

CHAPTER 10. CAPITAL IMPROVEMENTS ELEMENT

CAPITAL IMPROVEMENTS ELEMENT GOAL

The Village will evaluate the need for public facilities identified in this plan as necessary to provide adequate levels of service and a high quality of life, to ensure that essential capital improvements are provided in a timely and efficient manner consistent with sound fiscal policies.

Objective 1: Coordinate Capital Improvements with current and future needs.

In general, use the Capital Improvement Element as a means to identify capital facilities necessary to correct existing deficiencies, accommodate desired future growth and replace obsolete or worn-out facilities. In particular, the Village council will use this Element as the framework to monitor public facility needs as a basis for annual capital budget and five-year program preparation.

Monitoring and Evaluation: Achievement of this objective shall be measured by adopting a five-year Capital Improvement Program Budget as part of the annual budgeting process.

Policy 1.1:

In setting priorities, the following kinds of criteria shall be used by the Village council: First priority shall be given to projects which address threats to public safety or are required by law. Second priority shall be given to projects which provide improvements needed to maintain the adopted Levels-of-Service. Third priority shall be given to projects which are not first or second priority, but which would otherwise enhance quality of life. The ability to finance projects will be considered in selecting all projects. Projects which the Village can afford may be undertaken in advance of higher priority projects which the Village cannot afford.

Policy 1.2:

The Village shall prudently limit the amount of debt it assumes for capital improvements or other purposes. At a minimum, the Village shall not assume debt obligations which would result in the Village exceeding the debt ratios established by state law.

Policy 1.3:

The Village shall maintain a current inventory of the type, capacity, location and condition of all Village-owned capital facilities.

Policy 1.4:

The Village shall regularly schedule inspections of all capital facilities to monitor and record the condition of each.

Policy 1.5:

The Village shall use designated funding mechanisms where feasible thereby freeing up general funds (and general obligation bonds) for Village-wide projects identified in the policies of other Comprehensive Plan elements.

Policy 1.6:

The capital budget shall continue to accommodate annual systematic replacements such as police cars and trash trucks plus street overlaying and park facility renovations. Among items which are specifically authorized and encouraged by this policy are the following: sidewalk repair and replacement, public transportation operations and maintenance; roadway and right-of-way maintenance and equipment; roadway and right-of-way drainage; street lighting ; traffic signs, traffic engineering, signalization, and pavement markings; and bridge maintenance and operation. The preceding list is intended to be illustrative of appropriate expenditure categories. Other capital expenditures in related and different projects are hereby authorized.

Policy 1.7:

The Village shall continue the annual preparation of a five year capital improvement program, including a one year capital budget. These together with departmental policies shall be utilized by department heads for the systematic replacement or renewal of municipal facilities. Among items which are specifically authorized and encouraged by this policy are the following: sidewalk repair and replacement; roadway and right-of-way drainage; street lighting; traffic signs, traffic engineering, signalization, and pavement markings; and debt service and current expenditures for transportation capital projects in the foregoing program areas (including construction or reconstruction of roads) and the additional areas mentioned in Policy 1.6. The preceding list is intended to be illustrative of appropriate expenditure categories. Other capital expenditures in related and different projects are hereby authorized.

Policy 1.8:

The Village shall continue to ensure that all capital facilities are compliant with the applicable provisions of the Americans with Disabilities Act.

Policy 1.9:

The Village capital facilities planning will be guided by the Five-Year Schedule of Capital Improvements of this Capital Improvements Element.

Objective 2: Maintain Level of Service Standards through sound Capital Improvement Planning.

In general, achieve the coordination of land use decisions and available or projected fiscal resources with a schedule of capital improvements which maintains adopted level of service standards and meets existing and future facility needs. In particular, achieve coordinated Village use of: 1) existing and already approved development; 2) the Future-Land Use Plan; 3) the financial analyses in the Data and Analysis portions of this Element, and 4) the established Level of Service standards in both reviewing

development applications and in preparing the annual schedule of capital improvements.

Monitoring and Evaluation: Achievement of this objective shall be measured by the implementation of the following policies:

Policy 2.1:

The following Level of Service (LOS) standards shall be maintained by the Village to the greatest extent possible, given the status of the Village as a built-out community and the effect of external development on the LOS within the Village:

Streets and Transit

The Village shall regulate the timing of development to help maintain at least the following peak hour Level of Service standards on roadways that lie within its municipal boundaries:

- Local roads: LOS B
- Collector and arterial roads:
 - a. Where extraordinary transit service such as commuter rail or express bus service exists, parallel roadways within ½ mile shall operate at no greater than 150 percent of their capacity.
 - b. Where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, roadways shall operate at no greater than 120 percent of their capacity.
 - c. Where no public mass transit service exists, roadways shall operate at or above LOS E.

The Village shall regulate the timing of development to maintain at least the following peak hour Level of Service standards for transit services within its municipal boundaries:

- The minimum peak-hour mass transit level-of-service shall be that all areas within the Dade County Urban Development Boundary (UDB) (which includes all of Miami Shores) which have a combined resident and work force population of more than 10,000 persons per square mile shall be provided with public transit service having 60 minute headways and an average route spacing of one mile provided that:
 - a. The average combined population and employment density along the corridor between existing transit network and the area of expansion exceeds 4,000 per square mile, and the corridor is 0.5 miles on either side of any necessary new route extensions to the area of expansion;
 - b. It is estimated that there is sufficient demand to warrant the service;

- c. The service is economically feasible; and
- d. The expansion of transit service into new areas is not provided at the detriment of existing or planned services in higher density areas with greater need.

Sanitary Sewers:

Sanitary sewers are provided and maintained by the Miami Dade County Water and Sewer Department and lie outside the authority of Miami Shores Village:

- Regional wastewater treatment plants must operate with a physical capacity of no less than the annual average daily sewage flow to accommodate the needs of the current and future population.
- Effluent discharged from wastewater treatment plants shall meet all federal, State, and County standards.
- The system must maintain the capacity to collect and dispose of 102 percent of average daily sewage demand for the preceding 5 years.

Potable Water:

Potable water is provided to Miami Shores Village by Miami Dade County and by North Miami and lies outside the authority of Miami Shores Village:

- The regional treatment system must operate with a rated capacity which is no less than 2 percent above the maximum day flow for the preceding 5 years.
- Water must be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:

Land Use	Minimum Fire Flow (gallons per minute)
Single family Estate density	500
Single family higher than Estate density	750
Duplex residential	750
Multifamily residential	1,500
Semiprofessional offices	1,500
Hospitals and schools	2,000
Business and industry	3,000

- Water quality must meet all federal, State and County primary standards for potable water. d) Countywide storage capacity for finished water shall equal no less than 15 percent of the countywide average daily demand. e) The system shall maintain the capacity to produce and deliver 200 gallons per capita per day or equal the Miami-Dade County standard, whichever is less.

Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities must be in place and available to serve new development no later than the issuance by Miami Shores of a temporary certificate of occupancy or certificate of occupancy. Prior to approval of a building permit or development approval, Miami Shores shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by Miami Shores of a temporary certificate of occupancy or certificate of occupancy. Miami Shores may meet the concurrency requirement for sanitary sewer through the use of onsite sewage treatment and disposal systems approved by the Department of Health to serve new development, Drainage:

All nonresidential development and redevelopment shall adequately accommodate runoff to meet all Federal, state and local requirements. Storm water shall be treated in accordance with the standards set forth in Objective 5 of the Land Use Element and Objectives 7 and 8.2 of the Infrastructure Element. Storm drainage must be accommodated on site with the first one inch of water detained in natural or filtered structural facilities. Post-development runoff shall not exceed peak pre development runoff.

Solid Waste:

Miami-Dade County solid waste disposal system must maintain a minimum of five years capacity. For Village planning purposes, a generation rate of 7.5 pounds per person per calendar day shall be used.

Public Schools Facilities Level of Service (LOS):

Coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service (LOS) standards for public schools and as required by the interlocal agreement to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period. The adopted LOS standard for all Miami-Dade County Public Schools facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (with relocatable classrooms). This LOS standard, except for magnet schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools.

The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a district wide basis.

- LOS standards for public school facilities apply to those traditional educational facilities, owned and operated by Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. LOS standards do not apply to charter schools; however, the capacity of both charter and magnet schools is credited against the impact of development. No credit against the impact of development shall be given for either magnet or charter schools if their enrollment is at, or above, 100% FISH capacity.
- Certification of the availability and commitment of capacity by Miami-Dade County Public Schools shall be sufficient to demonstrate that such facilities are available to meet the impacts of a residential development, and shall be consistent with the availability standard in Section 163.3180(h)1.a, b and c, Florida Statutes.
- Public school facility capacity improvements programmed in the first three years of the Miami-Dade County Public Schools Facilities Work Program shall be counted as available capacity for purposes of concurrency. The necessary public school facilities must be in place or under actual construction within three years after issuance of final site plan approval.
- The Village in coordination with Miami-Dade County Public Schools shall include proportionate share mitigation methodologies and options for public school facilities in its concurrency management program and the Updated and Restated Miami Shores Village and Miami-Dade County School Board Interlocal Agreement for Public School Facility Planning, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities through Public School Mitigation Agreements that provide for one or more of the following: (1) contribution of land; (2) the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or (3) the creation of a mitigation bank for the right to sell capacity credits.
- Pursuant to Chapter 163, Florida Statutes, the Miami-Dade County Public Schools 5-Year District Facilities Work Program, developed by Miami-Dade Public Schools and annually updated, is incorporated by reference into the Village's Capital Improvement Plan, as applicable.
- The Miami Shores Village shall coordinate with Miami-Dade County Public Schools to annually update its Facilities Work Program to include existing and anticipated facilities for both the 5-year and long-term planning periods, and to ensure that the adopted level of service standard will continue to be achieved and maintained. Miami Shores Village, through its updates of the Capital Improvements Element and Program, will incorporate by reference the latest adopted Miami-Dade County Public Schools Facilities Work Program for educational facilities. Miami Shores

Village and Miami-Dade County Public Schools will coordinate their planning efforts prior to and during the Village's Comprehensive Land Use Plan amendment process, and during updates to the Miami-Dade County Public Schools Facilities Work Program.

- The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Policy 2.2:

Public facilities shall be provided as necessary to achieve and maintain the adopted level of service standards.

Objective 3: Direct population concentrations away from coastal high-hazard areas and limit coastal high-hazard area infrastructure expenditures:

There are no coastal high hazard areas within the Village. If a coastal high hazard area is designated, the Village will direct population concentrations away from coastal high hazard areas and limit the expenditure of Village funds on infrastructure within the Coastal High Hazard Area if such expenditure would have the effect of directly subsidizing development which is significantly more intensive than authorized by this Plan.

Monitoring and Evaluation: Achievement of this objective shall be measured by its implementing policies:

Policy 3.1:

The Village will restrict development in accordance with the Future Land Use Map of this plan. It is the legislative judgment of the Village that the Future Land Use Map provides the most appropriate way to limit development in high hazard areas consistent with reasonable property rights and long-established land use patterns.

Policy 3.2:

The Village will limit the expenditure of Village funds on infrastructure within any designated coastal high hazard area if such expenditure would have the effect of directly subsidizing development which is significantly more intensive than authorized by this Plan. This policy shall not be interpreted as prohibiting the extension of sewer lines to replace failed septic tank systems.