictions and the School Board of any proposals to expand or create a Community Redevelopment Area, CDBG target area or a historic district if it impacts property within 500 feet of a public school or adjacent jurisdiction.*

**Policy 1.4.3**      *The City will notify and solicit comments from adjacent jurisdictions and the School Board of its existing standards or proposed regulations being considered for problematic or incompatible land uses.*

**Policy 1.4.4**      *The City shall support, as appropriate, Miami-Dade County's development and implementation of the Water Supply Facilities Work plan required by Florida Statute, and the water conservation effort of other agencies. Moreover, the City shall coordinate, as appropriate, with Miami-Dade County Water and Sewer Department to assist in efforts to achieve its Five Year Water Efficiency Plan goal of 155 gallons per capita per day.*

**Reason for amendment:**      *Recommendation IC-2. to address requirements of Chapter 163, Florida Statutes, and reflect the City's support of County conservation efforts.*

**Objective 1.5**      *The City shall coordinate with federal, State, and local agencies to increase the health, safety, welfare and economic independence of all residents, including residents with special needs.*

**Policy 1.5.1**      *The City shall coordinate with federal, State and local agencies, as appropriate, in order to protect the health, safety and welfare of its children.*

**Policy 1.5.2**      *The City shall coordinate with federal, State, and local agencies, as appropriate, in order to strengthen the economic independence of families, particularly those of low and moderate income.*

**Policy 1.5.3**      *The City shall coordinate with federal, State and local agencies, as appropriate, in order to improve the quality of life and independence of the elderly.*

**Policy 1.5.4**      *The City shall coordinate with federal, State, and local agencies and health care facilities and organizations (including South Miami Hospital), as appropriate, in order to ensure a healthy environment, and the health of the population.*

**Policy 1.5.5**      *The City shall coordinate with federal, State and local agencies in protecting the public safety of its residents through crime prevention, fire and rescue services, traffic safety enhancements, and emergency management.*

**Policy 1.5.6**      *The City shall continue to coordinate with federal, State and local agencies, as appropriate, in order to promote and provide economic opportunities for unemployed and economically disadvantaged residents in the promotion of quality education, workforce training programs, increased job opportunities, and job creation.*

**Policy 1.5.7** **The City shall continue to coordinate with federal, State and local agencies, including the Greater Miami Convention and Visitor's Bureau, as appropriate, in promoting responsible tourism in the State and region.**

**Reason for amendment:** **Recommendation IC-3. to reflect the goals, objectives and policies of the State Comprehensive Plan.**

***CHAPTER 8***

***CAPITAL IMPROVEMENT***

***ELEMENT***

**CAPITAL IMPROVEMENT ELEMENT  
GOALS, OBJECTIVES AND POLICIES  
Adopted 8/19/97, by Ord.No. 20-97-1641**

**Goal 1**                    *To undertake capital improvements necessary to keep its present public facilities in good condition and to accommodate new development, within sound fiscal practices.*

**Objective 1.1**           *A revised The Capital Improvement Element, and the five-year Capital Improvements Schedule and Plan incorporated into the Element by reference, shall be used as the basis for detailing the City's public facility deficiencies and planning corrective capital projects.*

**Reason for amendment:**    *The amendment addresses 2005 changes to growth management requirements pertaining to the annual update of the capital improvements schedule and financial feasibility.*

**Policy 1.1.1**            *The operating budget shall continue to accommodate annual systematic replacements such as police cars, trash trucks and street overlaying.*

**Policy 1.1.2**            *Staff and engineering studies, and the Comprehensive Plan, shall form the basis for an annual preparation of a five year capital improvements program.*

**Reason for amendment:**    *Recommendation CI-1. to address EAR Issue II.D., "Fiscal Health and Government Services". The amendment reinforces the relationship and linkage between the Comprehensive Plan and capital improvements program.*

**Policy 1.1.3**            *The City's fiscal policies for directing capital expenditures shall give highest priority to those projects that enhance residential neighborhoods and the downtown, as per Land Use Plan and other Elements. (97-1ER) be prioritized in accordance with the goals, objectives and policies of the Comprehensive Plan.*

**Reason for amendment:**    *Recommendation CI-2. to address EAR Issue II.D., "Fiscal Health and Government Services". The amendment reinforces the relationship and linkage between the Comprehensive Plan and capital improvements program, and recognizes that South Miami is a diverse, full service community with both residential and non-residential land uses and neighborhoods.*

**Policy 1.1.4**            *In setting priorities, the following kinds of criteria will be used:*

**1. Public safety implications:** *A project to address a threat to public safety will receive first priority.*

2. Level-of-service or capacity problems: Next in priority would be projects needed to maintain the stated Level-of-Service Standard or that otherwise further the goals, objectives and policies of the Comprehensive Plan.

3. Ability to finance: A third criteria is the budgetary impact; will it exceed budget projections?

4. New development: Redevelopment and tax base enhancement projects are next in priority.

5. State projects: City projects in support thereof.

6. Quality of life projects: Lowest priority would be those projects not in Categories 1-5 above, but would enhance the quality of life.

Reason for amendment: Recommendation CI-3. to address EAR Issue II.D., "Fiscal Health and Government Services". The amendment reinforces the relationship and linkage between the Comprehensive Plan and capital improvements program.

Policy 1.1.5 The City shall annually review the capital improvements plans of other agencies having jurisdiction over infrastructure and services which impacts its adopted Level of Service Standards in order to monitor its ability to meet its Level of Service standards through the planning period, and ensure the financial feasibility of the Comprehensive Plan. Projects deemed necessary to maintain the Level of Service standards as a result of this review shall be referenced in the Five Year Capital Improvements Plan and schedule.

Policy 1.1.6 The City of South Miami 2008/09-2012/13 Capital Improvements Plan, and the Capital Improvements Schedule included therein, contains a schedule of projects that the City shall implement in order to maintain its adopted Level of Service standards or otherwise achieve the goals, objectives and policies and/or ensure the financial feasibility of the Comprehensive Plan. The 2008/09-2012/13 Capital Improvements Plan is hereby adopted by reference as part of the Capital Improvements Element.

Reason for amendment: Recommendation CI-5. to address EAR Issue II.D., "Fiscal Health and Government Services". The amendment addresses 2005 changes to growth management requirements pertaining to the annual update of the capital improvements schedule and financial feasibility.

Objective 1.2 City officials shall continue to utilize a concurrency management system that uses both the Future Land Use Plan and financial analyses of the kind contained herein as a basis for reviewing development applications, in order to maintain an adequate facility level-of-service.

**Policy 1.2.1**                    *Adequate level-of-service standards as established in the adopted objectives and policies contained in this Comprehensive Plan shall be the measure for the financial analysis required under this Element.*

*Note: Pursuant to the intent of Amendment Package DCA No. 97-1ER, adopted on August 19, 1997, the list of repeated standards here and under the previous Objective 1.3 (now deleted in its entirety) is deleted here.*

**Policy 1.2.2**                    *The City shall continue to monitor the impact of land use intensity regulations and development upon traffic flow.*

**Objective 1.3**                    *Continue development code and concurrency management system mechanisms whereby public facility requirements generated by new development are adequately funded in a timely manner at the same time assuring implementation of improvements recommended in the other elements and the facilities necessitated by previously issued development orders.*

**Policy 1.3.1**                    *The development code shall continue to specify that no development permit shall be issued unless assurance is given that the public facilities necessitated by the project (in order to meet the level-of-service) standards established in the FLUE and other Elements) will be in place concurrent with the impacts of the development.*

**Policy 1.3.2**                    *By 2010, the city shall evaluate the feasibility of enacting impact fees or park land dedication, park capital improvements, transportation, public safety, police and other services, as appropriate.*

**Reason for amendment:**        *Recommendation CI-4. to address EAR Issue II.D., "Fiscal Health and Government Services". Additional impact fees are a potential mechanism for ensuring the City's ability to provide key infrastructure and services at adopted Levels of Service through the planning period.*

**Note:**                                *No prior development orders contain public facility conditions or implications that have not been met so Policy 9J-5.016(3)(c)5 is not applicable; the development code will provide for future issues of this nature as contained in Policy 1.3.1.*