

**RESOLUTION NO. 2021-**

**A RESOLUTION OF THE VILLAGE OF PINECREST, FLORIDA,  
ADOPTING THE FINAL MILLAGE RATE OF THE VILLAGE OF  
PINECREST FOR THE FISCAL YEAR COMMENCING  
OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022  
PURSUANT TO FLORIDA STATUTE 200.065 (TRIM BILL);  
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, pursuant to Section 200.065 of the Florida Statutes, the Property Appraiser of Miami-Dade County has made tax assessments for all real property within the jurisdiction of the Village of Pinecrest; and

WHEREAS, on September 16, 2021, the Village Council adopted the Tentative Millage Rate of \$2.35 per thousand dollars of assessed property value for the fiscal year commencing October 1, 2021 and further scheduled the final public hearing required by Section 200.065 of the Florida Statutes to be held on September 21, 2021, 6:00 p.m., at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida; and

WHEREAS, said public hearing, as required by Section 200.065(2)(d) of the Florida Statutes, was held by the Village Council on September 21, 2021 as noticed and the public and all interested parties having had the opportunity to address their comments to the Village Council and the Village Council having considered the comments of the public regarding the final millage rate and having complied with the "TRIM" requirements of the Florida Statutes;

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF PINECREST, FLORIDA AS FOLLOWS:

Section 1. That the final millage rate for the Village of Pinecrest for the fiscal year commencing October 1, 2021 through September 30, 2022 be and is hereby fixed at the rate of 2.35 per \$1,000.00 of assessed property value within the Village of Pinecrest which is 4.36% more than the roll-back rate of 2.2519 per \$1,000.00 of assessed property value.

Section 2. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of September, 2021.

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

Attest:

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

Approved as to Form and Legal Sufficiency:

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

THIS PAGE INTENTIONALLY BLANK



**ORDINANCE NO. 2021-**

**AN ORDINANCE OF THE VILLAGE OF PINECREST, FLORIDA, ADOPTING AN OPERATING AND CAPITAL OUTLAY BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022 PURSUANT TO FLORIDA STATUTE 200.065 (TRIM BILL); UPDATING THE CAPITAL IMPROVEMENT SCHEDULE; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, on July 13, 2021, the Village Manager presented to the Village Council the proposed Operating and Capital Outlay Budget for the fiscal year commencing October 1, 2021, including the updated capital improvement schedule, pursuant to Section 3.2(5) of the Village Charter; and

WHEREAS, on July 13, 2021, the Village Council adopted Resolution 2021-58 which adopted a proposed millage rate for the fiscal year commencing October 1, 2021 and scheduled the public hearing required by Section 200.065 of the Florida Statutes for September 16, 2021 at 6:00 p.m.; and

WHEREAS, on August 25, 2021, the Village Council held budget a workshop to discuss the Village Manager's proposed Operating and Capital Outlay Budget for the fiscal year commencing October 1, 2021; and

WHEREAS, the Property Appraiser of Miami-Dade County properly noticed the public hearing scheduled for September 16, 2021 at 6:00 p.m. as required by Florida Statutes; and

WHEREAS, said public hearing was held by the Village Council and the public and all interested parties having had an opportunity to address their comments to the Village Council; and

WHEREAS, the Village Council had an opportunity to amend the manager's proposed budget as it deemed appropriate, considered the comments of the public regarding the proposed budget and complied with the "TRIM" requirements of the Florida Statutes;

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

Section 1. That the Operating and Capital Outlay Budget for the fiscal year commencing October 1, 2021 through September 30, 2022, attached as Exhibit A, as presented by the Village Manager and amended by the Village Council, is hereby tentatively adopted (first reading), subject to amendments and final adoption (second reading), as provided by Section 200.065 of the Florida Statutes.

Section 2. That the final public hearing to adopt the budget for the fiscal year commencing October 1, 2021 through September 30, 2022 be and is hereby set for September 21, 2021, at 6:00 p.m.

Section 3. That the capital improvement schedule, incorporated in the Operating and Capital Outlay Budget for the fiscal year commencing October 1, 2021 through September 30, 2022, hereby updates the Capital Improvements Element contained in the Comprehensive Development Master Plan and attached as Exhibit B. Notwithstanding the foregoing, the update to the capital improvement schedule adopted by this Ordinance shall not be deemed to be an amendment to the Comprehensive Development Master Plan as provided in Section 163.3177(3)(b), F.S.

Section 4. This Ordinance shall be effective upon adoption on second reading.

PASSED on first reading this 16th day of September, 2021.

PASSED AND ADOPTED on second reading this 21st day of September, 2021.

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

ATTEST:

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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

EXHIBIT A

A PERMANENT COPY OF THE ADOPTED  
2021-2022 OPERATING AND CAPITAL BUDGET  
IS ON FILE IN THE  
OFFICE OF THE VILLAGE CLERK.

AN ELECTRONIC COPY IS AVAILABLE AT  
[WWW.PINECREST-FL.GOV/BUDGET](http://WWW.PINECREST-FL.GOV/BUDGET).

EXHIBIT B

CAPITAL IMPROVEMENTS ELEMENT

## **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

## **CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

---

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  
**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

Table 8.1

**SCHEDULE OF CAPITAL IMPROVEMENTS ~~2020-21 – 2024-25~~ 2021/22 – 2025/26**

**Transportation Facilities, CITT, Stormwater Drainage, Capital Fund, Information Technology, Police, Public Works, and Parks and Recreation, Evelyn Greer Park, Flagler Grove Park, Pinecrest Gardens, Community Center, Coral Pine Park, and Suniland Park**

PROJECT DESCRIPTION	FUND SOURCE	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	Total
<b>Transportation:</b>							
US1 Landscape	TF					\$3,300,000	\$3,300,000
Village-wide Beautification/ Street Scape Implementation	TF	10,000	10,000	10,000	10,000	10,000	50,000
Master Plan Construction	TF	250,000	100,000	100,000	100,000	100,000	650,000
Sidewalks improvements	TF	60,000	30,000	30,000	30,000	30,000	180,000
	TF						
Village-wide Paving	TF	150,000	60,000	60,000	60,000	60,000	390,000
US 1 Lighting	TF					1,500,000	1,500,000
Security cameras & Core Saw	TF	6,000					6,000
<b>Total Transportation Fund</b>		<b>\$ 476,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$5,000,000</b>	<b>\$ 6,076,000</b>
<b>CITT:</b>							
Village Wide Paving	CITT		\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 600,000
Master Plan Construction	CITT	320,000	330,000	330,000	330,000	330,000	1,640,000
Sidewalk Improvements	CITT	100,000	120,000	120,000	120,000	120,000	580,000
<b>Total CITT Fund</b>		<b>\$ 420,000</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ 2,820,000</b>
<b>Stormwater:</b>							
Stormwater Master Plan Projects	SW	\$ 1,835,000	\$ 900,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 4,385,000
<b>Total Stormwater</b>		<b>\$ 1,835,000</b>	<b>\$ 900,000</b>	<b>\$ 550,000</b>	<b>\$ 550,000</b>	<b>\$1,000,000</b>	<b>\$ 4,385,000</b>
<b>Police Department:</b>							
License Plate Readers	PD	\$ 363,067	\$ 236,933				\$ 600,000
<b>Total Police Department</b>		<b>\$ 363,067</b>	<b>\$ 236,933</b>				<b>\$ 600,000</b>
<b>Public Works:</b>							
Kendall Drive Shared Use Construction Document	PW	\$ 85,000	\$ 12,000				\$ 97,000
<b>Total Public Works</b>		<b>\$ 85,000</b>	<b>\$ 12,000</b>				<b>\$ 97,000</b>

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

<b>Parks &amp; Recreation</b>							
Middle School Basketball Court	PR	\$ 30,000					\$ 30,000
<b>Total Parks &amp; Recreation</b>		<b>\$ 30,000</b>					<b>\$ 30,000</b>
<b>Evelyn Greer:</b>							
Playground Features	GP	\$ 145,000					\$ 145,000
Outdoor Seances	GP	10,000					10,000
<b>Total Greer Park</b>		<b>\$ 155,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 155,000</b>
<b>Flagler Grove:</b>							
Turf & Facility	EG	\$ 880,000					\$ 880,000
<b>Total Flagler Grove Park</b>		<b>\$ 880,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 880,000</b>
<b>Pinecrest Gardens:</b>							
Upper Garden	PG	\$ 4,086,313					\$ 4,086,313
Lower Garden Lighting	PG	66,390					66,390
Stage Monitors	PG	10,850					10,850
Master Plan FY21	PG	91,485					91,485
Roll-Up Garage Door	PG	11,530					11,530
Outdoor Coffee Bar/Kitchen	PG	135,830					135,830
Cypress Hall Deck	PG	85,000					85,000
Hallway Lighting	PG	11,170					11,170
AC Breakroom & Banyon	PG	13,460					13,460
<b>Total Pinecrest Gardens</b>		<b>\$ 4,512,028</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 4,512,028</b>
<b>Coral Pine:</b>							
Phase 2 Park Improvement	CP	\$ 2,433,400					\$ 2,433,400
<b>Total Coral Pine Park</b>		<b>\$ 2,433,400</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 2,433,400</b>
<b>Suniland:</b>							
LED Lights	SP	\$ 85,000					\$ 85,000
<b>Total Suniland Park</b>		<b>\$ 85,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 85,000</b>
<b>Bond Proceeds TBD</b>	PG					\$1,200,000	\$1,200,000
<b>Total Capital Fund</b>		<b>\$ 8,543,495</b>	<b>\$ 248,933</b>			<b>\$1,200,000</b>	<b>\$ 9,992,428</b>
<b>TOTAL</b>		<b>\$11,274,495</b>	<b>\$ 1,948,933</b>	<b>\$1,350,000</b>	<b>\$1,350,000</b>	<b>\$7,350,000</b>	<b>\$23,273,428</b>

**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

---

PROJECT DESCRIPTION	FUND SOURCE	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	Total
<b>Transportation:</b>							
US1 Landscape	TF	\$0	\$0	\$0	\$0	\$3,300,000	\$3,300,000
Village wide Beautification/ Street Scape implementation	TF	15,000	15,000	15,000	15,000	15,000	75,000
Master Plan Construction	TF						
Sidewalk improvements	TF	50,000	50,000	50,000	50,000	50,000	250,000
Village-wide Paving	TF						
US1 Lighting	TF					1,500,000	1,500,000
Coresaw	TF	1,100					1,100
<b>Total Transportation Fund</b>		<b>\$ 66,100</b>	<b>\$ 65,000</b>	<b>\$ 65,000</b>	<b>\$ 65,000</b>	<b>\$ 65,000</b>	<b>\$5,126,100</b>
<b>CITT:</b>							
Village Wide Paving	CITT	\$100,000	100,000	\$100,000	\$100,000	\$100,000	\$500,000
Master Plan Construction	CITT	400,000	115,000	115,000	115,000	115,000	860,000
Sidewalk Improvements	CITT	120,000	100,000	110,000	105,000	110,000	545,000
<b>Total CITT Fund</b>		<b>\$620,000</b>	<b>\$315,000</b>	<b>\$325,000</b>	<b>\$320,000</b>	<b>\$325,000</b>	<b>\$1,905,000</b>
<b>Stormwater:</b>							
Stormwater Master Plan Projects	SW	\$2,941,000	\$900,000	\$550,000	\$550,000	\$550,000	\$5,491,000
<b>Total Stormwater</b>		<b>\$2,941,000</b>	<b>\$900,000</b>	<b>\$550,000</b>	<b>\$550,000</b>	<b>\$550,000</b>	<b>\$5,491,000</b>
<b>Capital Fund:</b>							
American Recovery Projects							
Potable Water Project		\$7,500,000	\$0	\$0	\$0	\$0	\$7,500,000
TBD- Rev Loss Pay Go Building		\$2,593,850					\$2,593,850
<b>Total Information Technology</b>		<b>\$10,093,850</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,093,850</b>
<b>Information Technology:</b>							
Virtual Environment	IT	\$46,270	\$46,270	\$46,270	\$0	\$0	\$138,810
Picture Server	IT	\$10,000					\$10,000
Windows Server	IT	\$14,000					\$14,000
Phone System	IT	\$55,615					\$55,615
<b>Total Information Technology</b>		<b>\$125,885</b>	<b>\$46,270</b>	<b>\$46,270</b>	<b>\$0</b>	<b>\$0</b>	<b>\$218,425</b>
<b>Police Department:</b>							
Computers	PD	\$84,375	\$80,000	\$80,000	\$80,000	\$80,000	\$404,375
Tasers	PD	\$29,500	\$29,500	\$29,500	\$29,500	\$29,500	\$147,500
Vehicles	PD	\$389,970	\$250,000	\$380,000	\$250,000	\$380,000	\$1,649,970
AC Unit	PD	\$75,000					\$75,000
<b>Total Police</b>		<b>\$578,845</b>	<b>\$359,500</b>	<b>\$489,500</b>	<b>\$359,500</b>	<b>\$489,500</b>	<b>\$2,276,845</b>

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

<b>Department</b>							
<b> Evelyn Greer:</b>							
Concrete Paving Rear House	GP	\$11,000					\$11,000
Reupholster Chairs	GP	12,750					12,750
<b>Total Greer Park</b>		<b>\$23,750</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$23,750</b>
<b>Flagler Grove:</b>							
Parking Lot LED	FG	\$14,500					\$14,500
<b>Total Flagler Grove Park</b>		<b>\$14,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$14,500</b>
<b>Pinecrest Gardens:</b>							
Master Play FY22	PG	\$130,565					\$130,565
Upgrade Irrigation Controller	PG	20,815					20,815
Petting Zoo Animals	PG	14,400					14,400
Banyon Bowl Fans	PG	12,000					12,000
Video Equipment	PG	25,000					25,000
Iris BG Collection Management	PG	11,980					11,980
<b>Total Pinecrest Gardens</b>		<b>\$214,760</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 214,760</b>
<b>Community Center:</b>							
Portable LED Light Tower	CC	\$11,000					\$11,000
Litezilla	CC	19,400					19,400
Shade Structure	CC	13,100					13,100
Camera Update & ASR System	CC	14,380					14,380
Fitness Center Equipment	CC	17,470					17,470
TRX Equipment & Rack	CC	40,150					40,150
<b>Total Community Center</b>		<b>\$115,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$115,500</b>
<b>Coral Pine:</b>							
Resurface Tennis Courts	CP	\$55,000					\$55,000
Paint Fences	CP	20,000					20,000
<b>Total Coral Pine Park</b>		<b>\$75,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$75,000</b>
<b>Suniland:</b>							
Fitness Area Surfacing	SP	\$22,000					\$22,000
New AC Unit	SP	36,000					36,000
Walkway Lighting	SP	87,000					87,000
<b>Total Suniland Park</b>		<b>\$145,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$145,000</b>

**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

<b>Bond Proceeds TBD</b>	<b>PG</b>				<b>\$1,200,000</b>		<b>\$1,200,000</b>
<b>Total Capital Fund</b>		<b>\$11,387,090</b>	<b>\$405,770</b>	<b>\$535,770</b>	<b>\$1,559,500</b>	<b>\$489,500</b>	<b>\$14,377,630</b>
<b>TOTAL</b>		<b>\$15,014,190</b>	<b>\$1,685,770</b>	<b>\$1,475,770</b>	<b>\$2,494,500</b>	<b>\$6,229,500</b>	<b>\$26,899,730</b>

Legend: TF - Transportation Fund, CITT – Citizens’ Independent Transportation Trust, SW - Stormwater Utility Fund, **IT – Information Technology**, PD – Police Department, **PW – Public Works**, GP – Greer Park, FG – Flagler Grove, **VW – Veteran’s Wayside Park**, PG – Pinecrest Gardens, **CC – Community Center**, **P&R – Parks and Recreation**, 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 ~~2020-21—2024-25~~ 2021-22 – 2025-26 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 ~~2020-21—2024-25~~ 2021-22 – 2025-26  
Public School Facilities**

The Village of Pinecrest incorporates and adopts by reference as Table 8.1 (c) the Miami-Dade School Board’s adopted ~~2020-21—2024-25~~ 2021-22 – 2025-26 Five Year District Facilities Work Plan, scheduled to be approved by the School Board on ~~September 9, 2020~~ September 9, 2021. 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.

## **CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

---

### **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.

## **CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

---

**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.

## **CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

---

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

## **CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

---

- 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

**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

---

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

**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

---

§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

**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

---

- 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:
  - 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:

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.</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. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. Water treatment demand will be based on a 94.03 gallons per capita per day multiplier.</p>

**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

Solid Waste	9.9 pounds/capita/day and maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of five years.
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>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>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).

<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>		

**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

FOR FLORIDA INTRASTATE HIGHWAY SYSTEM (FIHS) ROADWAYS					
TYPE FIHS FACILITY	URBAN DEVELOPMENT BOUNDARY LOCATION		ROADWAYS PARALLEL TO EXCLUSIVE TRANSIT FACILITIES <sup>2</sup>	INSIDE TRANSPORTATION CONCURRENCY MANAGEMENT AREAS <sup>2</sup>	CONSTRAINED OR BACKLOGGED ROADWAYS
	Outside	Inside <sup>2</sup>			
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;

**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

---

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

**CHAPTER 8: CAPITAL IMPROVEMENTS ELEMENT**

---

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.