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MEMORANDUM

Department of Building and Planning

DATE: July 14, 2020

TO: Yocelyn Galiano, ICMA-CM, LEED-GA  
Village Manager

FROM: Stephen Olmsted, AICP, LEED-GA  
Planning Director

RE: Comprehensive Development Master Plan  
Ten-Year Water Supply Facilities Work Plan Update

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Proposed amendments to the Village's Comprehensive Development Master Plan limited to statutorily required updates and amendments Chapter 4, the Public Facilities Element; Chapter 8, the Capital Improvements Element; and the Ten-Year Water Supply Facilities Work Plan have been prepared for review and consideration by the Village Council at first reading on July 14, 2020. If approved at first reading, staff will transmit the proposed amendments to the State Land Planning Agency and other required agencies for review and comment prior to consideration at second reading.

In response to the finding that traditional water supply sources would not be sufficient to meet the demands of the growing population of the State of Florida, its industries and environment, the Florida Legislature enacted legislation, including Senate Bill 360, enacted in 2005. The legislation significantly improved the coordination of water supply and land use planning by strengthening the statutory requirements linking regional water supply plans prepared by the State's Water Management Districts and the comprehensive plans prepared by local governments.

The update to the Village's Water Supply Facilities Work Plan is prepared as required by Section 163.3177 (6) (c) (3) of the Florida Statutes. Although local water supply facilities work plans are required to be updated within 18 months of an adopted update to the Regional Water Supply Plan, extensions of time have been allowed because of current circumstances related to the Coronavirus pandemic. The most recent Lower East Coast Water Supply Plan was updated and approved by the South Florida Water Management District on November 8, 2018 and adopted on January 11, 2019.



Residents of the Village of Pinecrest obtain their potable water directly from the Miami-Dade County Water and Sewer Department (WASD). Under this arrangement, the Village's Public Works Department coordinates with WASD to ensure that enough capacity is available for existing and future customers and that supporting infrastructure is adequately maintained. The Village does not have its own water supply system or infrastructure. The Village relies on the Miami-Dade County water supply plan.

The Building and Planning Department has prepared proposed amendments and updates to the Village's Comprehensive Development Master Plan as necessary to address state water supply planning requirements. Proposed amendments to the Village's Comprehensive Development Master Plan consist of the following items:

1. Water Supply Facilities Work Plan Update – Provides statutorily required updates to the Village's Water Supply Facilities Work Plan including updated population and water demand projections. The original Work Plan was adopted by the Village Council on December 11, 2012, and subsequently updated for the first time in 2015.
2. Chapter 4, Public Facilities Element – Minor amendments included within the update include reference to the updated Water Supply Facilities Work Plan and reference to the potable water level of service standard of 94.03 gallons per capita per day.
3. Chapter 8, Capital Improvement Element - Includes all proposed capital expenditures as approved by the Village Council in the Annual 2019/20 Village budget, including stormwater drainage improvements as referenced in the Ten-Year Water Supply Facilities Work Plan Update, and a revised potable water level of service standard, reduced from 95 gallons per capita per day to 94.03 gallons per capita per day, based on the most recent population projections and water consumption data provided by Miami-Dade County.

Amendments to the Water Supply Facilities Work Plan, Public Facilities Element, and Capital Improvements Element of the Comprehensive Development Master Plan are shown in bold, underlined and strike through text, highlighted in yellow.

If you have questions or require additional information, please advise.

## VILLAGE OF PINECREST

### ORDINANCE NO. 2020-\_\_\_\_\_

**AN ORDINANCE OF THE VILLAGE OF PINECREST AMENDING AND UPDATING THE VILLAGE'S COMPREHENSIVE DEVELOPMENT MASTER PLAN AND SUPPORTING DATA AND ANALYSIS, INCLUDING AMENDMENT OF THE TEN-YEAR WATER SUPPLY FACILITIES WORK PLAN; AND AMENDMENT OF THE GOALS, OBJECTIVES AND POLICIES CONTAINED IN THE PUBLIC FACILITIES ELEMENT, AND THE CAPITAL IMPROVEMENTS ELEMENT; PROVIDING FOR ADOPTION; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING FOR TRANSMITTAL OF CERTIFIED COPIES OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY AND ALL REQUIRED UNITS OF LOCAL GOVERNMENT AND REVIEWING AGENCIES; AND PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.**

WHEREAS, The Florida legislature has established a process for water supply planning through Florida's Community Planning Act (Chapter 163, Part II, Florida Statutes, as amended) to improve the coordination of water supply and land use planning; and

WHEREAS, Florida's Community Planning Act (Chapter 163, Part II, Florida Statutes, as amended) requires the preparation and completion of a Water Supply Facilities Work Plan and related amendments to the various elements of the Comprehensive Development Master Plan; and

WHEREAS, the Village of Pinecrest has prepared the required amendments and updates to the Comprehensive Development Master Plan, including the Public Facilities Element and the Capital Improvements Element; and has completed preparation of the required Water Supply Facilities Work Plan and updates in the

Note:

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form of a Data, Inventory, and Analysis Report in accordance with Chapter 163.3177 Florida Statutes; and

WHEREAS, the amendments to the Comprehensive Development Master Plan were prepared in accordance with Chapter 163.3177 Florida Statutes; and

WHEREAS, the Village of Pinecrest Local Planning Agency (LPA) has reviewed the proposed amendments to the Village of Pinecrest Comprehensive Development Master Plan at a public hearing and has forwarded the proposed amendments to the Village Council with a recommendation for approval; and

WHEREAS, the Village Council of the Village of Pinecrest, Florida held a public hearing on July 14, 2020 prior to transmitting the Comprehensive Plan to the Florida Department of Economic Opportunity; and

WHEREAS, said public hearing was advertised in accordance with Chapter 163.3184 (11), Florida Statutes; and

WHEREAS, the Village Council of the Village of Pinecrest, Florida, hereby finds it to be in the best interest of the public health, safety and welfare of the citizens to adopt the amended Water Supply Facilities Work Plan and the amendments to the goals, objectives, and policies of the Comprehensive Development Master Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA:

SECTION 1. Recitals.

The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true, correct and reflective of the legislative intent underlying this Ordinance and are hereby made a specific part of this Ordinance.

SECTION 2. Amendment and Adoption.

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The amendments to the Data, Inventory, and Analysis, including the Ten-Year Water Supply Facilities Work Plan; and the Goals, Objectives and Policies of the Comprehensive Development Master Plan, attached hereto and incorporated herein as Exhibit "A", are hereby adopted.

SECTION 3. Inclusion in the Comprehensive Plan.

It is the intention of the Village Council and it is hereby ordained that the amendments to the Village of Pinecrest Comprehensive Development Master Plan made by this Ordinance as set forth in Exhibit "A" shall become part of the Village of Pinecrest Comprehensive Development Master Plan, and that the sections of this Ordinance may be renumbered and relettered as necessary, and that the word "Ordinance" may be changed to "Section, "Article" or other appropriate word.

SECTION 4. Transmittal.

The Village Clerk is hereby directed to transmit the proposed amendments to the Comprehensive Development Master Plan, including the supporting Data, Inventory and Analysis to the Department of Economic Opportunity of the State of Florida and other appropriate public agencies, and upon adoption of this Ordinance is further directed to ensure that this Ordinance and all other necessary documents are forwarded to the Florida Department of Economic Opportunity and other agencies in accordance with Section 163.3184(3), Florida Statutes.

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SECTION 5. Conflicts.

All ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 6. Severability.

If any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7. Effective Date

This Ordinance shall be effective immediately upon passage by the Village Council on second reading. However, pursuant to Florida Law, the Comprehensive Plan amendments adopted by this ordinance shall not become effective until 31 days after the state land planning agency determines the amendment package is complete and no petition is filed by an affected party. If timely challenged, the amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

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PASSED on First Reading and Public Hearing and transmitted to the Florida Department of Economic Opportunity and other required review agencies this 14<sup>th</sup> day of July, 2020.

PASSED AND ADOPTED on Second Reading and Public Hearing in open and regular session through roll call vote of the Village Council of the Village of Pinecrest, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Joseph M. Corradino, Mayor

Attest:

\_\_\_\_\_  
Guido H. Inguanzo, Jr., CMC  
Village Clerk

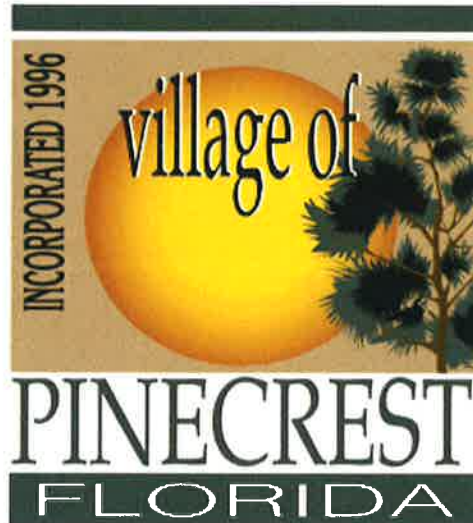
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
Mitchell Bierman, Village Attorney

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**VILLAGE OF PINECREST  
COMPREHENSIVE DEVELOPMENT MASTER PLAN**



**TEN-YEAR WATER SUPPLY FACILITIES WORK PLAN  
UPDATE**

**Data, Inventory and Analysis**  
**Public Facilities Element – Potable Water Sub-Element**

**Goals, Objectives, and Policies**  
**Chapter 4: Public Facilities Element**  
**Chapter 8: Capital Improvements Element**

**Exhibit “A”**

July 14, 2020



**Data, Inventory and Analysis**

**Public Facilities Element – Potable Water Sub-Element  
Ten-Year Water Supply Facilities Work Plan**

**July 14, 2020**

**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**TEN-YEAR WATER SUPPLY FACILITIES WORK PLAN**

---

**TABLE OF CONTENTS**

**INTRODUCTION..... 1**  
Statutory History..... 1  
Statutory Requirements..... 1

**BACKGROUND INFORMATION..... 3**  
Overview..... 3  
Relevant Regional Issues..... 3

**DATA AND ANALYSIS..... 4**  
Population Information – Projections and Methodology..... 4  
Maps of Current and Future Areas Served..... 6  
Land Uses Served..... 6

**INTERGOVERNMENTAL COORDINATION..... 7**  
Potable Water Level of Service Standard..... 7  
Potable Water Demand – Existing and Projected..... 8  
Water Supply – Provided by Other Entities..... 9

**WATER CONSERVATION..... 11**  
County Wide Issues..... 11  
    The Miami-Dade County Water Use Efficiency Plan..... 11  
    Water Conservation Plans and Development Codes..... 11  
    Per Capita Consumption..... 12  
  
Local Issues..... 12  
    Coordination – Local Government Specific Actions, Programs, Regulations, or Opportunities... 12  
    Comprehensive Development Master Plan..... 12

**WATER REUSE..... 14**  
Regional and County-wide Issues..... 14  
Local Government Specific Actions, Programs, Regulations, or Opportunities..... 15

**CAPITAL IMPROVEMENTS..... 16**  
Potable Water..... 16  
Stormwater Drainage..... 17  
Sanitary Sewer..... 18  
Solid Waste..... 18

**CLIMATE CHANGE..... 18**

**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**TEN-YEAR WATER SUPPLY FACILITIES WORK PLAN**

---

**TABLES**

**Table I:** Population Projections for the Village of Pinecrest.....5  
**Table II:** Existing and Projected Potable Water Demand for the Village of Pinecrest.....9

**APPENDICES**

**Appendix A: Miami-Dade County 20-Year Water Supply facilities Work Plan - November 2014**

**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

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**INTRODUCTION**

Residents of the Village of Pinecrest obtain their potable water directly from the Miami-Dade County Water and Sewer Department (WASD). Under this arrangement, the Village's Public Works Department coordinates with WASD to ensure that enough capacity is available for existing and future customers and that supporting infrastructure is adequately maintained. The Village does not have its own water supply system or infrastructure. The Village relies on the Miami-Dade County water supply plan, **the most recent plan being the Miami-Dade County "20-Year Water Supply Facilities Work Plan (2014-2033)".**

**Statutory History.** The Florida Legislature has enacted bills in the 2002, 2004, 2005, and 2011, 2012, **2015, and 2016** sessions to address the state's water supply needs. These bills, Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between the local land use planning and water supply planning by requiring the development of local water supply plans that work with and are reviewed by the regional water management districts and the state.

**Statutory Requirements.** The following highlights the statutory requirements for the Village's Water Supply Facilities Element:

1. Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan, [163.3177(4) (a), Florida Statutes].
2. Ensure that the Village's Future Land Use Plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177 (6) (a), Florida Statutes, effective July 1, 2005]. The Miami-Dade County data and analysis, in support of its 20-year work plan, demonstrates that adequate water supplies and associated public facilities are available to meet projected growth demands. The Village shall amend its Capital Improvements element that requires adequate facilities to serve any proposed Future Land Use Map modification.
3. Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy. Additionally, the Village requires that the Village consult with the applicable water supplier prior to approving building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2)(a), Florida Statutes, effective July 1, 2005]. Based upon this change, the Village is required to comply with the concurrency requirements for all new development proposals. The

**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

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Village shall also amend its land development regulations, as may be necessary, to address the statutory requirements of 163.3180, Florida Statutes.

4. Revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months of the South Florida Water Management's approval of an updated regional water supply plan to:
  - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.0361(7), F.S. [s. 163.3177(6)(c), F.S.];
  - b. Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c), F.S.]; and
  - c. Include a water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.] ~~Amendments to incorporate the water supply facilities work plan into the comprehensive plan are exempt from the twice-a-year amendment limitation. [s. 163.3177(6)(c), F.S.]~~
5. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 4 above, the Village shall revise its Conservation Element of the Village Comprehensive Development Master Plan to assess projected water needs and sources for at least a 10-year planning period, considering the applicable regional water supply plan. [s.163.3177 (6) (d), Florida Statutes]. Necessary revisions to the Village's Conservation Element were approved in December 2012.
6. Based upon the changes described in Paragraphs 1 through 5 above, the Village shall revise its Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the applicable regional water supply plans and regional water supply authorities' plans. [s.163.3177 (6) (h) 1. Florida Statutes]. The element is **has been** revised to include reference to the current Lower East Coast Water Supply Plan **as updated and approved every five (5) years** dated September 12, 2013.
7. **Revise the Five-Year Schedule of Capital Improvements to include water supply, reuse, and conservation projects and programs to be implemented during the 5-year period (Section 163.3177 (3) (a) 4., F.S.). Although the Village's 5-Year Capital Improvements Plan includes several projects designed to manage stormwater**

**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

---

runoff, the current FY 2019-2020 through 2023-2024 Plan does not include any water supply or water reuse capital projects, but rather relies on Miami-Dade Water and Sewer Department for its water supply and related water supply and reuse infrastructure.

**BACKGROUND INFORMATION**

**Overview.** The Village of Pinecrest was incorporated in 1996, making it the twenty-ninth municipality established in Miami-Dade County. The boundaries of the Village encompass an area of approximately six square miles bounded by Pinecrest Parkway (South Dixie Highway, US 1) to the west, SW 136<sup>th</sup> Street to the south, SW 57<sup>th</sup> Avenue to the east, and Snapper Creek Canal to the north. The South Dade Busway is located immediately west of US 1. Neighboring municipalities include unincorporated Miami-Dade County to the west, South Miami to the North, unincorporated Miami-Dade County to the east, and Palmetto Bay to the south.

The Village of Pinecrest is largely built-out. Between 1996 and 2000, the Village of Pinecrest population grew from 18,988 to 19,055. Although the 2005 Evaluation and Appraisal Report (EAR) predicted an increase in population between 2000 and 2010, based on the actual census counts of the US Bureau of the Census in 2010, it was determined that Village's population decreased slightly to 18,223 residents. This relatively minor population decrease is reflective of the fact that the Village is substantially built-out, with future development potential and population growth limited by the scarcity of vacant and developable land. The potential expansion of the Village's current boundaries through annexations is the only factor which might result in significant population increase during the planning period. Pursuant to policies of the Village's Comprehensive Development master Plan, future annexations will be considered on a case-by-case basis.

In 2005, an evaluation of existing gross acreage by land uses revealed that 3,507.34 acres or 72.82% of the total gross acreage in the Village is dedicated to residential use. The remaining gross acreages are allocated to non-residential such as commercial and office (2.87%); institutional (3.03%); rights-of-way (17.47%); utilities (.17%); agriculture (.40%); undeveloped (1.88%) and; inland water (1.36%). The Village does not anticipate substantial increases in land area in the near future. In the meantime, the residential and non-residential growth rate is anticipated to be stable for the next 10 to 20 years.

**Relevant Regional Issues.** As the state agency responsible for water supply in the Lower East Coast planning area, the South Florida Water Management District (SFWMD) plays a pivotal role in resource protection, through criteria used for Consumptive Use Permitting. As pressure increased on the Everglades ecosystem, the Governing Board of the SFWMD initiated a rule limiting increased allocations dependent on the Everglades system. The Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007, as part of the SFWMD's Consumptive Use Permit

**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

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Program. This reduced reliance on the regional system for future water supply needs, and mandates the development of alternative water supplies and increases in conservation and reuse measures.

**The 2028 Lower East Coast Water Supply Plan update identifies five (5) regional issues affecting the supply of water within the Lower East Coast Region as follows:**

- 1. Fresh surface water and groundwater are limited; further withdrawals could have impacts on the regional system, wetlands, existing legal uses, and saltwater intrusion. As a result, additional alternative water supplies need to be developed.**
- 2. Surface water allocations from Lake Okeechobee and the Water Conservation Areas are limited in accordance with the Lake Okeechobee Service Area RAA criteria.**
- 3. Construction of additional storage systems (e.g. reservoirs, aquifer storage and recovery systems) to capture wet season flow volumes will be necessary to increase water availability during dry conditions and attenuate damaging peak flow events from Lake Okeechobee.**
- 4. Expanded use of reclaimed water is necessary to meet future water supply demands and the Ocean Outfall Law.**
- 5. Expanded use of brackish groundwater from the Floridan aquifer system requires careful planning and wellfield management to prevent undesirable changes in water quality.**

**DATA AND ANALYSIS**

**Population Information - Projections and Methodology.** Population projections indicate that the Village of Pinecrest will continue to grow at a steady rate, growing from 18,223 residents in 2010 to ~~20,497~~ **20,863** residents in ~~2025~~ **2030**. These estimates are based on the assumption that current demographic patterns will remain constant and that growth will be limited to the amount of vacant land that is available.

~~The methodology used to determine the population projections is outlined in the Future Land Use Element of the Comprehensive Plan and is described below. This methodology is deemed to be more accurate than the figures previously provided by the Shimberg Center due to the fact that it takes into account the conservative growth management policy of the village. Furthermore, the Village's projections for 2025 of 20,497 residents more closely reflect the actual patterns of growth in Pinecrest than the Shimberg estimates of 37,913 residents.~~

**PUBLIC FACILITIES ELEMENT  
 POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

**Population projections for the updated 2020 Water Supply Facilities Work plan are based on the Transportation Analysis Zone (TAZ) population update provided by the Miami-Dade County Department of Regulatory and Economic Resources, Planning Research Division. These are the same projections utilized by the Miami-Dade County Water and Sewer Department for water supply planning purposes.**

Table I  
*Population Projections for the Village of Pinecrest*

<b>Year</b>	<b>Total Population</b>	<b>Population Increase</b>	<b>% Change</b>
2010	18,233 (US Census)	-	-
2015	18,500	267	1.46
2020	<b>20,244 19,698</b>	<b>1,744 1,198</b>	<b>9.43 6.4</b>
2025	<b>20,497 20,281</b>	<b>253 583</b>	<b>-1.25 2.95</b>
<b>2030</b>	<b>20,863</b>	<b>582</b>	<b>2.87</b>

**\*\*2019 Population Estimate: 18,510**

Source: Village of Pinecrest and the Metropolitan Center of Florida International University, 2005 U.S. Bureau of the Census (2010); Miami-Dade County Department of Regulatory and Economic Resources (2015 through 2030); University of Florida, Bureau of Economic and Business Research (2019 Estimate).

**Although, the most recent population estimate provided by the University of Florida Bureau of Economic and Business Research for the year 2019 (18,510) suggests a lower rate of population increase than the rate of increase projected by Miami-Dade County Department of Economic and Regulatory Resources, using the higher estimates allows for a margin of safety for water planning purposes.**

**Methodology for Population Projections:**

- a. Determine the projected number of units to be developed by 2025 based on vacant land and existing development plans (213 units). This number is then added to the total existing housing units in 2010 (6,619) to determine the projected housing increase for 2025 (6,832 units).
- b. Add the number of seasonal units (0). Since 2000, the Village lost its 66 seasonal housing units due to redevelopment. Therefore, the impact of the seasonal visitors is considered minimal.
- c. Multiply the total number of housing units by the projected household size (3.0). This will equal the projected population of the Village by 2025 (20,497 residents).



**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

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d. Determine the total increase in population, subtracting the 2010 population from the projected 2025 population (1,012 residents).

e. Calculate the average annual increase by dividing the total increase in population by the number of years (253 residents per year).

**Maps of Current and Future Areas Served.** The Village of Pinecrest does not maintain sanitary sewer facilities within its jurisdictional boundaries. Instead, the Miami-Dade County Water and Sewer Department (WASD) serves as the governing authority responsible for the collection, transmission, primary and secondary treatment, and pumping facilities in all of incorporated and unincorporated Miami-Dade County.

The Village is located within WASD's sanitary sewer service area and it is served by the South and Central District Waste Water Treatment Plants. Map 4-1 contained in the Data Inventory and Analysis of the Public Facilities Element of the Village's Comprehensive Plan illustrates the areas of the Village served by the South District WWTP.

The South District Wastewater treatment Plant is located at 8950 S. W. 232<sup>nd</sup> Street. The wastewater treatment facility was constructed in 1983 and handles demand generated by commercial, business, and approximately 70 130 residential properties dwellings in the Village. Treated effluent is disposed through a series of deep injection wells and an outfall into the Atlantic Ocean. The South District WWTP has a design flow capacity of 112.5 million gallons per day (MGD) and is currently operating at 82.54 percent of capacity.

The Central District Wastewater Treatment Plant has a design flow capacity of 143 million gallons per day (MGD) and is currently operating at 78.20 percent of capacity.

There are approximately only 70 130 residential properties dwellings located within the Village that are connected to the sanitary sewer system operated by WASD. Other residential properties homes, located predominately on relatively large lots, support the use of septic tanks for the collection, treatment, and disposal of residential waste water.

**Land Uses Served.** The Miami-Dade Water and Sewer Department serves land uses along US 1 within Village boundaries between SW 136<sup>th</sup> Street and the Snapper Creek Canal, comprised of residential, commercial, and office land uses. Residential land uses served by the WASD system are dispersed throughout the Village's jurisdictional boundaries. However, the majority of residential wastewater generated within the Village of Pinecrest is treated by on-site septic tanks.

**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

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Map 4-2 contained in the Data Inventory and Analysis Section of the Village's Comprehensive Development Master Plan illustrates the configuration of the wastewater collection system maintained by WASD.

**INTERGOVERNMENTAL COORDINATION**

**The Village of Pinecrest requires all plans and applications for building permits to be reviewed by either the Miami-Dade County Water and Sewer Department or the Division of Environmental Resource Management (DERM) to obtain a permit for connection to the County's Central Water System or to install an on-site well. The Village of Pinecrest continues to coordinate with the Miami-Dade County Water and Sewer Department and with the South Florida Water Management District in completion and update of its Ten Year Water Supply Facilities Work Plan.**

**Policies of the Village's Comprehensive Development Master Plan requiring confirmation of the availability of water and compliance with adopted levels of service include the following:**

**Policy I-3.1.4: Water Supply Facilities. Coordinate future changes of land use with the availability of water supplies and water supply facilities to ensure all existing and future developments will have adequate water to service development.**

**Policy I-3.1.5: Concurrency Management. Prior to the approval of a development order, the Village shall implement its concurrency management system for all applicable services including potable water and sanitary sewer to ensure adequate water supplies and facilities are available to serve new development.**

**Potable Water Level of Service Standard.** The Miami-Dade Water and Sewer Department (WASD) provides potable water service to residential, commercial, office, and institutional land uses throughout the Village of Pinecrest. Currently, service maps maintained by WASD indicate that ~~18~~ **12%** of the existing residential properties within the village do not receive WASD potable water service. In those instances, residents rely on private drinking water supply wells to satisfy their daily needs. Properties not currently served by the WASD system are already developed.

The Village of Pinecrest is in the process of developing strategies for the extension of potable water lines to all properties in the community and is currently analyzing alternative methods of funding the planned extensions.

The adopted Miami-Dade County Comprehensive Development Master Plan (CDMP) establishes a level of service (LOS) standard for potable water that contains the following four (4) components:

**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

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- Regional treatment. The regional treatment system shall operate with a rated capacity that is no less than two (2) percent above the maximum daily flow for the preceding year and an average daily capacity two (2) percent above the average daily system demand for the preceding five (5) years.
- Water Quality. Water quality shall meet all federal, state, and county primary standards for potable water.
- Countywide storage capacity. Storage capacity for finished water shall equal no less than 15 percent of the countywide average daily demand.

Water is delivered to users at a pressure no less than 20 pounds per square inch and no greater than 100 pounds per square inch.

Since the system is owned and maintained by Miami-Dade County, the Village relies predominantly on Miami-Dade to make necessary improvements. ~~The Village has budgeted a total of \$375,000 in its five-year schedule of capital improvements for improvements to water lines within the Village.~~ The Village is committed to working with the Miami-Dade County Water and Sewer Department to study the potential for bringing potable water to residents currently not served as part of existing or future system expansion projects. The programmed and funded capital improvements scheduled in the current Miami-Dade County Capital Improvement Plan for implementation in the next five years will allow the WASD water system to meet demand projections and maintain LOS standards. The Village's Comprehensive Development Master Plan requires all development to meet adopted LOS standards and concurrency requirements.

**Potable Water Demand - Existing and Projected.** Potable water is distributed throughout the County by the Miami-Dade County Water and Sewer Department (WASD). The County's level of service standard for potable water service is operate with a rated capacity that is no less than two (2) percent above the maximum daily flow for the preceding year and an average daily capacity two (2) percent above the average daily system demand for the preceding five (5) years. Using these criteria, WASD is currently meeting their level of service standard for potable water.

**Recent data provided by Miami-Dade County Water and Sewer Department indicates that water consumption for the Village of Pinecrest in 2018 was 577,261,208.40 gallons or 1.58 Million Gallons per day (MGD).** Currently, there are approximately ~~18~~ **12** percent of the homes in the Village of Pinecrest that rely on wells for their potable water. Therefore, the current population that is supplied with central water service for the Village of Pinecrest generates an average daily demand of ~~1.37~~ **1.63** million gallons per day (MGD) [~~18,500~~ **19,698** X ~~.82~~ **.88** X ~~90.27~~ **94.03** gal/capita/day = ~~1.37~~ **1.63** MGD]. Average demand will increase as both population and the number of homes provided central water service increase. **However, existing water**

**PUBLIC FACILITIES ELEMENT  
 POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

**consumption in the Village of Pinecrest is not expected to increase significantly beyond existing levels since the Village is nearing build out, allowing for modest and limited future increases in population.**

Table II below summarizes the average daily potable water demands anticipated through build-out of the Village based on population projections **and water consumption data** provided **by the Miami-Dade County Water and Sewer Department** within the Village's Comprehensive Development Master Plan Evaluation and Appraisal Report, dated December 4, 2005.

Table II

*Existing and Projected Potable Water Demand for the Village of Pinecrest*

Year	Village Population	Population Served	Gallons/Capita/Day	Average Demand (MGD)
2005	19,485	13,639	115.71	1.58
2010	18,223	14,943	115.71	1.73
2015	18,500	15,170	90.27	1.37
2020	20,244 19,698	19,231 17,334	90.27 94.03	1.74 1.63
2025	20,497 20,281	20,497 18,253	90.27 94.03	1.85 1.71
2030	20,863	19,820	94.03	1.86

**Water Supply - Provided by Other Entities.** The Miami-Dade County 20-Year Water Supply Facilities Work Plan (**November 2014**) is attached as Appendix A. The intent of the County Work Plan is to meet the statutory requirements summarized in the Introduction section of this plan and to coordinate the Department's water supply initiatives with the *Lower East Coast Water Supply Plan Update*, prepared by the South Florida Water Management District.

The WASD's service area is all portions of Miami-Dade County within the Urban Development Boundary (UDB), excluding portions of North Miami, North Miami Beach, Homestead and Florida City. The areas within the Urban Expansion area are included in the planning horizon after 2015. The following summarizes Miami-Dade County's Work Plan:

- A description of population and water demand projections, included as Table 4.4 in the County's Work Plan, (MDWASD Projected Finished Water Demands) provides municipal population projections and projected AADF "Annual Average Daily Flow" finished water based on 136.27 gallons per capita per day (gpcd). The population information was derived from Miami-Dade County Department of Planning and Zoning Transportation Analysis Zone (TAZ) population

**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

---

data and projections based on 2010 Census data. This subsection also provides a brief discussion of WASD's conservation and reuse programs.

- The Water Supply Facilities Work Plan details the facilities and proposed alternative water supply (AWS) projects that are planned in order to meet the water demands through 2033. The intent of the AWS projects is to assist WASD meet the water demands within their respective service area. These projects are expected to be completed in increments consistent with the projected growth set forth in the Plan. The AWS projects and annual average daily demand (AADD) assumes that all current wholesalers will remain in the WASD system through 2030, except for the City of North Miami Beach. The AWS projects are included in the County's Capital Improvement Element.

The most recent water demand projections, per capita, reuse and alternative water supply projects are included in the most recent revision to the Water Use permit (WUP). The most current revision to the WUP was submitted to the South Florida Water Management District (SFWMD) for approval on June 20, 2014. The County's water demand projections were also updated with this revision to reflect a system-wide per capita of 137.2 gallons per capita per day (gpcd). As indicated in Miami-Dade County's Ten Year Water Supply Plan update, *"the decrease in water demand is the result of the successful implementation of the County's water Conservation Plan, and new population projections based on the 2010 Census. Through 2013, a total of 11.2 mgd have been saved through the implementation of the Water Conservation Plan Best Management Practices. Additionally, Miami-Dade County has enacted water use efficiency legislation including permanent landscape irrigation restrictions, landscape ordinances requiring Florida Friendly landscaping in new construction and within rights-of-way, and the installation of high-efficiency plumbing fixtures in new construction"*.

The South Florida Water Management District updated **and approved** the Lower East Coast (LEC) Water Supply Plan on **September 12, 2013 November 8, 2018 and adopted the update on January 11, 2019**. The County's Water Supply Plan was **is currently being updated. Although the date of completion is not yet confirmed, it is expected that the update will be completed** within 18 months of the LEC plan approval as required by Policy WS-7A and WS-7B in the County's Comprehensive Development Master Plan. **Until Miami-Dade County's updated Water Supply Facilities Work Plan is completed and adopted, the Village of Pinecrest will continue to rely on the most current data as provided in the 2015 Water Supply Facilities Work Plan, dated November 2014.** ~~Final approval and adoption is expected in March 2015.~~

In the County's 20-Year Work Plan, WASD is committed to meet the water demand for the municipalities within the service area. The Village of Pinecrest is served by the Alexander Orr, Jr. sub-area water treatment plant. This sub-area is comprised of a high pressure system with two major piping loops. This sub-area in the system delivers water to nearly all of Miami-Dade County south of Flagler Street to approximately SW 272<sup>nd</sup> Street, including Virginia Key, Fisher Island, the

**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

---

Village of Key Biscayne and, upon request, to the Cities of Homestead and Florida City. The Alexander Orr, Jr. subarea, water treatment plant is supplied by four water supply wellfields (Alexander Orr, Jr.- capacity 74.4 MGD; Snapper Creek – capacity 40.0 MGD; Southwest – capacity 161.16 MGD; and West – capacity 32.4 MGD), with a total designed capacity of approximately 308 MGD. In this subarea, there are also Upper Floridan Aquifer wells at two of the well fields (West Well field and the Southwest Well field). These wells have a total capacity of 25.20 MGD. WASD anticipates using these wells for storage of fresh Biscayne Aquifer water during the wet season (when operating water levels in the canal permit) for extraction and use in the dry season. In order to use the Upper Floridan Aquifer wells, the WASD designed an ultra-violet (UV) light disinfection system for each ASR site to treat the Biscayne aquifer water before it is injected into the Floridan Aquifer.

**WATER CONSERVATION**

**County-wide Issues**

**The Miami-Dade County Water Use Efficiency Plan.** Currently, the Miami-Dade Water and Sewer Department WASD is implementing all Best Management Practices (BMPs) included in the 20-year Water Use Efficiency Plan, which was approved by the South Florida Water Management District in May, 2007.

**Water Conservation Plans and Development Codes.** In addition, all of WASD's wholesale customers are required to submit a Water Conservation Plan to its Water Use Efficiency Section as mandated by County Ordinance 06-177, Section 32-83.1 of the Miami-Dade County Code. The Plan will identify BMPs based on population characteristics and type of service for each municipal service area.

In addition, Miami-Dade County has developed recommendations for new development that would achieve higher water use savings than currently required by code. The recommendations were developed by an Advisory Committee and were presented to the Board of County Commissioners (BCC) on June 5, 2007. These water conservation recommendations were adopted by ordinance and became effective on January 1, 2009. The Ordinance requires that a manual for implementation of the recommendations be developed by July, 2008. These water efficiency recommendations represent an additional 30 percent to the water savings identified in the 20-year Water Use Efficiency Plan. All applicants will be required to comply with these future code requirements. The list of recommendations submitted to the Board of County Commissioners and the ordinance relating to water use efficiency standards were attached to the plan and are also posted in the Miami-Dade Water Conservation Portal.

**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

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**Per Capita Consumption.** Furthermore, the WASD will establish per capita consumption for all municipalities including those in its retail customer service area. Based on this data, WASD will work with the municipalities to address those with higher than average per capita consumption and will target programs for those areas. The County anticipates that the implementation of the BMPs identified in the 20-year Water Use Efficiency Plan will result in an adjusted system wide per capita **demand** of 133.6 gpcd by 2025.

**Local Issues**

**Coordination - Local Government Specific Actions, Programs, Regulations, or Opportunities.** The Village will coordinate future water conservation efforts with the WASD and the SFWMD to ensure that proper techniques are applied. In addition, the Village will continue to support and expand existing goals, objectives and policies in its comprehensive plan that promotes water conservation in a cost-effective and environmentally sensitive manner. The Village will continue to actively support the SFWMD and Miami-Dade County in the implementation of new regulations or programs that are designed to conserve water during the dry season.

**Comprehensive Development Master Plan. The Village's Comprehensive Development Master Plan includes policies and objectives to promote and require the conservation of water resources.**

**Policy 1-3.5.5: Conservation of Potable Water Supply. The potable water supply shall be conserved by enforcing potable water standards to be developed as part of the land development regulations.**

**Objective 4-3.3: Conservation of Potable Water Resources. The Village shall support the Miami-Dade Water and Sewer Department (WASD) initiative directed toward developing and implementing a comprehensive water conservation program to ensure that a sufficient, economical supply of fresh water is available to meet current and future demand for potable water without degrading the environment.**

**Policy 4-3.3.1: Area-wide Water Conservation Initiative. The following activities comprise the Miami-Dade County water conservation initiative:**

- 1. All potable water distribution systems shall reduce unaccounted for water loss to less than 15 percent of the water entering the system.**
- 2. Where feasible, all potable water treatment plants and sewage treatment plants shall adopt methods which reuse water that would otherwise be consumed in the treatment process.**

**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

---

- 3. Miami-Dade County shall seek to reduce potable water consumption by domestic, industrial and institutional customers through the continued examination and implementation of incentives such as conservation, seasonal and marginal cost-based rate structures.**
- 4. Promote an educational program for residential, commercial and industrial consumers which will discourage waste and conserve water.**
- 5. Enforce requirements and establish new requirements and procedures as needed to ensure that low water usage plumbing fixtures are used in all new buildings or in conjunction with permitted renovations in accord with Florida's Water Conservation Act, Section 553.14, F.S. Improved procedures for plumbing inspections and mechanisms for approving products for installation shall be considered.**
- 6. Miami-Dade County shall take all necessary steps to ensure compliance with the 1995 Miami-Dade County Landscape Ordinance and shall establish mechanisms to monitor and measure the effectiveness of the ordinance and its major provisions.**

**The above initiatives are subject to change as the County's Water Conservation Program is otherwise implemented according to the criteria in Policies WS-5A through WS-5F in the Miami-Dade Comprehensive Development Master Plan, as may be amended.**

**All new development in the Village of Pinecrest is required to comply with water use efficiency techniques for indoor water use in accordance with sections 8-31, 32-84, and 8A-381 of the Code of Miami-Dade County.**

**The Village's Land Development Regulations include code requirements for the conservation of water, consistent with the goals of the Village's Comprehensive Development Master Plan.**

**Division 6.10. - Conservation of potable water supply. The village shall assist in regulating development for purposes of complying with policies of the South Florida Water Management District directed toward conservation of potable water supply and to achieve a reduction in the current rates of water consumption. Therefore, development plans shall be required to comply with the following potable water supply performance criteria:**



**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

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Where non-potable alternative sources of irrigation water are available, potable water supplies shall not be used to meet irrigation needs.

All new development shall be required to use water-saving plumbing fixtures.

The Village of Pinecrest enforces code requirements for the conservation of water at the time of review of plans and applications for building permits and during the inspection of construction, prior to issuance of certificates of occupancy. The Village Council and Administration actively seek to reduce and conserve water resources and underscore this commitment in part within the Village's Sustainable Building Program as described in Division 6.14 of the Village's Land Development Regulations.

Division 6.14. - Sustainable building program, Government leadership - To demonstrate the village's commitment to a sustainable building program, the village shall strive to achieve a Gold Level FGBC Local Government designation. For any building or office project undertaken by the village, the village will participate in the sustainable building program; track and report the village's monthly water and energy use.

An analysis of water usage at the Village of Pinecrest Municipal Building indicates an overall decline in water usage from 148,000 gallons in FY 2015/2016 to 114,000 gallons last year in FY 2018/2019. These savings are attributed primarily to increased awareness and improved water saving fixtures.

Division 6.1 (Landscape Regulations) of the Village's Land Development Regulations requires the planting of native and drought tolerant plants and requires a functioning moisture or rain sensor device to be included on all irrigation systems equipped with automatic controls as required by state law. Additionally, the irrigation systems are required to be timed to operate only during hours and on days permitted in the Landscape Manual administered by the village and consistent with policies of the South Florida Water Management District.

**WATER REUSE**

**Regional and County-wide Issues.** For the past years, the State of Florida has led the nation in water reuse. The water reuse effort in the State is primarily led by the utility companies, local governments, the water management districts, and state agencies. The intent of their efforts is to implement water reuse programs that increase the volume of reclaimed water used and to promote public acceptance of reclaimed water. In addition to the public and private efforts, there are two sections of the Florida Statutes (Sections 403.064 (1) and 373.250 (1)) that promote water reuse as formal state objectives. These sections further conclude that water reuse programs designed and

**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

---

operated in compliance with Florida's rules governing reuse are deemed protective of public health and environmental quality. In addition, Section 403.064(1) concludes that "reuse is a critical component of meeting the state's existing and future water supply needs while sustaining natural systems." The Village of Pinecrest is in full support of water reuse as a means of conserving water and meeting future water supply needs.

**Although it is** As indicated in the County's ~~current~~ **2015** Water Supply Plan **(November, 2014)** **that** "WASD will be implementing a total of 117.5 mgd of reuse to address the Ocean Outfall Legislation which includes 27.6 mgd of Floridan Aquifer recharge and up to 90 mgd of reuse water to FPL for Turkey Point Units 5 and 6", **WASD recently submitted a 5-Year Progress Report for years 2008 through 2019, (December, 2019) that indicates that FPL has "cancelled" the new reactors, resulting in a reduced amount of reuse water needed to be provided to Turkey Point in the future, although WASD indicates that it still plans to enter into a new agreement to "supply a substantial amount of reclaimed water to Turkey Point".** ~~Reuse projects as otherwise required to address water supply have been eliminated.~~

The Village is opposed to the diversion of ~~90 mgd of~~ reuse water away from other potential users to Florida Power and Light, **and remains** ~~to accommodate expansion of the Turkey Point nuclear power plant. This represents 76 percent of the total of 117.5 million gallons that are available for reuse.~~ The Village is opposed to the **any prospective** expansion of Turkey Point including the construction of new reactors 6 and 7 due to the nuclear plant's vulnerability to sea level rise, flooding and storm surge and for other reasons identified by the City of Miami in the City's report entitled, "Concerns Related to Safety and Environmental Impacts at Turkey Point Units 6 and 7". The Village of Pinecrest is particularly concerned about the negative impacts of the existing Turkey Point Nuclear Power Plant on the supply of fresh water in the Biscayne Aquifer. As reported in the *Miami Herald* on January 20, 2015, increasing salinity in the plant's cooling canals add to the growing underwater saltwater plume which is a threat to nearby drinking water supplies.

**Local Government Specific Actions, Programs, Regulations, or Opportunities.** **The Village of Pinecrest includes policies and code requirements for the conservation of water, but does not treat waste water and therefore has no direct supply of reuse water.** The Village is supportive of the use of reuse water and implementation of new regulations or programs designed to increase the volume of reclaimed water used and public acceptance of reclaimed water. **The Village's Strategic Plan includes a current initiative intended to identify new opportunities for the use of reclaimed reuse water. The Building and Planning Department is currently looking at viable solutions and opportunities for water re-use. All new municipal facility expansions and renovations will provide opportunities for sustainable efforts and specifically opportunities for the use of reuse water as well as opportunities for the improvement of energy efficiency.**

**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

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As indicated above, the Village of Pinecrest is opposed to the diversion of 90 mgd of reuse water away from other potential users to Florida Power and Light to accommodate any prospective expansion of the Turkey Point nuclear power plant.

**CAPITAL IMPROVEMENTS**

**Work Plan Projects:**

**Potable Water.** The Miami-Dade County Water and Sewer Department (WASD) provides potable water service to residential, commercial, office, and institutional land uses throughout the Village of Pinecrest. However, service maps maintained by WASD indicate that some residential properties within the village do not receive WASD potable water service. In those instances, residents are forced to rely on private drinking water supply wells to satisfy their daily needs. Properties not currently served by the WASD system are already developed.

Since the system is owned and maintained by Miami-Dade County, the Village relies predominantly on Miami-Dade to make necessary improvements. The Village has budgeted a total of \$375,000 in its five-year schedule of capital improvements for improvements to water lines within the Village. The Village is committed to working with the Miami-Dade WASD to study the potential for bringing potable water to residents currently not served as part of existing or future system expansion projects. The programmed and funded capital improvements scheduled in the current Miami-Dade County Capital Improvement Plan for implementation in the next five years will allow the WASD water system to meet demand projections and maintain LOS standards. The Village's Comprehensive Development Master Plan requires all development to meet adopted LOS standards and concurrency requirements.

In order to ensure that sufficient water will be available to serve new development in the Village of Pinecrest, the Village coordinates directly with the Miami-Dade County Water and Sewer Department (WASD), Department of Health, and Division of Environmental Resource Management (DERM).

Policy I-3.6.1 of the Village's Comprehensive Development Master Plan, Development Orders and Permitting Process, requires development orders and permits for all future development to be timed and staged to ensure that requisite infrastructure and services are available to respective developments concurrent with the impacts of the development.

Policy I-3.6.3 of the Village's Comprehensive Plan (Developments not Served by Public Water and/or Wastewater Systems) requires all developments in areas not serviced by public water and/or wastewater systems to adhere to applicable

**PUBLIC FACILITIES ELEMENT  
 POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

**State and local laws and administrative regulations.**

**Policy 8-1.5.2 of the Comprehensive Plan (Adequate Facilities Ordinance) allows issuance of a development order or development permit for new development for which development orders were previously issued only when level of service and concurrency management requirements have been satisfied. Prior to approval of a development order, the Village coordinates with the Miami-Dade County Water and Sewer Department to confirm available potable water apply.**

**Stormwater Drainage.** The Village of Pinecrest's adopted 5-year schedule of capital improvements includes planned annual expenditures over the course of the next 5 years of \$1,220,000 **\$5,835,000** for construction and maintenance of stormwater drainage canals in the Village and completion of a **various stormwater projects identified in the Village's Stormwater Master Plan.**

<b>PROJECT DESCRIPTION</b>	<b>FUND SOURCE</b>	<b>FY 2014/15 2019/20</b>	<b>FY 2015/16 2020/21</b>	<b>FY 2016/17 2021/22</b>	<b>FY 2017/18 2022/23</b>	<b>FY 2018/19 2023/24</b>	<b>Total</b>
<b>Drainage Stormwater:</b>							
<b>Construction of Storm Drainage Canals</b>	<b>SW</b>	<b>\$170,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$970,000</b>
<b>Stormwater Master Plan Projects</b>		<b>\$1,700,000</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$5,700,000</b>
<b>Stormwater Master Plan Canal Tree &amp; Inventory Removal</b>	<b>SW</b>	<b>\$250,000</b>					<b>\$250,000</b>
		<b>\$100,000</b>					<b>\$100,000</b>
<b>Repair Catch Basins, Gates, 7 Pipes</b>	<b>SW</b>	<b>\$25,000</b>					<b>\$25,000</b>
<b>Repair Fence and Guardrails Adjacent to Canals</b>	<b>SW</b>	<b>\$10,000</b>					<b>\$10,000</b>
<b>Total Drainage Stormwater:</b>		<b>\$420,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$1,220,000</b>
		<b>\$1,835,000</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$5,835,000</b>

**PUBLIC FACILITIES ELEMENT  
POTABLE WATER SUB-ELEMENT**

**WATER SUPPLY FACILITIES WORK PLAN**

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**Sanitary Sewer.** The sanitary sewer system within the Village of Pinecrest is operated and maintained by the Miami-Dade Water and Sewer Department. No improvements are planned by the Village of Pinecrest.

**Solid Waste.** The solid waste collection and disposal system is operated and maintained by Miami-Dade County and regulated private haulers. No improvements are planned by the Village of Pinecrest.

**CLIMATE CHANGE**

The Village Council recently adopted a Climate Change Element at First Reading as an amendment to the Village's Comprehensive Development Master Plan in 2015 in order to identify and address impacts of changes in the global climate and rising sea levels. It is expected that rising sea levels will negatively impact on-site septic tanks and individual wells in the Village of Pinecrest. Coordination with Miami-Dade County in completion of Phase III of the water distribution system within the Village of Pinecrest is a key goal of the Climate Change Element. Final adoption of the element is expected to occur in March, 2015.

**Goals, Objectives, and Policies**

**Chapter 4: Public Facilities Element  
Chapter 8: Capital Improvements Element**

**July 14, 2020**

**CHAPTER 4: PUBLIC FACILITIES ELEMENT**  
**(Reference Chapter 163.3177(6)(c))**

**§4.1: PUBLIC FACILITY GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES.** This section stipulates goals, objectives, and implementing policies for the Public Facilities Element pursuant to §163.3177(6)(c), F.S.

**GOAL, OBJECTIVES, AND POLICIES APPLICABLE  
TO ALL PUBLIC FACILITY SUB-ELEMENTS**

**GOAL 4-1: DELIVERY OF PUBLIC FACILITIES.** Ensure availability of needed public facilities associated with wastewater disposal, potable water distribution and treatment, drainage, solid waste collection and disposal, and protection of natural ground water aquifer recharge in a manner that is environmentally sound, protects investments in existing facilities, and promotes orderly, compact growth.

**OBJECTIVE 4-1.1: ENSURE THAT INFRASTRUCTURE IMPROVEMENT NEEDS SHALL BE MET AND THAT NEW DEVELOPMENT, AND REDEVELOPMENT IS LOCATED TO MAXIMIZE USE OF EXISTING PUBLIC FACILITIES.** The Village of Pinecrest Land Development Regulations include performance standards requiring that requisite public facilities be provided concurrent with the impacts of new development.

The concurrency management program, which is part of the Land Development Regulations, shall ensure that existing and planned public facilities shall be used to their maximum feasible extent.

The Village of Pinecrest shall maintain procedures to ensure that at the time a development permit is issued, adequate facility capacity is available or will be available concurrent with the impacts of proposed development.

**Policy 4-1.1.1: Level of Service Standards.** The level of service standards hereinafter linked with goals for each public facility system are included in the Village's Land Development Regulations and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

**Policy 4-1.1.2: Compliance with Level of Service Standards.** As a condition of the issuance of development orders and permits, all public improvements including new facilities or replacements, expansions, or other alterations to public facilities shall be compatible with the adopted level of service standards for the facilities. Issuance of development orders or permits shall be conditioned upon demonstrated compliance with applicable Federal, State, and local permit requirements for potable water, wastewater, drainage, and solid waste facilities.

**Policy 4-1.1.3: Demand and Supply Information System.** The Village of Pinecrest shall update facility demand and capacity information and prepare annual summaries of capacity and demand information for respective facilities and/or service areas.

**Policy 4-1.1.4: Implementation of Capital Improvements and Coordination between Future Land Use and Public Facility Needs.** The Village Land Development Regulations shall be enforced to ensure that incremental decisions by the Village concerning land development, public facility needs, plans and the location and timing of improvements shall be consistent with land use and conservation resource management policies and the capital improvements element in the Comprehensive Plan.

**Policy 4-1.1.5: Area-wide Planning for Potable Water and Wastewater Systems and Solid/Hazardous Waste Disposal.** The Village shall meet no less frequently than annually with the Miami-Dade Water and Sewer Department and the Miami-Dade County Department of Solid Waste Management to review and refine area-wide management strategies for delivery of potable water, wastewater services, and solid waste collection and disposal.

**Policy 4-1.1.6: Future Potable Water Needs.** The Village of Pinecrest shall coordinate with the Miami-Dade County Water and Sewer Department to meet the future potable needs of the Village of Pinecrest as necessary to meet or exceed the minimum Level of Service Standards established by this Plan.

**Policy 4-1.1.7: Ten Year Water Supply Facilities Work Plan.** The Village of Pinecrest has developed and incorporated a Ten Year Water Supply Facilities Work Plan (**Work Plan**); Data, Inventory, and Analysis Report dated ~~April 14, 2015~~ **July 14, 2020**, authored by the Village of Pinecrest, in accordance with the Water Supply Guidelines of the South Florida Water Management District's Lower East Coast Water Supply Plan. The Village's Ten-Year Water Supply Facilities Work Plan, dated ~~April 14, 2015~~ **July 14, 2020** authored by the Village of Pinecrest is included in the Data, Inventory and Analysis of the Potable Water Sub-Element of the Public Facilities Element. **The Village of Pinecrest hereby adopts by reference the Water Supply Facilities Work Plan, dated July 14, 2020 for a planning period of not less than 10 years. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future development within the Village's water service area. The Village shall review and update the Work Plan at least every five (5) years within 18 months after the governing board of South Florida Water Management District approves an updated regional water supply plan for this area. Any changes affecting the Work Plan shall be included in the annual Capital Improvements Plan update to ensure consistency between the Potable Water Sub-element and the Capital Improvements Element.**

**Policy 4-1.1.8: 5-Year Updates to Ten-Year Water Supply Facilities Work Plan.** The Village of Pinecrest will implement and update its Ten Year Water Supply Facilities Work Plan; Data, Inventory, and Analysis consistent with water supply sources identified within and in coordination with the South Florida Water Management District's Lower East Coast Water Supply Plan. The Work Plan will be updated, at a minimum, every 5 years, and within 18 months, after the South Florida Water Management District's approval of all updates to the Lower East Coast Regional Water Supply Plan.



**Policy 4-1.1.9: Regional Water Supply Plan.** The Village of Pinecrest shall participate in the planning process with the South Florida Water Management District with the objective to assist in the development of a regional water supply plan that will reasonably assure adequate quantity and quality of potable water resources needed to meet future demands without creating water use conflicts or unacceptable impacts to natural resources.

**OBJECTIVE 4-1.2: MAINTAINING A SCHEDULE OF PUBLIC FACILITY CAPITAL IMPROVEMENT NEEDS TO ENSURE THAT VILLAGE INFRASTRUCTURE RESPONSIBILITIES ARE MET.** The Village Comprehensive Plan capital improvement program presented in the Capital Improvements Element shall include a schedule for needed public facility improvements and supportive engineering and design studies. This program shall be maintained and shall be annually updated as stipulated in the Capital Improvements Element, and in accordance with Section 163.3177(3)(b). During the process of programming and budgeting for capital outlays, the Village shall investigate new ways to finance public facilities and services, including impact fees. Annual updated Five-Year Schedule of Capital Improvements shall be submitted to DEO for informational purposes.

**Policy 4-1.2.1: Capital Improvement Schedule.** The Village Council, after considering the recommendations of the Local Planning Agency, shall annually evaluate and rank capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs.

**Policy 4-1.2.2: Public Facility Evaluation Criteria.** Proposed capital improvement projects shall be evaluated and ranked according to the following guidelines:

- Protect public health and safety.
- Fulfill the Village legal commitment to provide facilities and services.
- Preserve or achieve full use of existing facilities.
- Increases efficiency of existing facilities.
- Prevents or reduces future improvement costs.
- Prevents multiple disruptions to the same right-of-way corridor.
- Promotes the accommodation strategy for Adaptation Action Areas.
- Provides service to developed areas lacking full service or promotes in-fill development.
- Represents a logical extension of facilities and services in a manner consistent with future Land Use Element goals, objectives and policies, including the Future Land Use Map.

## **WASTEWATER PUBLIC FACILITY SUB-ELEMENT**

**GOAL 4-2: PROVISION OF WASTEWATER PUBLIC FACILITIES.** Ensure that land uses now and in the future have access to a system of wastewater disposal that is environmentally sound, protects investments in existing facilities, promotes orderly, compact growth, and meets adopted level of service standards and applicable State laws as well as administrative rules of the Florida Department of Environmental Protection.

**OBJECTIVE 4-2.1: USE OF SEPTIC TANKS.** Ensure effective use of septic tank and drain fields for single family residential and duplex land uses where they remain safe, efficient, environmentally sound and the least costly long term method of disposal of sanitary waste. The Village of Pinecrest is virtually built out--all existing single family subdivisions having previously been approved by Miami-Dade County for development serviced by septic tanks so long as the Miami-Dade County sanitary sewer system is not available to service respective lots. Therefore, the following policies shall be implemented to ensure the continued effective use of septic tanks and drain fields:

**Policy 4-2.1.1: Conditions Governing Septic Tank Usage on Vacant Lots.** Vacant single family residential lots can be developed and septic tanks and drain fields installed provided the following conditions are met:

- Sewage loadings of gallons per day per square foot shall not exceed those established by the Miami-Dade County Department of Environmental Resource Management.
- The density and intensity of development and the soils, ground water level, and other natural features of the site shall be adaptive to septic tanks and no septic tank shall cause potential adverse effects on existing private wells.
- Placement and design shall comply with criteria established by the Miami-Dade County Department of Environmental Resource Management.
- Connection to sanitary sewer shall be required upon availability of such service.
- A permit for the principal structure must first be issued and a plan for the site preparation and construction shall first be approved.

Additional septic tanks should not be permitted for the disposal or discharge of commercial waste. New septic tanks will not be permitted in locations where seasonally high water table or threat of inundation is likely, such as Adaptation Action Areas, unless designed to mitigate these conditions and ensure proper function. Septic tanks should be avoided in wellfield protection areas or where private wells are in use. Under Miami-Dade County regulations and procedures, septic tanks may be permitted where connection to a public sewer is not feasible.

**Policy 4-2.1.2: Maintenance of Septic Tanks Required.** The Miami-Dade County Department of Environmental Resource Management shall require and enforce the proper maintenance of septic tanks by the owner to prevent pollution of groundwater.

**Policy 4-2.1.3: Permits Required for Private System Modifications.** The Village shall require that an owner of property served by a septic tank and drain field obtain a permit or written affidavit

from the Miami-Dade County Department of Environmental Resource Management whenever proposed modifications to the land or structures on the property which may affect the quantity, quality or peak to average loading ratio of the effluent disposal into the septic tank and drain field. Such permit and/or clearance from the Miami-Dade County Department of Environmental Resource Management shall be obtained and submitted to the Village prior to release of a building permit.

**OBJECTIVE 4-2.2: MAINTENANCE AND EXPANSION OF SANITARY SEWER SYSTEM.** As directed by the policies below, the Village shall pursue maintenance and extension of the Miami-Dade County sanitary sewer system to all non-residential development within the Village and other such areas as may be required in order to ensure preservation of water quality and prevent threats to the public health, safety and welfare consistent with state and County laws and applicable administrative rules. Implementation of this objective shall require effective coordination with the Miami-Dade Water and Sewer Department (WASD) to ensure Miami-Dade County's effective extension of the wastewater collection system and treatment of effluent generated by existing and future development within the Village. This will require equitable treatment of the interests of all incorporated and unincorporated areas within Miami-Dade County.

**Policy 4-2.2.1: Extensions of Central Wastewater System to Serve Multi-family and Non-residential Uses.** The Village shall meet at least annually with Miami-Dade Water and Sewer Department (WASD) to determine strategies for ensuring extension of sewer lines in the Village. Land uses, other than single family residential and duplex that are presently on septic systems, shall be provided with sanitary sewer service on a priority basis as feasible. The Land Development Regulations shall include a development review process and performance standards which require that all future development provide septic tanks or central wastewater disposal meeting all applicable State and County regulations as well as Village performance criteria, including concurrency management regulations.

**Policy 4-2.2.2: Sanitary Sewer Requirements for New Developments.** New developments shall be required to connect to the sewer system where available and connections shall comply with Miami-Dade Water and Sewer Department policies.

**Policy 4-2.2.3: Sanitary Sewer LOS.** Existing sanitary sewer systems within the Village's jurisdiction shall be operated at levels of service not less restrictive than that provided for in the Code of Miami-Dade County Chapter 24, Environmental Protection, as amended, and the Miami-Dade Comprehensive Development Master Plan, Policy WS-2A. All sanitary sewer systems within the Village jurisdiction shall be operated to provide at least the minimum Levels of Service (LOS) as herein described:

1. Regional wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily sewage flow.
2. Effluent discharged from the wastewater treatment plants shall meet all Federal, state and county standards.

3. The system shall maintain the capacity to collect and dispose of 102 percent of the average daily per capita sewage system demand for the preceding five years.

**OBJECTIVE 4-2.3: MAINTAINING AND FUNDING SEWER SYSTEM IMPROVEMENT NEEDS.** Miami-Dade County shall provide an adequate level of service for sanitary sewer system improvements to meet both existing and future needs identified in this Plan through implementation of required extension of collection lines and routine system maintenance to be funded through user fees. Extension of sewer lines shall be funded by the developments being served on an equitable pro rata cost sharing basis. All improvements for replacement, expansion or increase in system capacity shall conform to the adopted level of service standards.

**Policy 4-2.3.1: Continuing Maintenance of Sewer System Components.** The Miami-Dade Water and Sewer Department (WASD) shall undertake continuing maintenance of the sanitary sewer system. Sanitary sewer system improvements shall be evaluated for funding in accordance with the following criteria:

1. Improvements which are necessary to protect the health, safety and environmental integrity of the village, consistent with the policies of this plan and applicable Federal, State, and County laws and regulatory requirements.
2. Improvements which are necessary to meet existing deficiencies in the capacity or in system performance. These include the retrofitting of deteriorating facilities, which fail or threaten to fail to meet health, safety or environmental standards.
3. Improvements which extend service to previously unserved developed areas in the village.
4. Improvements which have been identified in adopted functional plans and address system details which are beyond the scope of the comprehensive plan for sanitary sewer facilities, and are consistent with the goals, objectives and policies of the comprehensive plan.
5. Cost-effective improvements to expand capacity, maximize operational efficiency, and increase productivity.

The Miami-Dade Water and Sewer Department (WASD) shall undertake to fully implement system improvements pledged in agreements made between Miami-Dade County, the Florida Department of Environmental Protection and the United States Environmental Protection Agency and maintain a regular ongoing inspection and repair program for existing sewers and schedule substandard collection systems for rehabilitation or replacement. Similarly, WASD shall undertake continuing maintenance of the wastewater system, including gravity sanitary sewers, pump stations, and force main systems. WASD shall monitor the following on a periodic basis:

- Capacities, compared to loading demands
- Physical conditions, need for repairs, replacement
- The annual reports would be detailed and complete sufficient to support critical analysis of the systems condition and future needs
- Infiltration and inflow

- Operating pressures
- Age, remaining service life
- Reliability in emergency situations

**Policy 4-2.3.2: Maintaining and Monitoring Sewer System LOS Standards And Ensuring Connections to Available Facilities.** The Village shall ensure that the adopted sewer system level of service (LOS) standard is maintained by enforcing the concurrency management system (CMS). Enforcement of the CMS shall ensure that new developments connect to available sanitary facilities with sufficient capacity to meet projected demands. All applicants for development who propose a sewer connection shall be required to provide the Village with a permit or written affidavit stating that the Miami-Dade County Water and Sewer Department has approved the proposed sewer connection and the system has sufficient capacity to meet anticipated demands generated by the project.

**Policy 4-2.3.3: Water Conservation.** As a major initiative for water conservation, the Village of Pinecrest urges Miami-Dade County Water and Sewer Department to investigate and determine the feasibility of providing reclaimed effluent to the Village and its residents for irrigation purposes. System improvements should integrate proven technology in order to enhance cost effectiveness, conserve natural resources, and promote multiple use of water resources.

### **POTABLE WATER PUBLIC FACILITY SUB-ELEMENT**

**GOAL 4-3: PROVISION OF POTABLE WATER PUBLIC FACILITIES.** Ensure that all land uses now and in the future have access to a safe system of potable water treatment and distribution with sufficient quantity and quality to serve the existing and projected population and the business community. The system shall be environmentally sound, protect investments in existing facilities, promote orderly, compact growth, and meet adopted level of service standards and applicable State laws as well as administrative rules of the Florida Department of Environmental Protection. Seek support from the County, State and Federal Government and make access to potable water for all Pinecrest residents the Village's highest priority lobbying effort.

**OBJECTIVE 4-3.1: MAINTENANCE AND EXPANSION OF POTABLE WATER SYSTEM.** As directed by the policies below, the Village shall pursue maintenance and extension of the Miami-Dade County potable water system to all non-residential development within the Village and other such areas as may be required in order to ensure preservation of a safe dependable source of potable water and prevent threats to the public health, safety and welfare consistent with state and county laws and applicable administrative rules. Implementation of this objective shall require effective coordination with the Miami-Dade Water and Sewer Department (WASD) to ensure Miami-Dade County's effective extension of the potable water treatment and distribution system to meet demands generated by existing and future development within the Village. This will require equitable treatment of the interests of all incorporated and unincorporated areas within Miami-Dade County.

**Policy 4-3.1.1: Extensions of Central Potable Water System.** The Village shall meet at least annually with Miami-Dade Water and Sewer Department (WASD) to determine strategies for ensuring extension of potable water distribution mains to all multi-family and non-residential development. Land uses, other than single family residential and duplex that are presently on individual wells, shall be provided an available source of central potable water service on a priority basis as feasible. The Land Development Regulations shall include a development review process and performance standards which require that all future development provide central water meeting all applicable State and County regulations as well as Village performance criteria, including concurrency management regulations. Exceptions shall be provided for single family residential lots which have no available source of central potable water.

The Village participated in, and will continue to update, as needed, an engineered plan in concert with Miami-Dade WASD. The engineered plan shall determine the feasibility of implementing a program for extending the potable water system to service all areas within the Village, including delivery of adequate fire flow. The plan should consider the issues related to the potential construction of a potable water transmission line to tie into the City of Coral Gables potable water lines and accomplish an area-wide loop in the distribution system. Highest priority shall be directed to making potable water available to non-residential development and to any areas where existing private wells are found to pose a potential threat to the public health or the environmental integrity of the Village. The plan should assume continued provision of a safe dependable source of treated potable water by the Miami-Dade WASD. The plan shall also address financing,

management and operational concepts and strategies for implementing a program to ensure the extension of potable water distribution lines to existing and future areas in need of a safe dependable source of potable water.

**Policy 4-3.1.2: Potable Water Requirements for New Developments.** New developments shall be required to connect to the central potable water system where available and the connection shall comply with Miami-Dade Water and Sewer Department policies. Exceptions may be provided for residential estates and single family dwelling within subdivisions approved prior to the effective date of the 1999 Edition of the Comprehensive Plan, only where primary drinking water quality standards as specified in the Florida Administrative Code can be met without treatment and the site is approved by the Miami-Dade County Department of Environmental Resource Management as compliant with County standards for individual wells.

Individual potable water supplies, including private wells, shall be considered interim facilities to be used only where no alternative public water is available and land use and water resources are suitable for an interim water supply. Such interim water supply systems shall be phased out as a central water system becomes available.

**Policy 4-3.1.3: Potable Water LOS. The Village of Pinecrest shall secure adequate potable water supply from Miami-Dade County Water and Sewer Department to provide an overall average of 94.03 gallons oper capita per day.** Existing potable water systems within the Village's jurisdiction shall be operated at levels of service (LOS) standards not less restrictive than those standards adopted by Miami-Dade County, within Policy WS-2A of the Miami-Dade Comprehensive Development Master Plan as hereinafter may be amended. All sanitary sewer systems within the Village jurisdiction shall be operated to provide at least the minimum LOS standards as herein described:

1. The regional treatment system shall operate with a rated capacity that is no less than two (2) percent above the maximum daily flow for the preceding year and an average daily capacity two (2) percent above the average daily system demand for the preceding five (5) years. **The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.**
2. Potable water quality distributed from the treatment plants shall meet all Federal, state and county primary standards.
3. Storage capacity for finished water shall equal no less than 15 percent of the County-wide average daily demand. The regional treatment system shall operate with a rated maximum daily capacity which is no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily per capita sewage system demand for the preceding five years.
3. Water shall 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 County Fire Rescue Department, minimum fire flow based on the land uses served shall be maintained

as follows:

<b>FIRE FLOW LEVEL OF SERVICE STANDARDS</b>	
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>MINIMUM FIRE FLOW (GAL/MIN)</b>
Residential Estates	500
Single Family Residential	750
Multi-Family Medium and High Density Residential and Offices	1,500
Public and Semi-Public Uses and Recreation Uses	2,000
Commercial Development, excluding Offices	3,000

**OBJECTIVE 4-3.2: MAINTAINING AND FUNDING POTABLE WATER SYSTEM.**

Miami-Dade County shall provide an adequate level of service for potable water to meet both existing and future needs identified in this Plan through implementation of required extension of distribution lines and routine system maintenance to be funded through user fees. Extension of potable water lines shall be funded by the developments being served on an equitable pro rata cost sharing basis. All improvements for replacement, expansion or increase in system capacity shall conform to the adopted level of service standards.

**Policy 4-3.2.1: Continuing Maintenance and Extension of Potable Water System Components.** The Miami-Dade Water and Sewer Department (WASD) shall undertake continuing maintenance and extension of the potable water system. Potable water system improvements shall be evaluated for funding in accordance with the following criteria:

1. Improvements which are necessary to protect the health, safety and environmental integrity of the Village, consistent with the policies of this Plan and applicable Federal, state, and county laws and regulatory requirements.
2. Improvements which are necessary to meet existing deficiencies in the capacity or in system performance. These include the retrofitting of deteriorating facilities, which fail or threaten to fail to meet health, safety or environmental standards.
3. Improvements which extend service to previously unserved developed areas in the Village.
4. Improvements which have been identified in adopted functional plans and address system details which are beyond the scope of the comprehensive plan for potable water facilities, and are consistent with the goals, objectives and policies of the comprehensive plan.
5. Cost-effective improvements to expand capacity, maximize operational efficiency, and increase productivity.

**Policy 4-3.2.2: Maintaining and Monitoring Sewer Potable Water System LOS Standards and Ensuring Connections to Available Facilities.** The Village shall ensure that the adopted water system level of service (LOS) standard is maintained by enforcing the concurrency



management system (CMS). Enforcement of the CMS shall ensure that new developments connect to available potable water facilities with sufficient capacity to meet projected demands. All applicants for development who propose a potable water connection shall be required to provide the Village with a permit or written affidavit stating that the Miami-Dade Water and Sewer Department has approved the proposed potable water connection and the system has sufficient capacity to meet anticipated demands generated by the project.

1. **Development Review and Water System Implications.** The Village staff shall ensure that the Miami-Dade WASD staff and the Miami-Dade Fire Rescue Department are involved in the plan review process in order to advise the Village Planner and Building Official of necessary improvements to the water system and whether individual construction permits should also include water system improvements.
2. **MD WASD Analysis of Water System Improvement Needs.** The Miami-Dade Water and Sewer Department (WASD) shall be encouraged to conduct an analysis of the existing system, to determine, in cooperation with the Village of Pinecrest, the exact magnitude of necessary improvements, and prepare a program for construction which will rank priorities, establish pipe sizes, determine where fire hydrants are needed, and propose location and routing of pipelines. Such work should be undertaken in a manner to assure coordination of County and Village resources, development standards, design aesthetics, and long range Village objectives and policies, including the Village Comprehensive Plan. The County shall be encouraged to investigate possible sources of financing for the water system improvements.

**OBJECTIVE 4-3.3: CONSERVATION OF POTABLE WATER RESOURCES.** The Village shall support the Miami-Dade Water and Sewer Department (WASD) initiative directed toward developing and implementing a comprehensive water conservation program to ensure that a sufficient, economical supply of fresh water is available to meet current and future demand for potable water without degrading the environment.

**Policy 4-3.3.1: Area-wide Water Conservation Initiative.** The following activities comprise the Miami-Dade County water conservation initiative:

1. All potable water distribution systems shall reduce unaccounted for water loss to less than 15 percent of the water entering the system.
2. Where feasible, all potable water treatment plants and sewage treatment plants shall adopt methods which reuse water that would otherwise be consumed in the treatment process.
3. Miami-Dade County shall seek to reduce potable water consumption by domestic, industrial and institutional customers through the continued examination and implementation of incentives such as conservation, seasonal and marginal cost-based rate structures.
4. Promote an educational program for residential, commercial and industrial consumers

which will discourage waste and conserve water.

5. Enforce requirements and establish new requirements and procedures as needed to ensure that low water usage plumbing fixtures are used in all new buildings or in conjunction with permitted renovations in accord with Florida's Water Conservation Act, Section 553.14, F.S. Improved procedures for plumbing inspections and mechanisms for approving products for installation shall be considered.
  
6. Miami-Dade County shall take all necessary steps to ensure compliance with the 1995 Miami-Dade County Landscape Ordinance and shall establish mechanisms to monitor and measure the effectiveness of the ordinance and its major provisions.

The above initiatives are subject to change as the County's Water Conservation Program is otherwise implemented according to the criteria in Policies WS-5A through WS-5F in the Miami-Dade Comprehensive Development Master Plan, as may be amended.

All new development in the Village of Pinecrest is required to comply with water use efficiency techniques for indoor water use in accordance with sections 8-31, 32-84, and 8A-381 of the Code of Miami-Dade County.

### **SOLID WASTE PUBLIC FACILITY SUB-ELEMENT**

**GOAL 4-4: PROVISION OF SOLID WASTE PUBLIC FACILITIES.** Ensure that all land uses now and in the future have access to a safe system of solid waste collection and disposal characterized by an integrated management system in conformity with Federal, State and County law. The system shall promote the public health, sanitation, environmental protection, operational efficiency, beneficial land use and growth patterns and shall be funded through fair and equitable means.

**OBJECTIVE 4-4.1: PROVISION AND MAINTENANCE OF AN INTEGRATED SOLID WASTE MANAGEMENT SYSTEM.** In order to ensure that all residents and businesses within the Village have access to a safe and dependable source of solid waste collection and disposal consistent with Federal, state and local laws, ordinances and administrative rules, the Village shall ensure that appropriate service agreements are in effect.

**Policy 4-4.1.1: Solid Waste Coordination and Management Activities.** The Village shall continue to maintain an interlocal agreement with Miami-Dade County for use of Miami-Dade County solid waste collection, transfer and disposal services for all residential development with cost of operation being covered through Miami-Dade County user fee assessments. The Village shall provide through franchise agreements the availability of private haulers for collection of non-residential solid waste and disposal of such waste at various sites in Miami-Dade and Broward Counties.

**Policy 4-4.1.2: Intergovernmental Coordination and Review of Solid Waste System Issues.** The Village shall meet at least annually with Miami-Dade County Department of Solid Waste Management (DSWM) to identify solid waste system issues and opportunities of mutual concern and to determine strategies for resolving issues and capturing opportunities. The Land Development Regulations shall include a development review process and performance standards which requires that all future development include an approved system for solid waste collection and disposal meeting all applicable State and County regulations as well as Village performance criteria, including concurrency management regulations. The Village shall assist Miami-Dade County in resolving any recurring problems and issues such as:

- Enhancing solid waste collection and transfer operations;
- Management strategies for implementing recycling efforts;
- Curbing illegal dumping of solid waste as well as disposal activities which adversely impact natural systems;
- Developing improved information dissemination regarding hazardous waste generators;
- Determining feasibility of hazardous waste storage/transfer facilities;
- Improving management of the collection and disposal of hazardous waste;
- Drafting policy for appropriate regulatory measures governing solid waste and hazardous waste including identification of long term operating costs and capital improvement needs associated with various policy options.
- Ensuring that adequate procedures and requirements are maintained as needed to ensure

that all proposed development regardless of size, contributes its proportionate share of the cost of providing solid waste facilities necessary to accommodate the impact of proposed development.

**OBJECTIVE 4-4.2: MAINTENANCE OF AN ADEQUATE LOS STANDARD FOR SOLID WASTE FACILITIES.** As directed by the policies stated below, the Village shall ensure through interlocal agreements, through continuing development review as well as concurrency management, and through coordination with Miami-Dade County and private contractors that the level of service (LOS) standard for solid waste facilities is maintained.

**Policy 4-4.2.1: Solid Waste Facilities LOS Standard.** The Village hereby adopts a level of service (LOS) standard for solid waste of 9.9 pounds per person per day. The Village shall also adopt the County's LOS standard to maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of five years. The Village shall coordinate with Miami-Dade County in resolving future issues impacting municipalities served by Miami-Dade County, including any impacts identified by the County in their continuing monitoring and evaluation of the solid waste system to ensure that the level of service standards for solid waste are met.

**Policy 4-4.2.2: Coordinate with Miami-Dade County as Needed to Ensure that Solid Waste System Deficiencies Are Reconciled.** The Village shall undertake intergovernmental coordination with Miami-Dade County and private franchise contractors as identified in Policy 4-4.1.2 and shall coordinate with Miami-Dade County in addressing issues related to solid waste system deficiencies such as:

- Improvements necessary to protect the health, safety and environmental integrity of the Village consistent with the policies of this Plan, the Miami-Dade County Plan, and applicable federal, state, and county regulatory requirements.
- Improvements which are necessary to meet existing deficiencies in capacity or in performance. These include retrofitting of deteriorating facilities which fail or threaten to fail to meet health, safety, or environmental standards.
- Improvements which promote the recycling or reuse of materials prior to disposal or which enable or encourage use by the County and/or the Village of products made from recycled materials.
- Improvements which have been identified in adopted county functional plans and address system details impacting the Village and which are beyond the scope of the solid waste sub-element and are consistent with the goals, objectives and policies of the Comprehensive Plan.
- Schedule adjustments or other cost effective improvements to expand capacity, maximize operational efficiency, increase productivity and reduce carbon impacts from trucks.

**OBJECTIVE 4-4.3: MAINTAIN AND FURTHER QUALITY SOLID WASTE MANAGEMENT.** The Village shall coordinate with Miami-Dade County to ensure that solid waste disposal facilities and services are provided in a manner which places a high priority on the

maintenance of environmental quality and quality of life.

**Policy 4-4.3.1: Implementing Quality Controls in Solid Waste System.** The Village shall coordinate on a continuing basis with the Miami-Dade County Department of Solid Waste Management (DSWM) to ensure that solid waste system facilities comply with the following county policies:

- Meet all applicable federal, state and county environmental health and safety rules and regulations.
- Minimize adverse human and natural environmental impacts.
- Minimize environmental and economic risk.

**Policy 4-4.3.2: Reduction of Solid Waste Stream.** Assist the County in cost-effective measures to reduce the amount of waste requiring disposal through an increased reliance on recycling programs to the extent that the County waste management system shall maintain a recycling rate consistent with the requirements of the Florida State Solid Waste Management Act.

**Policy 4-4.3.3: Expand Markets for Recycled Products.** Assist the County in promoting new and expanded markets for products and materials created from recycled wastes through cooperative state and federal efforts, county and Village purchasing policies, and by encouraging the purchase of such products by county and Village vendors, clients and citizens.

**Policy 4-4.3.4: Reduction in Per Capita Solid Waste Generation.** Assist the County in providing for the reduction of per capita production of solid waste by encouraging the use of waste reduction technologies and recyclable packaging materials, to the extent possible.

**Policy 4-4.3.5: Minimize Disposal of Yard Trash at the Landfill.** Assist the County in minimizing the amount of yard trash disposed of in landfills through the development of trash-to-fuel technologies, yard trash mulching and the encouragement of yard waste reuse at the household level.

**Policy 4-4.3.6: Facilitating Recycling.** Through increased public education, assist the County in facilitating recycling and the proper disposal of solid waste by the general public by promoting greater use of the County's Neighborhood Trash and Recycling Centers for receiving trash.

**OBJECTIVE 4-4.4: DEVELOPING INTEGRATED SOLID WASTE SYSTEM BASED ON PROVEN TECHNOLOGY.** The Village shall assist the County in resolving issues impacting the Village which are linked with the development of a solid waste disposal system using proven technologies, appropriate regulation, and equitable and responsible financing practices.

**Policy 4-4.4.1: Implementing Solid Waste System Improvements.** The Village shall through periodic intergovernmental coordination as provided for in Policy 4-4.1.2, address the municipal impacts of the following issues confronting the Miami-Dade County solid waste disposal system:

- Seek to achieve a balanced program of solid waste disposal which will include recycling,

resource recovery and land filling.

- Provide for all solid waste disposal facilities within the County through the continued development and management of a single consolidated system and prohibit the establishment of disposal facilities not integrated into this system.

**OBJECTIVE 4-4.5: REDUCING OR MINIMIZING HOUSEHOLD HAZARDOUS WASTES.** Within the Village limits, the Village shall assist the County in identifying the source of any unsafe or improper disposal of household hazardous wastes and used motor oil in order to reduce or minimize such unlawful activity.

**Policy 4-4.5.1: Implementing Hazardous Waste Reduction.** The Village shall, through periodic intergovernmental coordination as provided for in Policy 4-4.1.2, address the municipal impacts of Miami-Dade County initiatives to reduce or minimize unsafe or improper disposal of household hazardous wastes and used motor oil.

### **DRAINAGE PUBLIC FACILITY SUB-ELEMENT**

**GOAL 4-5: PROVISION OF DRAINAGE AND STORM WATER MANAGEMENT PUBLIC FACILITIES.** Ensure existing and future land uses have access to drainage and storm water management systems that are environmentally sound, protect and conserve water quality, safeguard investments in existing facilities, abate flood conditions, prevent degradation of the quality of receiving waters and assist in maintaining adopted level of service standards and applicable state laws as well as administrative rules of the Florida Department of Environmental Protection.

**OBJECTIVE 4-5.1: PLAN AND COORDINATE SURFACE WATER MANAGEMENT SERVICES TO MEET EXISTING AND FUTURE SURFACE WATER MANAGEMENT NEEDS, INCLUDING IMPLEMENTATION OF THE ENGINEERED STORMWATER MASTER PLAN.** To maximize the use of existing surface water management facilities and reconcile existing problems identified in the Drainage Sub-Element Data Inventory and Analysis, the Village shall implement the adopted engineered stormwater master plan which identifies existing and projected short term (2012) and long term (2025) stormwater management needs. The master plan includes an inventory of existing natural and structural features included in the Village drainage system. In addition, the plan provides a detailed assessment of related problems and issues. The plan addresses criteria in Policy 4-5.1.1 and documents findings and recommendations associated with this criterion.

**Policy 4-5.1.1: Stormwater Master Plan.** The Village has adopted and is implementing on a financially feasible basis, the a Stormwater Master Plan and capital improvement program which includes funding recommendations for the construction of drainage improvements.

**Policy 4-5.1.2: Drainage Level of Service Standard.** The following is the level of service standard for drainage and surface water management applicable to new development which is consistent with the data, analysis and recommendations of the Master Drainage Plan explained in Policy 4-5.1.1. The level of service standard for new development shall be the Miami-Dade County level of service standards stated below:

- **Water Quality Standard:** Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 62-25, §25.025, F.A.C., with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Ch. 62-302, §62-302.500, F.A.C.
- **Water Quantity Standard:** Where two or more standards impact a specific development, the most restrictive standard shall apply:
  - a. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
  - b. Treatment of the runoff from the first one inch of rainfall on-site or the first half inch of runoff whichever is greater. Options for addressing water quantity are provided in

the Land Development Code.

**Policy 4-5.1.3: Maintenance of Drainage Level of Service Standard through Development Review and Concurrency Management.** The Land Development Regulations shall include a development review process and performance standards which require that all future development include an approved system for drainage and storm water management which meets the adopted level of service standard for drainage and all applicable state and county regulations as well as Village performance criteria, including concurrency management regulations.

**Policy 4-5.1.4: Compliance with Drainage Facility Capital Improvements Element.** All major public facility projects shall be undertaken in accordance with the schedule provided in the Capital Improvements Element of this plan, as may be hereinafter amended.

**Policy 4-5.1.5: Priority for Correcting Existing Deficiencies.** In developing the annual schedule of capital improvement projects, the Village shall assign highest priority to those projects required for purposes of correcting existing deficiencies including canal bank stabilization to address continued erosion of canals under the jurisdiction of the Village.

**Policy 4-5.1.6: Existing Deficiencies Shall Not Be Increased by New Development.** The Village shall issue no development order for new development which would not meet adopted level of service standards. The adequate facilities ordinance shall mandate that future applications for development shall include a written evaluation of the impact of the anticipated development on the levels of services for the drainage. Prior to issuing a site plan or building permit (whichever is first applicable), the Village shall render a finding that the applicant has provided written assurance that the proposed development shall meet adopted level of service criteria. The developer's application shall include written assurances that any required improvements shall be in place concurrent with the impacts of the development.

**Policy 4-5.1.7: Pollution Control for Drainage Facilities.** All new drainage facilities should be provided with pollution control to the level approved and locally accepted as best management practices consistent with existing regulatory requirements, including but not limited to the following when applicable:

- Retention of stormwater
- Flow of stormwater over grassed and vegetated areas
- Sumps
- Grease separation baffles
- Infiltration and percolation prior to overflow or outfall discharge.

**Policy 4-5.1.8: Stormwater Basin Evaluation Plan.** Develop a Comprehensive Stormwater Basin Evaluation that includes review of the effects of sea level rise on the existing system and develop a long-term capital improvement plan to address future infrastructure needs. Coordinate all findings with the adopted Stormwater Master Plan.



**NATURAL GROUNDWATER AND AQUIFER RECHARGE PROTECTION SUB-ELEMENT**

**GOAL 4-6: PROVIDE FOR THE ENVIRONMENTALLY SOUND USE OF LAND AND WATER WHILE PROTECTING THE FUNCTION OF AQUIFER RECHARGE AREAS AND GROUNDWATER QUALITY.**

**OBJECTIVE 4-6.1: MANAGING AQUIFER RECHARGE CONDITIONS.** The Village shall manage the natural ground water aquifer recharge conditions in a safe, effective and reliable manner as required by current design standards and codes. This objective shall be achieved through the implementation of the following policies. The Village shall coordinate with Miami-Dade County and the South Florida Water Management District in maintaining aquifer recharge area functions. The Land Development Regulations shall include performance criteria for managing aquifer recharge.

**Policy 4-6.1.1: Improving Groundwater Recharge.** During the site plan review process, the Village shall manage improved groundwater recharge by requiring all new construction projects to consider providing:

- Greater pervious open and green space;
- Require enforcement of the drainage level of service standard, including water quality criteria as well as criteria for managing aquifer recharge;
- French drains, slab-covered trenches or drainage wells, and limit overflows;
- Allow direct overland flow discharge to surface waters only when no other practical or effective method of stormwater discharge is possible; and
- Allow positive drainage discharges to surface waters only when other methods are impractical or impossible, and only when adequate pollution control (grit and grease) is provided.

**POLICY 4-6.1.2: Maintaining Compliance with Stormwater Disposal Methods.** Comply with SFWMD and Miami-Dade County Code and environmental protection rules for stormwater disposal methods. Refer to the LOS for drainage for retention standards to be met.

**Policy 4-6.1.3: Provide Adequate On-Site Retention and Ground Water Recharge while Directing the Surplus Run-off to Receiving Waterways in a Manner Which Prevents Imbalance to their Ecosystems.** The Land Development Regulations shall include and use controls, such as subdivision regulations, zoning, including site plan review and performance criteria as well as special erosion controls, water quality control, landscaping and flood management ordinances which shall assist in implementing stormwater management and water quality controls. The programs shall be continually updated based on improved knowledge of problems, issues, and best management practices.

**Policy 4-6.1.4: Coordinate Watershed Management Plans and Policies with Appropriate Public Agencies.** Ensure coordination of watershed management plans and policies, with

appropriate local, regional, state and federal agencies, including Miami-Dade County, the South Florida Water Management District, South Florida Regional Planning Council, the State Department of Environmental Regulation, the Agricultural Extension Service, the United States Army Corps of Engineers, the U.S. Fish and Wildlife Service, and other appropriate agencies.

On a continuing basis the Village shall further protect groundwater from point and nonpoint pollution sources by assisting the state and South Florida Water Management District in managing water quality by preventing the discharge of inadequately treated wastewater and poor quality stormwater into public water bodies.

**Policy 4-6.1.5: Conservation of Potable Water Supply.** In order to comply with potable water conservation policies of the South Florida Regional Planning Council and achieve a reduction in the current rates of water consumption, land development regulations shall incorporate the following performance standards:

1. Where non-potable alternative sources of irrigation water are available, potable water supplies may not be used to meet irrigation needs.
2. Require the use of water-saving plumbing fixtures on all new development.
3. In order to reduce demand for irrigation water (which in turn often places greater demand upon potable water sources), the Land Development Regulations shall incorporate principles of xeriscaping in order to reduce water demand.
4. The Village will review and evaluate Water Use Efficiency requirements developed by Miami-Dade County.

Additionally, all new development in the Village of Pinecrest is required to comply with water use efficiency techniques for indoor water use in accordance with sections 8-31, 32-84, and 8A-381 of the Code of Miami-Dade County.

## **CAPITAL IMPROVEMENTS ELEMENT**

**§8-1: CAPITAL IMPROVEMENT GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES.** This section stipulates goals, objectives, and implementing policies for the Capital Improvements Element pursuant to ¶163.3177 (3)(a), F.S.

**GOAL 8-1: MANAGEMENT OF CAPITAL IMPROVEMENTS.** The Village of Pinecrest shall undertake actions necessary to ensure that needed public facilities and services are adequately provided within the Village jurisdiction in a manner which protects investments and existing facilities, maximizes the use of existing facilities and promotes orderly compact growth.

**OBJECTIVE 8-1.1: PROVISION OF CAPITAL IMPROVEMENT NEEDS.** Based on the scheduled timeframe in Table 8-1, the Village shall commit necessary resources for capital improvements needed to implement goals, objectives and policies of the Comprehensive Plan. The fiscal commitment is stipulated in Table 8-1 and is predicated on the analysis of capital improvement needs within the Transportation, Public Facilities and Recreation and Open Space Elements together with level of service standards established and adopted pursuant to Policy 8-1.5.1 of the Capital Improvement Element. Capital improvements will be provided for purposes of correcting existing deficiencies, accommodating desired future growth and replacing worn-out or obsolete facilities. The annual updated Five-year Schedule of Capital Improvements shall be submitted to DEO. These annual updates are no longer considered plan amendments and do not require compliance review.

**Policy 8-1.1.1: Intent of Capital Improvement Element.** The Village is committed to growth management which incorporates appropriate fiscal management practices and procedures. The Village shall consider the use of all legal and equitable fiscal management techniques to achieve delivery of public services and facilities needed by existing and anticipated future populations. The capital improvement program presented herein identifies capital improvements needed by the existing population to satisfy levels of service standards incorporated within this Comprehensive Plan. The Village shall consider performance criteria as well as legal and equitable impact fees, where appropriate, to ensure that new developments provide in advance of development a sufficient level of public facilities and services (or fees in lieu thereof) in order to cover the costs of needed facilities and services, the demands for which are specifically attributable to such new development.

This element shall provide a basis for estimating fiscal impacts required by capital improvements included in the Comprehensive Plan. The capital improvements program and budgeting process provides an on-going process for continuing planning and review of the Village capital outlays, including their location, timing, estimated cost, relative priority, and potential funding sources. The capital improvement program and budget process is an advisory planning function. Capital outlays are fixed only by the Village Council.

**Policy 8-1.1.2: Capital Improvement Program.** A capital improvement project is defined as a project that is self-contained and that will usually be constructed or purchased as unit. A capital improvement generally includes only those items constructed or purchased that have a useful life

extending beyond a ten year period following their acquisition, and usually involve a cost in excess of \$25,000 or involve the acquisition or disposal of land regardless of cost. Minor recurring annual expense items, including routine maintenance and repairs, are excluded. All projects that are to be financed from bond funds are included. Similarly, preliminary engineering studies for such infrastructure improvements as the design of improvements to the drainage system are generally itemized as capital expenditure items due to their significant cost and their impact on the capital improvement program.

The capital improvement program and budget is concerned with the assessment of need, assignment of priorities, and efficient allocation of the Village's existing and potential fiscal resources for major community improvements or acquisitions over a five to ten-year period. The fundamental purposes of the capital programming process are as follows:

1. To consolidate and coordinate all the various departmental requests by taxing district with the hope of reducing delays and coordinating individual improvement programs.
2. To establish a system of procedures and priorities by which each proposal can be evaluated in terms of public need, long range development plans, and short and long term fiscal management impacts.
3. To schedule future capital outlay projects pursuant to identified needs and priorities.
4. To set forth a financing program that identifies potential funding sources, including but not limited to ad valorem taxes/general obligation bonds; user fees/revenue of excise tax bonds; grant programs; impact fees and/or special assessment districts; as well as performance standards and other components of growth management which may be used as a fiscal strategy for obtaining needed capital improvements in developing areas.
5. To coordinate joint projects involving participation by one or more local governments, as well as regional, state, or federal agencies.

Village of Pinecrest, Florida  
Comprehensive Development Master Plan Update  
**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

**Table 8.1**  
**SCHEDULE OF CAPITAL IMPROVEMENTS 2019-20 - 2023-24**

**Transportation Facilities, CITT, Stormwater Drainage, Capital Fund, Information Technology,  
Police, Public Works, and Parks and Recreation**

PROJECT DESCRIPTION	FUND SOURCE	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	Total
<b>Transportation:</b>							
US1 Landscape	TF	\$ 250,000	\$0	\$0	\$0	\$1,500,000	\$1,750,000
Village wide Beautification/ Street Scape Implementation	TF	50,000	50,000	50,000	50,000	50,000	250,000
Master Plan Construction	TF	250,000	150,000	150,000	150,000	150,000	850,000
Sidewalks improvements	TF	60,000	50,000	50,000	50,000	50,000	260,000
Village-wide Paving	TF	240,000	250,000	250,000	250,000	250,000	1,240,000
US1 Lighting					750,000	750,000	1,500,000
<b>Total Transportation Fund</b>		<b>\$ 850,000</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$1,250,000</b>	<b>\$2,750,000</b>	<b>\$ 5,850,000</b>
<b>CITT:</b>							
Village Wide Paving	CITT	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000
Master Plan Construction	CITT	150,000	150,000	150,000	150,000	150,000	750,000
Sidewalk Improvements	CITT	120,000	120,000	120,000	120,000	120,000	600,000
<b>Total CITT Fund</b>		<b>\$ 420,000</b>	<b>\$ 420,000</b>	<b>\$ 420,000</b>	<b>\$ 420,000</b>	<b>\$ 420,000</b>	<b>\$ 2,100,000</b>
<b>Stormwater:</b>							
Stormwater Master Plan Projects	SW	\$ 1,700,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,700,000
Canal Tree & Inventory Removal	SW	100,000					100,000
Repair Catch Basins, Gates 7 Cross Pipes	SW	25,000					25,000
Repair Fence & Guard Rails Adjacent to Canals	SW	10,000					10,000
<b>Total Stormwater</b>		<b>\$ 1,835,000</b>	<b>\$ 1,000,000</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$ 5,835,000</b>
<b>Capital Fund:</b>							
<b>Building &amp; Planning:</b>							
Ford or Chevy Pickup	BP	\$ 26,500					\$ 26,500
<b>Total Building &amp; Planning</b>		<b>\$ 6,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 26,500</b>
<b>Information Technology:</b>							
Disaster Recovery	IT	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Information Technology</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Village of Pinecrest, Florida  
Comprehensive Development Master Plan Update  
**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

<b><u>Police Department:</u></b>							
License Plate Readers	PD		\$ 600,000				\$ 600,000
<b>Total Police Department</b>		<b>\$0</b>	<b>\$ 600,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 600,000</b>
<b><u>Public Works:</u></b>							
Monument Sign	PW	\$ 75,000	\$ 75,000				\$ 150,000
<b>Total Public Works</b>		<b>\$ 75,000</b>	<b>\$ 75,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 150,000</b>
<b><u>Greer:</u></b>							
Workout Station Safety Surface	GP	\$ 23,000					\$ 23,000
Playground Equipment	GP	45,000					45,000
Multipurpose Room Floor Renovation	GP	43,700					43,700
<b>Total Greer Park</b>		<b>\$ 111,700</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 111,700</b>
<b><u>Flagler Grove:</u></b>							
Playground Renovation	FG	\$ 67,100					\$67,100
<b>Total Flagler Grove Park</b>		<b>\$ 67,100</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$67,100</b>
<b><u>Veteran's Wayside:</u></b>							
Fountain Light Upgrade	VW	\$ 5,300					\$5,300
Park Improvements	VW		\$ 250,000				250,000
<b>Total Veteran's Wayside Park</b>		<b>\$ 5,300</b>	<b>\$ 250,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 255,300</b>
<b><u>Pinecrest Gardens:</u></b>							
Upper Garden Design	PG	\$ 100,000					\$ 100,000
Bird Cage Renovations	PG	16,500					16,500
Master Plan FY2020	PG	65,300					65,300
Parking Lot LED	PG	32,300					32,300
Lower Garden ADA Pathway	PG	95,000					95,000
Hibiscus room Terrazo Floor	PG	41,000					41,000
Splash Pad our7 Play	PG	64,020					64,020
Bridal Room Renovation	PG	48,010					48,010
Banyan Bowl Dimmable Lights	PG	65,125					65,125
Outdoor Coffee Bar/Kitchen	PG	114,170	\$ 114,170				114,170
Hibiscus Gallery Video	PG	12,500					12,500
Cottage AC Units	PG	6,375					6,375
Banyan Bowl Theater Equipment	PG	6,280					6,280
Folding Tables & Chair	PG	5,140					5,140
<b>Total Pinecrest Gardens</b>		<b>\$ 671,720</b>	<b>\$ 114,170</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 785,890</b>
<b><u>Community Center:</u></b>							
Soccer Field: Benches & Shade Structure	CC	\$ 57,065					\$ 57,065

Village of Pinecrest, Florida  
Comprehensive Development Master Plan Update  
**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

Fun Zone Game Tables	CC	5,300					5,300
Stairmaster	CC	6,350					6,350
Turf Expansion: Climber & Playground	CC	44,220					44,220
Shed & Firebox Maintenance	CC	4,810					4,810
Locker Room Storage Renovations	CC	8,100					8,100
Fitness Center Cameras	CC	5,000					5,000
<b>Total Community Center</b>		<b>\$ 130,845</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 130,845</b>
<b>Coral Pine:</b>							
Phase 2 Park Improvement	CP	\$ 66,700	\$ 66,700	\$ 66,700		\$2,300,000	\$ 2,500,100
Thorguard System	CP	15,620					15,620
<b>Total Coral Pine Park</b>		<b>\$ 82,320</b>	<b>\$ 66,700</b>	<b>\$ 66,700</b>	<b>\$0</b>	<b>\$2,300,000</b>	<b>\$2,515,730</b>
<b>Suniland:</b>							
Multipurpose building: Ceiling and Floor Renovation	SP	\$ 23,270					\$ 23,270
Pathway	SP	55,000					55,000
Dog Park Features	SP	10,000					10,000
John Deere Gator	SP	9,600					9,600
Infield Groomer	SP	12,200					12,200
<b>Total Suniland Park</b>		<b>\$ 110,070</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 110,070</b>
<b>Total Capital Fund</b>		<b>\$ 1,280,555</b>	<b>\$ 1,105,870</b>	<b>\$ 66,700</b>	<b>\$0</b>	<b>\$2,300,000</b>	<b>\$ 4,753,125</b>
<b>TOTAL</b>		<b>\$ 4,385,555</b>	<b>\$3,025,870</b>	<b>\$1,986,700</b>	<b>\$2,670,000</b>	<b>\$6,470,000</b>	<b>\$18,538,125</b>

Legend: CITT – Citizens’ Independent Transportation Trust, SW - Stormwater Utility Fund, TF - Transportation Fund, CP - Capital Project Fund, BP – Building and Planning, IT – Information Technology, PD – Police Department, PW – Public Works, GP – Greer Park, FG – Flagler Grove, VW – Veterans Wayside, PG – Pinecrest Gardens, CC – Community Center, CP – Coral Pine Park, and SP – Suniland Park.

Notes: The Village of Pinecrest has used an excess of caution in preparing this capital improvement schedule; however, the Village shall not be committed to any project or expenditure herein identified until the year it is to be considered by the Village Council.

**Table 8.1(b)**  
**SCHEDULE OF CAPITAL IMPROVEMENTS 2019-20 – 2023-24**  
**Water and Sewer**

Water and Sewer service is provided to Village of Pinecrest Residents and businesses by the Miami-Dade County Water and Sewer Department.

**Table 8.1(c)**  
**SCHEDULE OF CAPITAL IMPROVEMENTS 2019-20 – 2023-24**  
**Public School Facilities**

The Village of Pinecrest incorporates and adopts by reference as Table 8.1 (c) the Miami-Dade School Board’s adopted 2019-20 – 2023-24 Five Year District Facilities Work Plan, approved by the School Board on September 4, 2019. The Village of Pinecrest is relying upon the consensus data and analysis, also known as “Supporting Data and Analysis for the Special Application Requesting Amendments to the Miami-Dade County Comprehensive Development Master Plan Addressing Public School Facilities”, dated July 3, 2007, as prepared by the Miami-Dade County Department of Planning and Zoning, and as supplemented in October, 2010 to include the Miami-Dade School Board’s adopted District Facilities Work plan.



**Policy 8-1.1.3: Capital Improvement Program and Budget as a Plan Implementation Device.**

The capital improvements program shall be used for achieving orderly urban growth and development. By providing a planned and reasonably reliable schedule of public projects, the capital improvement program and budget shall provide a guide for both public and private capital investment decisions affecting community development patterns. The capital improvement programming and budgeting process is a primary tool for closely coordinating land use planning and fiscal management required to successfully carry out the Comprehensive Plan.

**Policy 8-1.1.4: Availability and Scheduling of Capital Improvements.** The Village shall include within the five-year schedule of capital improvements contained within this Element all capital improvements which are identified in any of the respective elements of the Village Comprehensive Plan. Also, the capital improvement program and budgeting process shall be used to plan for needed infrastructure improvements to serve projects for which development orders were issued prior to plan adoption. The Village shall also promote regulations enforcement as a means to ensure availability of such services as deemed appropriate.

**Policy 8-1.1.5: Priorities in Allocating Capital Improvements.** In allocating priorities for scheduling and funding capital improvement needs, the Village shall assign highest priority to capital improvement projects in the five-year schedule of improvements which are designed to correct existing deficiencies.

**Policy 8-1.1.6: Capital Improvement Project Evaluation Criteria.** Proposed capital improvement projects shall be evaluated and ranked by the Village Council according to the following guidelines:

- Protects public health and safety and natural resources of the area.
- Fulfills the Village's legal commitment to provide facilities and services.
- Preserves or achieve full use of existing facilities.
- Maintains compliance with plans of state agencies or the South Florida Water Management District that provide public facilities within the Village of Pinecrest.
- Increases efficiency of existing facilities.
- Prevents or reduces future improvement costs.
- Prevents multiple disruptions to the same right-of-way corridor.
- Promotes the accommodation strategy for Adaptation Action Areas.
- Provides service to developed areas lacking full service or promotes in-fill development or redevelopment.
- Represents a logical extension of facilities and services for new development in a manner consistent with Future Land Use Element goals, objectives and policies, including the Future Land Use Map.

**OBJECTIVE 8-1.2: FUTURE DEVELOPMENTS TO BEAR COSTS OF THEIR RESPECTIVE INFRASTRUCTURE IMPACTS.** Future development shall be required to fund on- and off-site public improvements the need for which is generated by the projected impacts of such development. The concurrency management system shall ensure that such improvements are in place concurrent with the impacts of development and meet adopted minimum level of service standards. The system is further described in Objectives 8-1.5 and Policy 8-1.5.1.

**Policy 8-1.2.1: Ensuring Availability of Adequate Public Facilities and Assessing New Development a Pro Rata Share of Public Facility Costs.** The Village shall issue no development order or development permit for new development for which development orders were previously issued unless the concurrency management requirements cited in Objective 8-1.4 and Policy 8-1.4.1 have been satisfied. The adequate facilities ordinance shall mandate that future applications for development shall pay a pro rata cost for public facility needs which shall be identified during the concurrency management assessment.

**OBJECTIVE 8-1.3: FISCAL RESOURCE MANAGEMENT.** The Village shall manage fiscal resources to ensure provision of needed capital improvements for previously issued development orders and for future development and redevelopment. The Village shall develop a concurrency management tracking system, including identification of the designed capacity of public facility components, the available surplus capacity, and formulas for assessing impacts of new development on available capacity. The determination of available capacity shall include consideration of infrastructure needs generated by approved developments that have not received a certificate of occupancy but have been issued and maintain valid plans and permits.

**Policy 8-1.3.1: Capital Improvements Program.** The Village shall prepare and adopt a five-year capital improvement program and annual capital budget as part of its budgeting process. The annually updated Capital Improvement Element and the Five-year Schedule of Capital Improvements shall be submitted to DEO as required by Chapter 163, as amended from time-to-time.

**Policy 8-1.3.2: Storm Water Utility.** The Village shall continue to use its Storm Water Utility for managing and funding needed drainage improvements through the year 2030. These improvement needs shall be identified in the adopted stormwater master plan. The Village shall amend the capital improvements program to include construction of required infrastructure improvements approved by the Village Council as recommended in the Stormwater Master Plan.

**Policy 8-1.3.3: Grantsmanship.** The Village shall pursue available grants as well as private funds in order to finance the provision of needed capital improvements.

**Policy 8-1.3.4: Meeting Capital Facility Needs of Development Approved Prior to Plan**

**Adoption and Replacement and Renewal of Capital Facilities.** The Village shall annually analyze public facility needs prior to adopting a capital improvement budget for the next fiscal year. The analysis shall include review of the public facilities and infrastructure improvement needs identified in the Comprehensive Plan together with any new engineered assessment of infrastructure components in order to identify needed replacement or renewal of capital facilities.

**Policy 8-1.3.5: General Fund.** Develop innovative strategies to diversify and strengthen the Village's income base.

**OBJECTIVE 8-1.4: CONCURRENCY MANAGEMENT.** The Village concurrency management system is incorporated by reference into the Comprehensive Plan. The concurrency management system shall be included in the Land Development Regulations and shall be implemented accordingly. Pursuant to Ch. 163, F.S., the Village shall ensure that facilities and services needed to support development are available concurrent with the impacts of such development. No development order or permit shall be issued which would result in a reduction of adopted levels of service. The Village's adopted level of service standards are cited in Policy 8-1.5.1. The capital improvement schedule establishes the Village's plan of improvements, costs of public improvements and methods of funding required, to meet existing deficiencies and maintain the level of service standards in the future.

In order to ensure that future development maintains adopted level of service standards, the Village shall issue no development order or permit for development unless the applicant provides narrative and graphic information demonstrating to the satisfaction of the Village that adopted level of service standards for public facilities, including roads, water and wastewater services, drainage, solid waste, and recreation will be maintained and that improvement needs shall be planned in a manner that satisfies criteria of Objective 8-1.5. Specific policies for managing development orders and ensuring provision of concurrency facilities are cited in Objective 8-1.5. The Village's adopted level of service standards are cited in Policy 8-1.5.1. These standards shall be used as the standard level of service for concurrency management and shall be coordinated with entities having jurisdictional responsibility for such facilities.

The data inventory and analysis section of the traffic circulation, public facilities and recreation elements provides an assessment of existing and projected deficiencies in levels of service and establishes programmed capital expenditures required for public sector participation in meeting existing deficiencies. Regulatory measures including concurrency management have been adopted as a means for achieving private sector participation in ensuring maintenance of adequate levels of service during the short (2020) and long term (2030) planning period. The Village shall adopt Land Development Regulations to include a program for implementing concurrency management. The regulations shall mandate that as part of the concurrency requirements:

- The necessary facilities and services shall be in place at the time a development permit is issued;
- A development permit is issued subject to the condition that the necessary facilities and services shall be in place when the impacts of the development occur; or
- The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to development agreements pursuant to Section 163.3220 Florida Statutes or an agreement or development order issued pursuant to Chapter 380 Florida Statutes.

At a minimum, the latest point in the application process for the determination of concurrency occurs prior to the approval of a development order or permit which would authorize the commencement of construction or physical activity on the land. Development orders and permits approved prior to the actual authorization for the commencement of construction or physical activity on the land must be conditioned to provide that actual authorization of the final permit which will authorize the commencement of construction or physical activity will be contingent upon the availability of public facilities and services necessary to serve the proposed development.

**Policy 8-1.4.1: Resolving Concurrency Issues.** In order to implement Objective 8-1.4, the above measure, the Village shall require that all developments requiring a development order as part of the review process, including building permits, zoning permit, subdivision approval, rezoning, special use, variance, site plan approval, or any other official Village action having the effect of permitting a development of land shall, at the time the subject application is filed, submit narrative and graphic information which demonstrates that all urban services needed by the proposed development can and will be provided concurrent with the new development.

In order to establish an orderly review process, the Village shall include in the adopted Land Development Regulations specific narrative and/or graphic data and information required at the time an application for comprehensive plan amendment or Land Development Regulations amendment, subdivision or replat, site plan, or building permit is filed with the Village. As a minimum, the information shall include the following:

- The specific land use(s) and the proposed density and/or intensity of the use(s);
- Estimated trips for the peak hour generated by the proposed land use(s) together with anticipated on- and off-site improvements necessitated to accommodate the traffic impacts generated by the development including, additional R/W, roadway improvements, additional paved laneage, traffic signalization, proposed methods for controlling access and egress, and other similar improvements;
- Planned improvements in potable water and/or wastewater systems required to establish and/or maintain adopted water and wastewater levels of service. System improvements and proposed funding resources required for implementing any improvements required to

establish and/or maintain adopted potable water and wastewater system level of service standards.

- Conceptual plan for accommodating stormwater run-off and demonstrated evidence that the proposed drainage improvements shall accommodate stormwater run-off without adversely impacting natural systems or the Village's adopted level of service for storm drainage;
- In cases where residential development is proposed, information shall be submitted describing plans for accommodating recreational demands generated by the development, including demonstrated evidence that the Village's adopted level of service for recreation shall not be adversely impacted;
- Projected demand generated by the development on the solid waste disposal system and assurances that the Village's adopted level of service for solid waste disposal shall not be adversely impacted; and
- Other information which the Village determines is necessary to assure that the concurrency requirement shall be satisfied without adversely impacting existing levels of service or the Village's ability to adequately service anticipated developments which are consistent with adopted plans and policies of the Village.

All such information submitted pursuant to this subsection shall incorporate proposed funding sources, including any identification of improvements which the applicant anticipates shall be funded by the Village or other public or private entity other than the applicant.

**OBJECTIVE 8-1.5: REQUIRING DEVELOPMENT ORDERS AND PERMITS COMPLIANT WITH CONCURRENCY MANAGEMENT, LOS STANDARDS, AND CAPITAL IMPROVEMENT SCHEDULE.** Decisions regarding the issuance of development orders, building permits, certificates of occupancy, and other applicable permits shall be consistent with goals, objectives, and policies of the respective Comprehensive Plan elements, the Village's adopted land development regulations, and requirements for adequate public facilities meeting stated levels of service criteria. The Village shall ensure that land use decisions and fiscal decisions are coordinated with the adopted schedule of capital improvements to maintain adopted level of service standards cited in Policy 8-1.5.1 and meet existing and future needs.

The Village shall ensure that land use decisions and fiscal decisions are coordinated with the adopted schedule of capital improvements to maintain adopted level of service standards and meet existing and future needs. Prior to achieving plan approval and prior to receiving a building permit, any applicant for development shall be required to ensure that public facilities shall be available concurrent with the impacts of development as shall be determined based on the following criteria. An applicant/developer shall be issued a development order/permit only if the following criteria are met:

1. **Potable Water, Sewer, Solid Waste and Drainage.** For potable water, sewer, solid waste

and drainage, the following standards shall be met:

- a. A final development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or
  - b. At the time a final development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to §163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent [Also reference §163.3180(2)(a), F.S.].
2. **Parks and Recreation Facilities.** For Parks and Recreation Facilities, at a minimum, the following standards shall be met to satisfy the concurrency requirement:
- a. At the time a final development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
  - b. A final development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the Village, or funds in the amount of the developer's fair share are committed; and
    - i. A final development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one (1) year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted Village 5-year schedule of capital improvements; or
    - ii. At the time the final development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve new development to be in place or under actual construction no later than one (1) year after issuance of a certificate of occupancy or its functional equivalent; or
    - iii. At the time the final development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to §163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under construction not more than one year after issuance

of a certificate of occupancy or its functional equivalent [Also reference §163.3180(2)(b), F.S.].

3. **Transportation Facilities.** For transportation facilities (roads and mass transit designated in the adopted Comprehensive Plan), at a minimum, the Village shall ensure that the following standards are met to satisfy concurrency requirements, unless State authorized exceptions are enacted by the Village and duly approved by the State.
  - a. At the time the final development order is issued, the necessary facilities and services are in place or under actual construction; or
  - b. A final development order is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy as provided in the Village Five Year Capital Improvements Program. The Capital Improvement Program may recognize and include transportation projects included in the first three years of the adopted Florida Department of Transportation Five Year work program. The Capital Improvements Element must include the following policies:
    - i. The estimated date of commencement of actual construction and the estimated date of project completion.
    - ii. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or mass transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the Five Year Capital Improvements Program;
  - c. At the time the final development order is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than three years after issuance of a certificate of occupancy; or
  - d. At the time the final development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to §163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy; or
  - e. For the purpose of issuing a final development order, a proposed development may be deemed to have a de minimis impact and may not be subject to the transportation concurrency requirements, only if all the following conditions are met:

**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

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- i. The development proposal is for an increase in density or intensity of less than or equal to twice the density or intensity of the existing development, or for the development of a vacant parcel of land at a residential density of less than four dwelling units per acre or, for non-residential uses, at an intensity of less than 0.1 floor area ratio. Isolated vacant lots in predominantly built residential areas where construction of a single family house would be the most suitable use, may be developed for single family residential under the de minimis exception even if smaller than one quarter acre in size.
- ii. The transportation impact of the proposed development alone does not exceed 0.1 percent of the maximum service volume at the adopted level of service standard for peak hour of the affected transportation facility.
- iii. The cumulative total transportation impact from the de minimis exemptions does not exceed three percent (3%) of the maximum service volume at the adopted level of service standard of the affected transportation facility if the does not meet the minimum level of serve standard.
- iv. The Village has adopted within its Comprehensive Plan policies for granting such exemptions.

**4. Educational Facilities.** The concurrency requirement of the Public School Facilities Level of Service Standards of this Comprehensive Plan will be achieved or maintained if any one of the following standards of the Concurrency Management System is met:

- i. The necessary public school facilities must be in place or under actual construction within three years after issuance of final subdivision or site plan approval, or the functional equivalent; or
- ii. Provide proportionate share mitigation pursuant to the most recent amended and restated Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

**Policy 8-1.5.1: Level of Service Standards.** The Village shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facilities:



Village of Pinecrest, Florida  
 Comprehensive Development Master Plan Update  
**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

FACILITIES	LEVEL OF SERVICE STANDARDS
Sanitary Sewer	<p>Regional wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily sewage flow.</p> <p>Effluent discharged from the wastewater treatment plants shall meet all Federal, state and county standards.</p> <p>The system shall maintain the capacity to collect and dispose of 102 percent of the average daily per capita sewage system demand for the preceding five years. Sewer system demand will be based on a 100 gallons per capita per day demand multiplier.</p>
Potable Water	<p>Water Supply: The Village shall be consistent in addressing the coordination of the Comprehensive Plan with the Lower East Coast Water Supply Plan of the South Florida Water Management District as approved and adopted by the South Florida Water Management District</p> <p>Water Treatment: The regional treatment system shall operate with a rated capacity that is no less than two (2) percent above the maximum daily flow for the preceding year and an average daily capacity two (2) percent above the average daily system demand for the preceding five (5) years. <b>The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.</b> Water treatment demand will be based on a <del>95</del> <b>94.03</b> gallons per capita per day multiplier.</p>
Solid Waste	<p>9.9 pounds/capita/day and maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of five years.</p>
Drainage	<p><i>Water Quality Standard:</i> Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 62-25, §25.025, F.A.C., with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Ch. 62-302, §62-302.500, F.A.C.</p> <p><i>Water Quantity Standard:</i> Where two or more standards impact a specific development, the most restrictive standard shall apply:</p> <ol style="list-style-type: none"> <li>a. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.</li> <li>b. Treatment of the runoff from the first one inch of rainfall on-site or the first half inch of runoff whichever is greater.</li> </ol>
Recreation and Open Space	Three (3) acres per 1,000 population
Public School Facilities	100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms).

Village of Pinecrest, Florida  
 Comprehensive Development Master Plan Update  
**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

<b>LEVEL OF SERVICE FOR NON FLORIDA INTRASTATE HIGHWAY ROADWAYS</b>			
<b>LOCATION</b>	<b>TRANSIT AVAILABILITY</b>		
	<b>NO TRANSIT SERVICE</b>	<b>20 MIN. HEADWAY TRANSIT SERVICE WITHIN 1/2 MILE</b>	<b>EXTRAORDINARY TRANSIT SERVICE (COMMUTER RAIL OR EXPRESS BUS)</b>
Outside Urban Development Boundary	LOS D: State Minor Arterials LOS C: County Roads and State Principal Arterials	Not Applicable	Not Applicable
Between Urban Infill Area <sup>1</sup> and Urban Development Boundary	LOS D: 90% of Capacity; or LOS E on State Urban Minor Arterials: 100% Capacity	LOS E: 100% Capacity	LOS E: 120% Capacity
Inside Urban Infill Area <sup>1</sup>	LOS E: 100% Capacity	LOS E: 120% Capacity	LOS E: 150% Capacity
<u>Roadways Operating below LOS Standards</u>	<p>The Village shall ensure that development which increases traffic on roads which are backlogged, constrained or projected to be at deficient Levels-of-Service be required to provide one or more of the following:</p> <ul style="list-style-type: none"> <li>• Conventional mitigation measures, such as physical capacity enhancements;</li> <li>• Additional transit service providing the roadway can carry additional person trips;</li> <li>• A Transportation Demand Management (TDM) or Transportation Systems Management (TSM) plan for approval by the Village; or</li> <li>• Other remedies as provided by State Statutes.</li> </ul>		

Village of Pinecrest, Florida  
Comprehensive Development Master Plan Update  
**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

<b>FOR FLORIDA INTRASTATE HIGHWAY SYSTEM (FIHS) ROADWAYS</b>					
<b>TYPE FIHS FACILITY</b>	<b>URBAN DEVELOPMENT BOUNDARY LOCATION</b>		<b>ROADWAYS PARALLEL TO EXCLUSIVE TRANSIT FACILITIES<sup>2</sup></b>	<b>INSIDE TRANSPORTATION CONCURRENCY MANAGEMENT AREAS<sup>2</sup></b>	<b>CONSTRAINED OR BACKLOGGED ROADWAYS</b>
	<b>Outside</b>	<b>Inside<sup>2</sup></b>			
Limited Access Facility	LOS B	LOS D [E]	LOS D [E]	LOS D [E]	Manage
Controlled Access Facility	LOS B	LOS D [E]	LOS E	LOS E	Manage
Roadways Operating below LOS Standards	<p>The Village shall ensure that development which increases traffic on roads which are backlogged, constrained or projected to be at deficient Levels-of-Service be required to provide one or more of the following:</p> <ul style="list-style-type: none"> <li>• Conventional mitigation measures, such as physical capacity enhancements;</li> <li>• Additional transit service providing the roadway can carry additional person trips;</li> <li>• A Transportation Demand Management (TDM) or Transportation Systems Management (TSM) plan for approval by the Village; or</li> <li>• Other remedies as provided by State Statutes.</li> </ul>				

(1) Urban Infill Area is located east of (and includes) SW 77<sup>th</sup> Avenue and its projection thereof.

(2) LOS inside brackets [ ] apply to general use lanes only when exclusive through lanes exist.

**Policy 8-1.5.2: Adequate Facilities Ordinance.** The Village shall issue no development order or development permit for new development for which development orders were previously issued unless the concurrency management requirements has been satisfied. Prior to approval of a development order, the Village will apply its concurrency management system for potable water, sanitary sewer, solid waste, drainage, parks and recreation, and transportation facilities to ensure adequate facilities are available to serve new development.

The adequate facilities ordinance shall mandate that future applications for development shall include a written evaluation of the impact of the anticipated development on the levels of service for the water and wastewater systems, solid waste system, drainage, recreation, and the traffic circulation system. Prior to issuing a development order or permit the Village shall ensure that provisions of concurrency management have been met. The developer's application shall demonstrate that the proposed development shall include all requisite improvements and that the improvements shall be in place concurrent with the impacts of development as defined in and pursuant to Objective 8-1.4. The final point for determining concurrency must be prior to the issuance of a development order or permit which contains a specific plan for development, including the densities and intensities of use.

**Policy 8-1.5.3: Evaluation Criteria for Plan Amendments.** Proposed Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines:

1. Does the proposed action contribute to a condition of public hazard as described in the public facilities;
2. Does the proposed action exacerbate any existing condition of public facility capacity deficits;
3. Does the proposed action generate public facility demands that may be accommodated by capacity increases planned in the Five-Year Schedule of Improvements;
4. Is the proposed action compatible with the adjacent\_future land uses designated on the Future Land Use Map within the Future Land Use Element;
5. Does the proposed action comply with and accommodate public facility demands based on the adopted level of service standards contained herein;
6. If the proposed action requires that any public facilities be provided by the Village, there shall be a demonstration of financial feasibility;
7. Does the proposed action impact facility plans of any State agencies or facility plans of the South Florida Water Management District; and
8. Does the proposed action have adverse impacts on natural and environmental resources?

**§8-2: IMPLEMENTING CAPITAL IMPROVEMENTS.** This section stipulates a Five Year Schedule of Capital Improvements together with criteria for monitoring and evaluating the Capital Improvements Element. The Five-Year Schedule of Capital Improvements shall be updated on an annual basis.

**Policy 8-2.1: Five Year Schedule of Improvements.** Table 8-1: "Five Year Schedule of Improvements," contained herein, establishes the estimated projected cost, and potential revenue sources for each of the Capital Improvement needs identified within the respective comprehensive plan elements. These programs are scheduled in order to ensure that the goals, objectives, and policies established in the capital improvements element shall be met.

**Policy 8-2.2 Miami-Dade County School District Capital Improvements.** In order to achieve and maintain adopted level of service for Public School Facilities, the Village of Pinecrest's five-year schedule of capital improvements incorporates by reference the Miami-Dade County School Board's Adopted Five Year Facilities Work Plan which is updated and adopted by the Miami Dade County School District annually (See Table 8.1 (c)). The School District's Five-year Capital Improvements Plan identifies the financially feasible school facility capacity projects necessary to

address existing deficiencies and future needs based on achieving and maintaining adopted LOS standards for schools. The Village of Pinecrest is relying upon the consensus data and analysis, also known as the “Supporting Data and Analysis for the Special Application Requesting Amendments to the Miami-Dade County Comprehensive Development Master Plan Addressing Public School Facilities”, as may be updated and amended, as needed, and prepared by the Miami-Dade Department of Planning and Zoning and as supplemented to include the Miami-Dade School Board’s annually adopted District Facilities Work Plan.

**§8-3: MONITORING AND EVALUATING THE CAPITAL IMPROVEMENTS ELEMENT.**

The Capital Improvements element shall be reviewed on an annual basis in order to ensure that the required fiscal resources are available to provide adequate public facilities needed to support future land use consistent with adopted level of service standards. The annual review of the Capital Improvements Element shall be the responsibility of the Local Planning Agency. The findings and recommendations of the Local Planning Agency shall be considered by the Village Council at a public hearing after which the Village Council takes action as it deems necessary in order to refine/update the Capital Improvements Element.

The annual monitoring and evaluation procedure shall incorporate the following considerations:

1. **Data Update and Refinements.** Determine if any corrections, updates, and/or modifications should be undertaken, such considerations shall include, but not necessarily be limited to, the following:
  - Estimated costs
  - Revenue sources
  - Recently constructed capital improvements
  - Dedications
  - Scheduled dates of improvements projects
2. **Consistency Review.** Determine whether changes to the Capital Improvement Element are necessary in order to maintain consistency with other elements of the Comprehensive Plan.
3. **Implications of Scheduled Master Plans.** The five-year schedule of improvements shall be updated as necessary in order to reflect new projects identified in the proposed improvement plans for stormwater and traffic circulation improvements.
4. **Priority of Scheduled Improvements.** The cited improvement plans for traffic circulation and drainage shall assess existing deficiencies and recommend a schedule of priorities for public improvements.
5. **Capital Improvement Evaluation Criteria.** Annually, the Village Manager in concert with

the Local Planning Agency shall review the criteria used to evaluate capital improvement projects in order to ensure that the projects are being ranked in their appropriate order of priority and incorporate any needed changes in order to upgrade and facilitate the evaluation process.

6. **Level of Service Standards.** Annually, the Village Manager in concert with the Local Planning Agency shall evaluate the Village's effectiveness in maintaining the adopted level of service standards and recommend any needed action to address problem areas.
7. **County, State and Regional Improvement Programs.** The Village Manager in concert with the Local Planning Agency shall annually review the effectiveness of program coordination in resolving multi-jurisdictional issues surrounding the plans and programs of County, State and Regional agencies, as well as private entities that provide public facilities within the Village's jurisdiction.
8. **Private Sector Improvements, Dedications or Fees in Lieu Thereof.** The Village Manager in concert with the Local Planning Agency shall evaluate the effectiveness of provisions requiring mandatory dedications or fees in lieu thereof, as well as progress toward incorporating other programs for assessing new development a pro-rata share of the improvement costs generated by the respective developments.
9. **Impact of Other Jurisdictions in Maintaining Level of Service Standards.** The Village Manager shall coordinate with Miami-Dade Water and Sewer Department (WASD), the Metropolitan Planning Organization (MPO), the Department of Solid Waste Management (DSWM) and the South Florida Water Management District, as well as the State Departments of Transportation and Environment Protection (DOT) and (DEP) as applicable in evaluating the success and failure of intergovernmental coordination in achieving an area-wide approach to central water and wastewater systems, transportation improvements, as well as drainage improvements, which may be required to maintain levels of service standards.
10. **Outstanding Indebtedness.** Annually the Village Manager shall evaluate the ratio of outstanding indebtedness to the property tax base.
11. **Grantsmanship.** The Village Manager shall evaluate efforts made to secure available grants or private funds in order to finance the provision of capital improvements.
12. **Fiscal Management.** The Village Manager shall evaluate the Village's progress in finding effective funding mechanisms for promoting road and drainage improvements as well as other capital improvement needs identified in the scheduled drainage, traffic circulation,

water, and wastewater improvement plans.

13. **Evaluation Criteria.** The Village Manager shall evaluate the usefulness of criteria used to evaluate plan amendments as well as requests for new development/redevelopment.
  
14. **Update Schedule of Improvements.** The Village Manager shall review the Village's success in implementing the five-year capital improvement program and refine the schedule to include any new projects required to support any development during the latter part of the five-year schedule.

**Appendix A**

**Miami-Dade County 20-Year Water Supply Facilities Work  
Plan (2014-2033)**

**Support Data**

**November 2014**

<https://www.miamidade.gov/water/library/20-year-water-supply-facilities-work-plan.pdf>