

**EAR-Based Amendments
to the
Homestead Comprehensive Plan:
Goals, Objectives & Policies**



Prepared for the City of Homestead by

ILER PLANNING

June 7, 2011

City of Homestead Comprehensive Plan Evaluation and Appraisal Report (EAR) Based Amendments

Goals, Objectives and Policies (GOPs)

The State of Florida requires that all local governments update their comprehensive plan every seven (7) years to ensure orderly future growth and development with changing local and environmental conditions. The updating process requires an Evaluation and Appraisal Report (EAR) and then Comprehensive Plan amendments based on the recommendations of the approved EAR. The City prepared its EAR in 2007 and it was approved by the Florida Department of Community Affairs (FDCA) on January 7, 2008. The City of Homestead then adopted their EAR-Based Plan amendments on July 20, 2009, by Ordinance No. 2009-07-20. These adopted amendments were transmitted to FDCA in July 2009 for State compliance review and approval.

On October 21, 2009, FDCA issued a “Statement of Intent to Find Comprehensive Plan Amendment Not in Compliance” pursuant to Chapter 163, Part, II, Florida Statutes (F.S.), and Florida Administrative Code (F.A.C.) Rule 9J-5.

This EAR-based Goals, Objectives and Policies document addresses FDCA’s compliance issues. The adopted EAR-based amendments are highlighted in underline and ~~striketrough~~. New changes undertaking the remedial actions in response to FDCA’s Statements of Intent are identified in double underline and ~~double striketrough~~.

INTRODUCTION

The City of Homestead is in a unique position to be the economic center of south Miami-Dade County in the 21st Century. Homestead has grown from a small rural outpost and has survived hurricanes to become the center of economic development, recreational activities and education opportunities for south Miami-Dade County. This is due in great part to the availability of transportation facilities, infrastructure such as water and sewer service (City-owned Water and Sewer, and Electrical Plants), and large tracts of undeveloped land. Homestead has the unique opportunity to provide for future economic development while protecting the area's quality of life. This high level of environmental quality allows the City to prosper and grow.

The Comprehensive Plan is the major tool available to the City to enhance economic development and to protect the area's quality of life. The Plan provides a clear statement of the desires of the City's residents. It establishes measurable objectives to determine the success of its implementation. The Plan also provides a five-year projection on the capital improvements needed in the City to provide for economic development while protecting the quality of life. The Comprehensive Plan is intended to provide effective, long-term future direction for redevelopment and new growth. This Plan is designed to accomplish that goal. It is prepared in accordance with Chapter 163, Florida Statutes, as amended, and Administrative Rule 9J-5, and incorporates the amendments recommended in the 2007 Evaluation and Appraisal Report (EAR).

This Comprehensive Plan is composed of two (2) separate but highly inter-related documents as follows:

- Part 1 – Goals, Objectives and Policies
- Part 2 – Supporting Data and Analysis

This document represents Part 1 of the Comprehensive Plan which is to be adopted by the City Council. Part 2 is included in a separate document and is not required to be adopted by the Homestead City Council pursuant to Chapter 163, Florida Statutes.

The Homestead Comprehensive Plan is organized into ten (10) Plan Elements preceded by the Plan's adopted Statement of Legislative Intent, which applies to all Elements. Each adopted Element includes Goal, Objectives and Policies which are relevant to that subject area. Most notable is the Future Land Use Map (FLUM) contained in the Future Land Use Element which is adopted. The Capital Improvements Element contains Goal, Objectives and Policies, a Five-Year Schedule of Capital Improvements, a Concurrency Management, and Public Facility Monitoring Section, all of which are adopted.

STATEMENT OF LEGISLATIVE INTENT

This Statement expresses the legislative intent of the City Council of the City of Homestead with regard to the Comprehensive Plan. It is applicable to the Homestead Comprehensive Plan in its entirety and is declared to be incorporated by reference in each element thereof.

1. Nothing in this Plan shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist by the Code of the City of Homestead, Florida.
2. This Comprehensive Plan is intended to set general guidelines and principles concerning its purposes and contents. The Plan is not a substitute for specific implementation mechanisms that are contained in the City of Homestead's Land Development Code (LDC).
3. The City Council recognizes that any application may bring this into conflict, and necessitate a choice between, different goals, objectives, policies, priorities, and provisions of the Plan. While it is the intent of the City Council that the Future Land Use Element be afforded a high priority, other elements must be taken into consideration given the City Council's responsibility to provide for the multitude of needs of the city's growing and diverse community. Recognizing that the City Council and City agencies will be required to balance competing goals, objectives and policies of this Plan, it is the intention of the City Council that such City Council and City agencies consider the overall intention of the Plan, as well as portions particularly applicable to a matter under consideration, in order to ensure that the Plan, as applied, will protect the public health, safety and welfare.
4. The terms "shall" and "will" are construed as mandatory in this Plan, subject, however, to this Statement of Legislative Intent. The term "should" is construed as directory. Wherever implementation responsibility is not explicitly stated within a particular objective or policy in this Plan, that responsibility lies with the City of Homestead to the extent that the objective or policy specifies implementation.

I. FUTURE LAND USE ELEMENT

GOAL

To establish and implement a future development pattern which promotes the health, safety and welfare of Homestead's residents by providing adequate lands for growth and redevelopment, and encouraging the most appropriate use of those lands; avoiding undue concentration of population; enhancing the unique quality of life and sense of community derived from the agricultural lifestyle in concert with planned urban and industrial development; conserving the financial value of the built environment and the environmental value of the City's natural resources and nearby attractions; promoting affordable housing with an emphasis on homeownership; fostering growth in the City's traditional economic base and potential new industries of the 21st century; and assuring the cost-effective provision of municipal infrastructure and services.

Objective 1: Implementation of Land Development Code

Implement the goal, objectives and policies of the Future Land Use Element and other related Elements in this Plan based on land planning, zoning and subdivision principles that are logical, sound and innovative, where appropriate.

Measure: Amend ~~and enforce~~ the City's Land Development Code (LDC) consistent with ~~this revised the Comprehensive Plan, by December 1, 2003~~ as amended from time to time.

Policy 1.1: Encourage development and redevelopment by providing flexibility in site development standards, such as minimum lot size and other parameters.

Policy 1.2: Rezoning shall not involve "spot zoning."

Policy 1.3: An "unnecessary hardship," as defined by the Homestead Land Development Code and as may be amended from time to time, shall be demonstrated prior to approval of all variances.

Policy 1.4: Greater consideration in zoning matters will be given to the protection of established conforming investments rather than to future investments. In addition zoning changes shall encourage future use which benefits existing property values and larger community goals, and not speculative purposes.

Policy 1.5: Certain B-2 (Retail Commercial District) and B-3 (Liberal Business District) uses that are deemed as inconsistent with the redevelopment goals of the historic downtown district, such as automobile service stations, car wash facilities, bait and tackle shops, bowling alleys, drive-in theaters, pawn shops, nurseries propagating and growing plants for sale, self-serve storage facilities, and sign paint shops should be restricted in that area.

Policy 1.6: Adequate buffers shall be provided between different, adjoining land uses districts through enforcement of applicable Land Development Code provisions during Plan amendment, rezoning and site plan reviews.

Policy 1.7: Enhance community esthetics and protect property values by regulating the number, size and visual characteristics of signs, fences and other property improvements; providing for subdivision standards; providing for attractive landscaping and sound environmental protection; regulating development in areas subject to seasonal or periodic flooding; providing for adequate drainage and storm water management; providing for the safe and convenient on-site traffic flow; and considering the need for vehicle parking.

Policy 1.8: Require minimum open space in development parcels which provides adequate light, air, living area and private protecting the health of the current and future residents of Homestead. Open space requirements shall be as follows:

Residential	30% to 45%
Commercial	10% to 15%
Industrial	5% to 10%
Planned Unit Development Residential	35% of gross area

Policy 1.9: Continue to investigate and utilize innovative Land Development Code provisions which allow “controlled flexibility,” through methods such as the Planned Unit Development technique, allowing the private market to respond creatively to community needs like affordable housing while maintaining acceptable community standards.

Policy 1.10: A Planned Unit Development is a zoning classification that may be applied to any area of the City where the requirements of the Planned Unit Development (PUD) can be met. The minimum size of any Planned Unit Development shall be specified in the PUD zoning district regulations. The predominant land use in any proposed PUD must be that of the underlying land use designation. The land use classifications within a PUD shall be a mix of residential uses including single-family, multi-family and congregate living facilities; commercial uses that are compatible in nature to the surrounding area; public and private community facilities and infrastructure; and industrial uses that are compatible in nature to the surrounding area and restricted to a specific area of the PUD. The PUD classification shall be consistent with the Comprehensive Plan, and, therefore, the PUD should allow only land uses which are consistent with the Future Land Use Map and the Goals, Objectives and Policies of the Comprehensive Plan. ~~{ORD NO. 2005-11-35, 11/21/05}~~.

Policy 1.11: Within a Planned Unit Development, the allocation of land uses shall be as follows:

- a. Residential—There is no limit on lot coverage except setbacks and open space requirements. The density shall not exceed the residential density of the underlying land use: up to six (6) dwelling units per acre in the low density (single-family) residential areas, up to ten (10) dwelling units per acre in the medium density (multi-family) residential areas and up to fifteen (15) dwelling units per acre in the Downtown Mixed Use District.

- b. Commercial—Maximum building lot coverage shall not exceed forty (40) percent of the parcel of commercial land to be developed. Buildings in this category shall not exceed one hundred fifty (150) feet in height. Commercial and other permitted uses shall be compatible with adjacent land uses by applying spatial and buffering techniques to create an environment that promotes a village neighborhood concept and encourages pedestrian activity and reduces vehicular traffic.
- c. Industrial—Maximum building lot coverage shall not exceed forty (40) percent of the parcel of industrial land to be developed. Buildings in this category shall not exceed one hundred fifty (150) feet in height. Industrial and other permitted uses shall not produce noxious fumes, odor, refuse, vibration, smoke, dust, etc., which adversely impact adjacent land or uses, and shall be compatible with the surrounding area. Industrial parcels shall be adequately buffered from other surrounding land uses (~~ORD NO. 2004-04-17, 4/19/04~~).

Policy 1.12: Maintain a Land Development Code for the regulation of development, concurrency, signage, subdivisions, landscaping, environmental protection, sound attenuation, and areas subject to seasonal or periodic flooding.

Policy 1.13: Provide for drainage and storm water management, open space, safe and convenient on-site traffic flow, and vehicle parking through the Land Development Code.

Policy 1.14: Ensure that all development and redevelopment comply with the applicable regulations including the City's adopted building code.

Policy 1.15: Promote arts and entertainment activities in the downtown area by allowing outdoor café and other supportive establishments.

Policy 1.16: Incorporate sound attenuation construction standards in the Land Development Code to protect the health, safety, and welfare of individuals living or working within the HARBMZ noise contours.

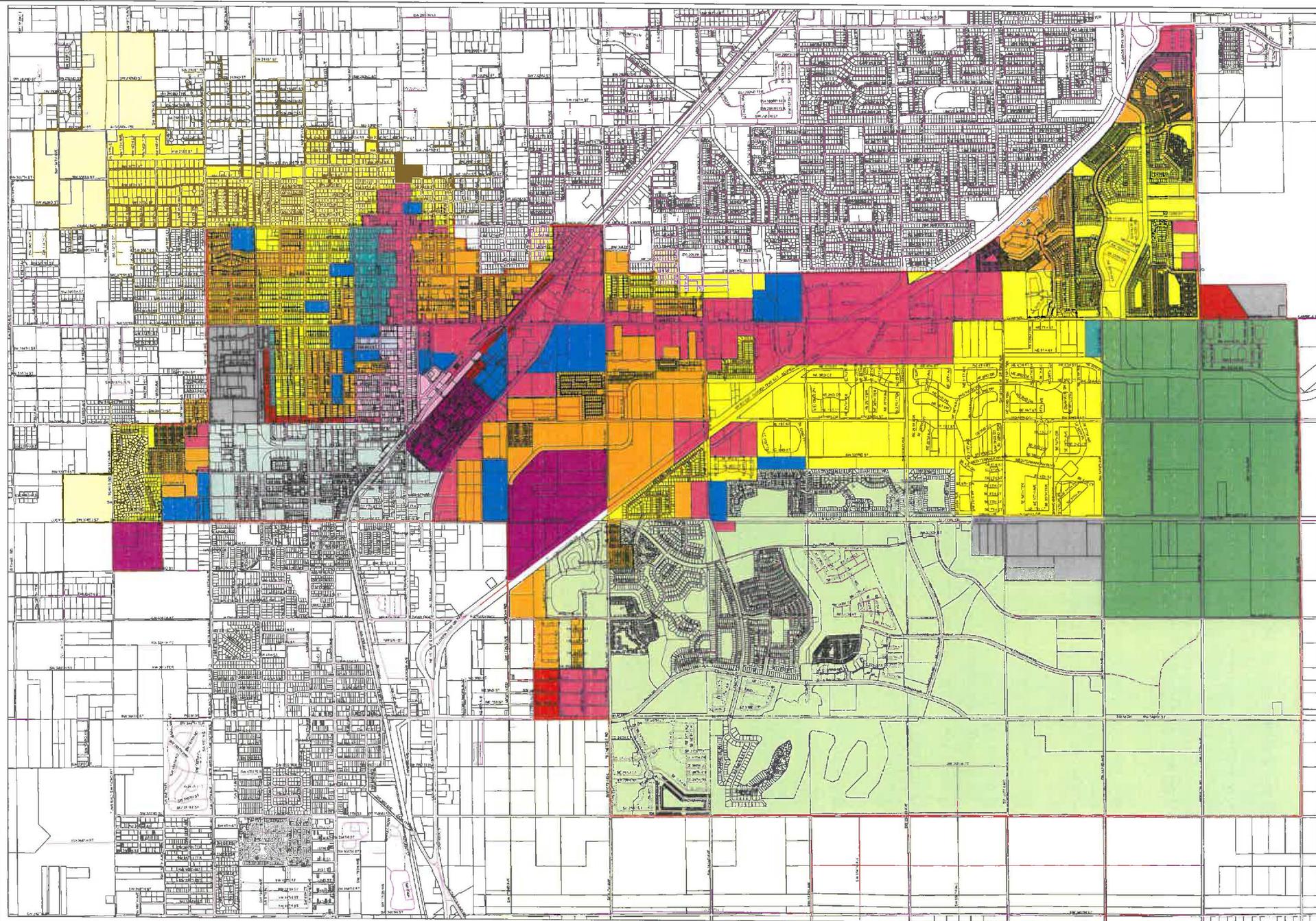
Policy 1.17: Ensure that all development and redevelopment within the HARBMZ noise contours comply with the applicable regulations set forth for sound attenuation within the Land Development Code.

Policy 1.18: Ensure that all development and redevelopment within the HARBMZ comply with the applicable regulations set forth for height restrictions, floor area ratio, and lot coverage within the Land Development Code.

Objective 2: Future Land Use Map (FLUM)

Ensure that redevelopment and new development occurs in planned areas and at the appropriate densities and intensities as indicated on, and consistent with, the Future Land Use Map (FLUM) presented in Exhibit 1. In addition, locate future land uses in areas with suitable topography and soil conditions and sufficient public facilities and services.

Measure: Annual Plan Amendments and required Evaluation and Appraisal Reports (EARs) every five (5) years will assess consistency of public decisions with the FLUM and the overall Comprehensive Plan. In addition, all redevelopment and new development will be consistent with, and supported by, data and analysis including population projections, natural resource protection, and availability of public facilities and services as required by Rule 9J-5 Florida Administrative Code.

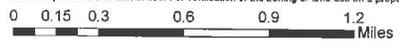


Property	Turnpike	HCU-Heavy Commercial Use	PRAC-Planned Regional Activity Center
City Boundary	PUN-Planned Urban Neighborhood	IU-Industrial Use	LRU-Low Density Residential Use
2005 Subd	AU-Agriculture	ISU-Institutional Use	MRU-Medium Density Residential Use
2015 Subd	DMU-Downtown Mixed Use	LCU-Light Commercial Use	TMU-Technology Mixed Use
Canals	ED-Estate Density	PMU-Professional Mixed Use	
City Roads		NMU-Neighborhood Mixed Use	

Future Land Use Map (FLUM) 2030

Exhibit 1

These maps are not for official use. For verification of the zoning or land use on a property please contact the development services department.



This copyright 2005 Draft "Future" map (1) is for reference purposes only and is not to be used for the purpose of a deed or other legal instrument. The draft is not a final map and is subject to change without notice. The draft is not a final map and is subject to change without notice. All copies of this map must contain this disclaimer.



Policy 2.1: The Homestead FLUM will have the land use designations, and general development densities and intensities as specified below. Specific uses and development densities and intensities are contained in the more detailed zoning districts which implement, and must be consistent with, these land use designations. Individual zoning districts are defined in the City's Land Development Code as amended from time to time:

Agricultural Use (AU):* Permitted uses include agriculture and related uses supportive of local-agricultural production, and residential use not to exceed one (1) dwelling unit per five (5) gross acres. This land use designation will be implemented through the AU (Agricultural) zoning district in the City's LDC.

Estate Density (ED):* Permitted uses include residential use, typically detached estates, only up to two and one-half (2.5) dwelling units per gross acre. Clustering, and a variety of housing types may be authorized. This land use designation is generally implemented through the A-1 (One-Family, One-Acre Estate) and A-2 (One-Family, Half-Acre Estate) zoning districts as they are amended in the future to be consistent with the above description, and other districts as may be added in future revisions to the City's Land Development Code. [~~ORD NO. 2005-07-28, 7/5/05~~].

Low Density Residential Use (LRU):* Permitted uses include residential use up to six (6) dwelling units per gross acre. This land use designation is generally implemented through the A-1 (One-Family, One-Acre Estate), A-2 (One-Family, Half-Acre Estate), R-1 (One-Family) and GP (Government Property) zoning districts as they are amended in the future to be consistent with the above description, and other districts as may be added in future revisions to the City's Land Development Code.

Medium Density Residential Use (MRU):* Permitted uses include residential use only up to ten (10) dwelling units per gross acre. This land use designation is generally implemented through the R-2 (Duplex), R-3 (Multiple-Apartment), R-TH (Townhouse), R-CH (Cluster House), RMH (Residential Mobile Home Park), R-TND (Traditional Neighborhood Development) and GP (Government Property) zoning districts as they are amended in the future to be consistent with the above description, and other districts as may be added in future revisions to the City's Land Development Code.

Light Commercial Use (LCU):* Permitted uses include hotel/motel, office, retail and other business uses which have insignificant nuisance and negative visual characteristics, generate little truck traffic, and generally require frontage locations on major roadways. Family recreation uses, such as movie theaters and bowling alleys, are also allowed in this designation. This land use designation is implemented by the B-1A (Professional Business Restricted District), B-1 (Restricted Retail Commercial District), R-4 (hotel/motel) and B-2 (Retail Commercial District) (excluding automotive, other heavy commercial and industrial uses) zoning districts, as they are amended in the future to be consistent

with the above description, and other districts as may be added in future revisions to the City's Land Development Code. Lot coverage in the Light Commercial Use designation shall not exceed eighty-five (85) percent of the parcel of land to be developed. Maximum building height shall not exceed 70' or six (6) stories. However, heights, lot coverage, densities, and intensities within PUDs shall be regulated by Policy 1.11. The uses shall be compatible with existing and approved land uses in the surrounding area.

Heavy Commercial Use (HCU):* Permitted uses include intensive commercial uses which can exhibit significant nuisance and negative visual characteristics and/or generate large amounts of truck traffic, and do not require frontage on major roadways. This land use designation is generally implemented by the B-2 (Retail Commercial) (partial such as interior decorating, lodge halls, management consultants, model agency, photographic lab, sign shops, etc.) and B-3 (Liberal Business) zoning districts (partial such as computer software development, dog kennels, dry cleaning, fertilizer sales, etc.) zoning districts, as they are amended in the future to be consistent with the above description, and other districts as may be added in future revisions to the City's Land Development Code. Lot coverage in the Heavy Commercial Uses shall not exceed eighty-five (85) percent of the parcel of land to be developed. Maximum building height shall not exceed 70' or six (6) stories. However, heights, lot coverage, densities, and intensities within PUDs shall be regulated by Policy 1.11. The uses shall be compatible with existing and approved land uses in the surrounding area.

Downtown Mixed Use (DMU):* Permitted uses include light commercial, institutional, and residential uses (up to 15 units per gross acre). Light commercial land uses shall be those uses such as offices, retail, restaurants, banking, etc. This land use designation is appropriate in the higher intensity traditional center of Homestead including the Historic Downtown Business District along Krome Avenue and the area around the Miami-Dade Community College Homestead campus as depicted in the FLUM (Exhibit 1). This land use designation recognizes the availability of services, accessibility to downtown transportation and the desire to minimize urban sprawl and promote urban infill projects. This land use designation will be implemented by the future BMU (Business Mixed Use) zoning district, and the current B-1A (Professional Business Restricted), B-1 (Restricted Retail Commercial), B-2 (Retail Business), GP (Government Property), and R-TND (Traditional Neighborhood Development) zoning districts, as they are amended in the future to be consistent with the above description, and other districts as may be added in future revisions to the City's Land Development Code. Arts and entertainment related uses will also be encouraged in this land use designation. Specific parcel use mix, lot coverage and development intensities are shown in the various applicable zoning districts in the Land Development Code. Lot coverage in the Downtown Mixed Use designation shall not exceed ninety (90) percent of the parcel of land to be developed. Maximum building height shall not exceed 70' or six (6) stories. However, heights, lot coverage, densities, and intensities within PUDs shall be regulated by Policy 1.11.

Planned Regional Activity Center (PRAC):* This flexible, mixed-use designation is available to Developments of Regional Impact (DRIs) within the City. It can include any mixture of the land use designations defined in approved Development Orders and integrated into a coordinated and self-contained master plan of development for the designated area approved pursuant to Chapter 380, Florida Statutes, and as amended from time to time. The Villages of Homestead DRI site is assigned this land use designation. Potential residential uses include single-family (average density 4.5 units per acre), townhouse (average density 10 units per acre) and multi-family (average density 20 units per acre) development areas. The average density of all residential parcels in any PRAC project area cannot exceed 10 units per gross acre. Non-residential uses include light industrial and office uses, conservation uses, hotels and motels, recreational facilities, schools and other public facilities and utilities, country club and related facilities, sports stadiums and related facilities, and motorsports parks and related facilities.

Industrial Use (IU): Generally permits industrial uses, including office/warehouse “flex” uses. This land use designation is generally implemented through the I-1 (Light Industrial), I-2 (Medium Industrial), and I-3 (Heavy Industrial) zoning districts, as they are amended in the future to be consistent with the above description, and other districts as may be added in future revisions to the City’s Land Development Code. Lot coverage in the IU shall not exceed ninety (90) percent of the parcel of land to be developed. Maximum building height shall not exceed 70’ or six (6) stories. However, heights, lot coverage, densities, and intensities within PUDs shall be regulated by Policy 1.11. The uses shall be compatible with existing and approved land uses in the surrounding area.

Technology Mixed Use (TMU):* Permitted uses include clean, light industry such as computer research, development, manufacturing and servicing, software development, telecommunications, testing and calibration. Other more intense commercial uses may be permitted if they are compatible with the surroundings. This land use will be implemented by the future TMU (Technology Mixed Use) zoning district, and is currently implemented by the existing B-1A (Professional Business Restricted), B-1 (Restricted Retail Commercial), B-2 (Retail Commercial) and part of B-3 (Liberal Business) zoning districts, as they are amended in the future to be consistent with the above description. B-3 District uses which are not permitted in this land use category include airports, airplane hangars, airplane repair shops, automobile and truck services and facilities, contractor plants, and storage yards. Other districts may be added in future revisions to the City’s Land Development Code. Lot coverage is determined within the applicable zoning district in the LDC. Lot coverage in the Technology Mixed Use designation shall not exceed eighty-five (85) percent of the parcel of land to be developed. Maximum building height shall not exceed 70’ or six (6) stories. However, heights, lot coverage, densities, and intensities within PUDs shall be regulated by Policy 1.11.

Institutional Use (ISU):* Public and quasi-public/private parcels and facilities including governmental buildings, utility sites, hospitals and related medical uses,

schools, colleges, parks and ancillary educational uses such as dormitories and food service facilities. This land use designation is generally implemented through the C (County) and GP (Government Property) zoning districts, as they are amended in the future to be consistent with the above description, and other districts as may be added in future revisions to the City's Land Development Code. Residential densities up to fifteen (15) units per acre are allowed in the portion of this district containing the Homestead Campus of Miami-Dade Community College, adjacent to the downtown area. Lot coverage is determined within the applicable zoning district in the LDC.

Professional Mixed Use (PMU):* This land use designation responds to current development trends that indicate medical/professional office centers are emerging in the general areas surrounding the hospital and the medical technology school. This land use designation is implemented by the B-1A (Professional Business Restricted District) zoning district, as amended in the future to be consistent with the above description. Lot coverage in the B-1A District shall not exceed eighty (80) percent and the building coverage shall not exceed forty (40) percent of the parcel of land to be developed. Commercial buildings shall not exceed six (6) floors or seventy (70) feet in height. Additionally, all R-1 (One-Family District), R-2 (One- and Two-Family District), R-3 (Multiple Apartment District) and R-TH (Townhouse District) uses will continue to coexist with the emerging medical/professional office center in this designation. The R-1, R-2, R-3 and R-TH zoning districts in the LDC shall maintain the density standards already established under the corresponding zoning district. In no case shall the maximum density exceed ten (10) units per acre in these residential areas.

Neighborhood Mixed Use (NMU):* This flexible designation is designed to make mixed-use development available as a transition between disparate land uses, and to promote traditional neighborhood development (TND). This designation will allow a complementary mixture of residential uses with service-oriented, neighborhood commercial uses incorporated within a site or within a geographic area. This designation recognizes the need for neighborhood commercial located in close proximity to and in conjunction with residential areas, thereby minimizing urban sprawl, reducing total vehicle trips on the roadway system and promoting urban infill projects. Permitted uses include professional business office and neighborhood service uses, work lofts, government property, and residential uses as detailed in the applicable zoning districts. This designation does not allow auto-oriented uses such as gas stations, drive-in or drive-through restaurants, and freestanding convenience stores nor does it allow temporary lodging establishments such as hotels, motels, boarding houses and lodging houses. This designation is implemented by the B-1A (Professional Business Restricted District), B-1 (Restricted Retail Commercial Districts), GP (Government Property), R-TND (Traditional Neighborhood Development) and the future NMU (Neighborhood Mixed Use) zoning districts, as they are amended in the future to be consistent with the above description, and by other districts as may be added in future revisions to the City's Land Development Code. Specific dimensional requirements shall be provided by the applicable zoning districts.

The mix of use distribution for the NMU land use category shall not exceed seventy (70) percent for residential and thirty (30) percent for office/commercial/government use.

The following maximum intensities shall be applied to future development within the NMU area:

TABLE I.1-1: GENERAL DEVELOPMENT STANDARDS FOR NMU DESIGNATED LAND USE

Use	Max. Height	Max. Density (units/acre)	Max. Floor Area Ratio	Max. Lot Coverage
Free Standing Residential	60 ft / 5 stories	Up to 10.00	N/A	70%
Public facilities	N/A	N/A	N/A	N/A
Free Standing Retail/Service Restaurant/Office/Similar Commercial Uses	70 ft / 6 stories	N/A	N/A	85%
Traditional mixed use residential/commercial	70 ft / 6 stories	Up to 10.00	N/A	85%

(ORD NO. 2005-07-28, 7/5/05)

Planned Urban Neighborhood (PUN)*: The purpose of this land use designation is to encourage compact, mixed-use development comprised of residential and non-residential land uses such as commercial, office, civic and institutional, recreation and open space, hotel, and residential. Development within a Planned Urban Neighborhood should emphasize the efficient reuse of existing infrastructure, preservation of natural systems, integration of pedestrian and bicycle facilities, convenient access to public transit, and an urban form characterized by close-knit neighborhoods and sense of community. A Planned Urban Neighborhood may contain multiple parcels or more than one landowner as is typical in urban redevelopment; however, all designated neighborhoods must include at least twenty-five (25) acres in land area, be located in an area of the City west of the Florida Turnpike, and be oriented to support a mix of uses generally within a one-quarter (¼) mile walk of each other, thereby promoting a compact, urban form. The purpose of the one-quarter (¼) mile walk is to prohibit linear or strip development from utilizing the PUN land use designation.

This land use designation is implemented solely by the Planned Urban Neighborhood (PUN) zoning district. Each neighborhood designated under this land use category and corresponding zoning district must adhere to a unified "Neighborhood Plan" establishing the list of permitted uses, densities/intensities, building types, design controls, etc., for the specific geographic area and be adopted in this Policy. In all cases, the maximum gross residential density for a Planned Urban Neighborhood shall not exceed twenty (20) dwelling units per acre

for a single residential parcel and fifteen (15) dwelling units per acre as the average residential density for all subareas or districts that permit residential uses as identified within the neighborhood’s regulating plan.

The following areas have been designated as “Planned Urban Neighborhoods” within the City of Homestead:

Southwest Planned Urban Neighborhood

Acreage: 356 acres

General Location: The area bounded by Lucy Street (SW 328th Street) on the south, US 1/SE 2nd Drive/Krome Avenue on the east, Mowry Drive (SW 320th Street) on the north, and Redland Road on the west.

Density/Intensity of Land Uses:

<u>Land Use</u>	<u>Minimum</u>	<u>Maximum</u>
Residential:	900 d.u.	3,000 d.u.
Commercial:	1,000,000 s.f.	107,800,000 s.f.
Office:	100,000 s.f.	2,300,000 s.f.
Industrial:	500,000 s.f.	6,000,000 s.f.
Civic/Government	100,000 s.f.	500,000 s.f.
Recreation and Open Space:	5 acres	20 acres

(ORD NO. 2005-07-28, 7/5/05)

* Note: The uses, densities and/or intensities specified above are the maximum that may be permitted on individual parcels. The zoning districts in the City’s Land Development Code (LDC) specify the actual maximum uses, density and/or intensity permitted on any particular parcel provided the uses, density and/or intensity are consistent with the Future Land Use Map (FLUM) and this objective. Where the Comprehensive Plan is more restrictive than the LDC with respect to uses, density and/or intensity, the Plan takes precedence. Where the Comprehensive Plan is more liberal than the LDC with respect to uses, density and/or intensity, these development parameters will be determined by the LDC consistent with the Comprehensive Plan. All future development must be consistent with the Homestead Comprehensive Airport Ordinance.

Policy 2.2: Continue to encourage the reduction, and elimination where possible, of uses incompatible with adjacent land uses and/or inconsistent with the community’s character as expressed in the Future Land Use Element and Map through periodic review and update of the Comprehensive Plan.

Policy 2.3: Discourage the proliferation of urban sprawl in the City’s future land development pattern.

- Policy 2.4:*** Prohibit the location of industrial and commercial activities, which utilize hazardous materials within the immediate “cone of influence” of the City’s public well fields, as deemed by Rule 9J-5, Florida Administrative Code (F.A.C.).
- Policy 2.5:*** Encourage light commercial uses along U.S. 1, and on Campbell Drive east of U.S. 1 to the Turnpike to the extent that such uses promote an efficient development pattern in the City and do not hinder traffic circulation by generating an inordinate number of curb cuts.
- Policy 2.6:*** Allow “upstairs” apartments above commercial uses in the DMU land use designation where compatible with the primary commercial uses.
- Policy 2.7:*** Study the primary downtown corridors and develop an arts and entertainment overlay district in response to area economic, development, and cultural trends.
- Policy 2.8:*** Continue to ensure sufficient land is available to accommodate the City’s affordable housing needs.
- Policy 2.9:*** Public and private schools are allowed in all future land use categories including areas in close proximity to the City’s neighborhoods.
- Policy 2.10:** Higher densities, intensities, and heights shall be restricted to areas where they will not unduly impact upon existing and approved land uses in the surrounding area.
- Policy 2.11:** Actively promote higher densities, mixed-use development and transit-oriented design in the downtown, the CRA, the Southwest Neighborhood, along the South Dade Express Busway, and in other appropriate areas.
- Policy 2.12:** Parking Districts may be allowed in any future land use category adjacent to a commercial corridor.
- Policy 2.13:** Prohibit piecemeal changes to land designated LRU in or adjacent to established neighborhoods that would create LRU areas without clear natural or man-made physical boundaries from other land uses.
- Policy 2.14:** The City shall actively monitor commercial and institutional land use needs to ensure an adequate supply of non-residential land to meet future population growth through 2030.

Objective 3: Economic Growth

Assist the private sector in expanding the employment base of the community, with an emphasis on value-added job creation, by sound land planning for commercial and industrial areas, enhancement of Homestead’s economic foundations including infrastructure and job training to provide residents with the skills needed in the global economy of the 21st century, and incentives to attract tourists and new industries.

- Measure:** ~~Increase employment by at least thirty (30) percent between 2000 and 2015.~~
- Measure:** Steady increase in the percentage of employed persons in the labor force with every Census update.
- Policy 3.1:** Enforce policies of the City's Enterprise ~~Community~~ and Empowerment Zones in order to expand existing businesses, and attract new industry through tax and other incentives available to businesses locating in and around the Zones.
- Policy 3.2:** Foster the redevelopment and infill of the downtown, CRA, Southwest Neighborhood, and along the South Dade Express Busway. Homestead's Historic Downtown Business District and SW 4th Street Commercial Corridor through the Homestead Economic Redevelopment Organization (HERO) redevelopment efforts, the Main Street Program, zoning incentives, site development flexibility and the implementation of the DMU designation.
- Policy 3.3:** ~~Tap the enormous job creation potential that would be generated by the Homestead Air Force Base Re-Use and Redevelopment Plan, as significant implementation begins to occur. This can be done most effectively through sound planning of future non-residential lands, job training and education of City residents, and enhancement of the quality of Homestead's economic foundations, such as infrastructure.~~
- Policy 3.3:** Examine the feasibility of expanding the boundaries of the Downtown Mixed Use (DMU) District to maximize economic opportunities in the District.
- Policy 3.4:** The Community Redevelopment Agency (CRA) shall continue to promote economic development and assist existing and new business owners in the CRA district.
- Policy 3.45:** Continue to support the business attraction efforts of the City's Community Redevelopment Agency, the South Miami-Dade Vision Council, the Beacon Council, ~~the Marketing Committee~~ and other economic development agencies. With assistance from area economic development agencies such as the Small Business Development Center, periodically conduct a survey of local businesses to determine characteristics which are favorable and unfavorable for business growth and relocation in Homestead. The City will maintain a Strategic Business Action Plan to correct any identified unfavorable characteristics to the maximum extent possible.
- Policy 3.56:** Ensure that the Future Land Use Map (Exhibit 1) contains an adequate inventory of vacant commercial and industrial lands, properly located, such that expanding and new businesses can readily access the community's labor force, local suppliers and product markets, and are well-served by infrastructure.

~~**Policy 3.6:** Work with area communities, the Neighborhood Assembly Board, and Miami-Dade County to effectively implement the South Miami-Dade Empowerment Zone Strategic Plan component of the County's application.~~

Policy 3.7: Support the job training programs for business incubators and technical skills education opportunities available to City residents at the Homestead Branch of the Miami-Dade Community College and other community educational facilities.

Policy 3.8: Aggressively market the Free Trade Zone designation of the Park of Commerce, ~~near the Villages of Homestead for business relocation opportunities, particularly related to the Homestead Air Force Base Re-Use Plan.~~

Policy 3.9: Through Community Development Block Grants (CDBG) and/or enhancement grants, enhance commercial businesses and increase job opportunities for residents.

Policy 3.10: Encourage the design and development of incubator-type facilities to enhance education, training, and business activities within the City.

Policy 3.11: Analyze the City's current economic incentive packages to evaluate their effectiveness to attracting and expanding businesses, increasing private investment, and creating job opportunities.

Policy 3.12: Develop a financial strategy to strengthen business and development incentives for the retention and attraction of businesses and higher income jobs in key areas, such as the Park of Commerce.

Policy 3.13: Examine economic potential in the Technology Mixed Use (TMU) future land use area between U.S. 1/Dixie Highway and South Flagler Avenue and create a plan to maximize and encourage economic development in this area.

Objective 4: Annexation

Annex appropriate adjacent unincorporated areas into the City provided the residents and landowners of such areas favor incorporation into Homestead, the areas can be better served by the City, and the revenues and costs of annexation will not burden existing residents.

Measure 1: Ensure that the revenues generated by the annexed property exceed the cost of providing services to the property.

Measure 2: Conduct a City-wide annexation area study by 2010.

Policy 4.1: Unincorporated areas adjacent to the City, which could be in conflict with the City's Comprehensive Plan goals if not developed in a manner consistent with nearby areas of Homestead, should be annexed by the City through appropriate means if all other policies relating to annexation are met.

- Policy 4.2:** Annexation proposals will be evaluated to determine their immediate and long-term costs to existing and future residents as compared to the revenues expected to be generated from property taxes and other sources.
- Policy 4.3:** Annexation of proposed areas should be considered and planned in light of how they complement and enhance the goals of the City as expressed in the City's Comprehensive Plan.
- Policy 4.4:** Enforce the textual objectives of the Miami-Dade County's Urban Development Boundary, as documented in the Miami-Dade County Comprehensive Development Master Plan.
- Policy 4.5:** Conduct a City-wide annexation area study to determine areas that can be incorporated into the City in a logical and orderly manner, and in consideration of the built and social environment of the City.

Objective 5: Agricultural Preservation

Ensure that productive agricultural lands within the City are identified on the Future Land Use Map (Exhibit 1) and protected from unnecessary encroachment by existing and future urban growth.

Measure: ~~The majority of the lands designated as productive agricultural lands on the Future Land Use Map (FLUM) remain available for agricultural activities in 2010.~~

Measure: Available acreage of productive agricultural land.

- Policy 5.1:** Identify areas within the City that are most suitable for the Agricultural Land Use Designation, as established in Future Land Use Policy 2.1.
- Policy 5.2:** Agriculture will be retained and supported as a viable economic use in the City.
- Policy 5.3:** Encourage the protection of productive agricultural lands by ensuring compatibility of adjacent land uses.

Objective 6: Natural Resources

Conserve the City's natural resources as an essential component of Homestead's quality of life.

Measure: Protection and conservation of critical environmental habitats from land development activities except as necessary for prudent future growth and as permitted by federal, state and county environmental agencies. Critical environmental habitats include high-quality, relatively-unstressed wetlands; upland forests identified on Miami-Dade County's Natural Forest Inventory; and habitats crucial to the survival of endangered, threatened, rare species or species of special concern designated by federal and state agencies.

- Policy 6.1:** Beneficial and adverse environmental, wellfield and stormwater impacts will be considered in all decisions involving land use amendments or zoning petitions.
- Policy 6.2:** Assist in the protection of environmentally sensitive lands through cooperation with the Miami-Dade County Department of Environmental Resources Management, the South Florida Water Management District and the Florida Department of Environmental Protection.
- Policy 6.3:** All critical environmental habitat areas in the City will be protected from future development through the enforcement of applicable County, State and Federal environmental permitting regulations. In addition, selected willow and sawgrass areas in the Villages of Homestead Development of Regional Impact (DRI) site shall also be protected through enforcement of the existing Development Orders, as amended.

Objective 7: Redevelopment and Renewal

Continue to encourage the redevelopment of blighted areas, particularly in the ~~d~~Downtown Historic business dDistrict and adjacent neighborhoods, through the planning and implementation efforts of the ~~Homestead Economic and Rebuilding Organization (HERO) and applicable City advisory boards~~ Community Redevelopment Agency (CRA).

~~**Measure 1:** Maximize the rehabilitation efforts and/or the construction of new single-family housing units Citywide in response to development trends.~~

Measure 1: Number of rehabilitated units and/or the implementation of rehabilitation programs.

Measure 2: Increase in the occupancy rate of the downtown area to ninety (90) percent or more by the year 2015, hence encouraging infill development.

Policy 7.1: Continue to support the implementation of the ~~HERO~~ Community Redevelopment Plan for the Community Redevelopment Area, as may be amended from time to time, through complementary land use planning, flexible site design standards, staff coordination and other appropriate means.

Policy 7.2: Promote opportunities for mixed-use, housing rehabilitation, cooperative projects in the Southwest Neighborhood area utilizing innovative site planning and zoning techniques, public/private partnerships and other mechanisms.

~~**Policy 7.3:** Consider the establishment in the Land Development Code of a "Mini-PUD" mechanism that smaller development parcels in the redevelopment area can utilize.~~

Policy 7.4: Promote single-family homeownership in redevelopment areas, to the extent possible, through zoning decisions and federal/state housing programs such as the HOME Investment Partnerships Program.

Policy 7.5: The ~~HERO Community Redevelopment Area~~ CRA, shown in Exhibit 2, is hereby designated as an “Urban Infill Area” (UIA) by the City of Homestead for the purpose of encouraging affordable housing, home ownership, economic development and neighborhood revitalization. This UIA exhibits the following significant characteristics:

- a. Public services are already available or are scheduled to be provided within an adopted five-year schedule of capital improvements,
- b. Pervasive poverty, unemployment, and general distress exists in the area,
- c. The proportion of substandard, overcrowding, dilapidated, vacant, or obsolete properties is higher than the City’s average,
- d. Fifty (50) percent of the area is within ¼ mile of a transit stop, and
- e. The area includes or is adjacent to areas specified under §163.2514(2)(3) F.S.

Objective 8: Historic Preservation

~~Help e~~Ensure the protection of historic and archeological resources under the City's Historic Preservation Ordinance, through the cooperation and coordination with the City's Historic Preservation Board, Community Redevelopment Agency (CRA), National Register of Historic Places (NHRP), Miami-Dade County and the State of Florida.

~~**Measure 1:** Work with the Bureau of Historic Preservation, and the Department of State, Division of Archeological Resources to identify and preserve potentially significant archeological or historic resources by 2005.~~

~~**Measure 2:** Assist, as necessary, in the preservation of building structures and/or archeological sites that have historic significance.~~

Measure: Number of newly designated historic resources in the City.

Policy 8.1: To the maximum extent feasible, identify, designate and protect historically and/or archeologically significant properties pursuant to the Homestead Historic Preservation Ordinance and in coordination with the Miami-Dade County Historic Preservation Board, the Bureau of Historic Preservation, and the Department of State, Division of Archeological Resources.

Policy 8.2: As much as possible, facilitate low-cost loans and grants to individuals and businesses that are located in the Historic Business District and in need of physical improvements.

Policy 8.3: The Community Redevelopment Agency (CRA) shall continue to meet on a regular basis with the City of Homestead's Historic Preservation Board in order to address issues affecting historic preservation.

~~**Policy 8.4:** The City will prepare and adopt a Historic Preservation Element by 2005.~~

Policy 8.5: Evaluate proposed park sites and existing park sites scheduled to be renovated for historical, cultural or archeological significance and preserve, conserve, restore, and protect them from incompatible development. ~~{ORD NO. 2005-11-35, 11/21/05}.~~

Policy 8.6: Continue to identify historical, cultural or archeologically significant landmarks and landmark sites for inclusion in the City's recreation and open space inventory. ~~{ORD NO. 2005-11-35, 11/21/05}.~~

Policy 8.7: Ensure future development will not adversely impact designated historic resources, including the Historic Downtown District, through the development review process.

Policy 8.8: Promote historic preservation as a tool for community revitalization and economic development.

Policy 8.9: The City shall consider the adoption of incentives to encourage the preservation and enhancement of historic resources.

Policy 8.11: Develop public information and education programs to increase understanding and appreciation of the City's historic resources.

Objective 9: Public Infrastructure

Maximize the efficient use of existing public infrastructure and facilities in serving new and existing development, redevelopment areas and infill of vacant urban lands, and provide for the cost-effective provision of utility and other public services to future growth areas of the City.

Measure: ~~Periodic assessment of level-of-service standards pursuant to the Capital Improvements Element and correction of any identified deficiencies.~~

Measure: Maintain level of service (LOS) standard for existing public infrastructure and facilities.

Policy 9.1: Provide that the public facilities and services necessary to meet the level-of-service standards established in this Plan are available concurrent with the impacts of development, and that the facilities which are planned to provide utility service are authorized at the same time as the land uses they are intended to serve.

Policy 9.2: Ensure the availability of suitable land for utility facilities necessary to support future development through a combination of City acquisition and/or developer donation of needed utility sites.

Policy 9.3: Protect existing and planned water wells and wellhead protection areas shown in Exhibit 6 public potable water wellness through the continuing efforts of the City's Water Division in cooperation with Miami-Dade County and the South Florida Water Management District.

Policy 9.4: Make every effort in coordination with the Miami-Dade County School Board, to co-locate public facilities such as parks, libraries and community centers adjacent to existing and future school sites.

Policy 9.5: 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 and consistent with adopted level of service standards.

Policy 9.6: Consistent with public health and safety, sanitary sewer, solid waste, drainage and water supply, potable water facilities shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the City shall consult with any applicable water supplier to determine

whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by City of a certificate of occupancy or its functional equivalent.

Policy 9.7: If school facilities are located in the vicinity of the HARBMZ, the City shall coordinate with the School Board and HARB regarding co-location of public facilities.

Policy 9.8: The extension of the City's roadway network shall be supported with the provision for utility corridors to serve the City's growth areas.

Policy 9.9: Address future traffic level of service (LOS) deficiencies shown in Exhibits 4 and 5 through the implementation of the 5-Year Schedule of Capital Improvements as updated and development order LOS requirements.

Policy 9.10: Work in partnership with private development to expand the City's bicycle path system consistent with the proposed improvements shown in Exhibit 3.

Objective 10: Hurricane Evacuation and Mitigation

Ensure that development and redevelopment are consistent with hurricane evacuation plans.

Measure 1: ~~All new development shall be reviewed to ensure consistency with approved hurricane evacuation plans.~~

Measure 2: ~~Adopt~~ Maintain hurricane mitigation measures that are consistent with the Miami-Dade County Local Mitigation Strategy (LMS) and facilitate the approved evacuation plans.

Policy 10.1: Development orders for new development and redevelopment shall be consistent with local and regional hurricane evacuation plans where applicable.

Policy 10.2: Mitigate any identified deficiencies in storm damage resistance of critical public facilities and construct new facilities, if needed, to assist in the City's evacuation plans.

Objective 11: Hazard Mitigation and Post-Disaster Redevelopment

To the extent financially feasible, incorporate all prudent hazard mitigation needs and post-disaster redevelopment procedures into the City's capital improvement planning and Land Development Code.

Measure: Number of capital improvement projects and/or amendments to the land development code successfully implemented to address hazardous mitigation needs and post disaster redevelopment procedures.

Policy 11.1: Amendments to the Future Land Use Element and the Future Land Use Map (Exhibit 1) shall be reviewed to ensure consistency with the recommendations of any future interagency hazard mitigation reports. Amendments may be approved which are inconsistent with the recommendations where there is an overriding public interest.

Policy 11.2: Periodically analyze and address any hazard mitigation deficiencies of the City's buildings and infrastructure in formulating the annual budget and five-year capital improvement program.

Policy 11.3: ~~Incorporate all necessary post-disaster redevelopment policies and procedures into the Land Development Code by 2003.~~

Objective 12: Green Building and Design

Encourage and promote green building and land development principles, in order to increase long-term sustainable resource management that benefits both the environment and the community.

Measure: Number of programs and/or initiatives successfully implemented.

Policy 12.1: Explore the possibility of implementing a green building program that requires and/or provides incentives for buildings in the City to receive LEED (Leadership in Energy and Environmental Design) or FGBC (Florida Green Building Coalition) certification.

Policy 12.2: Develop and implement a Green Master Plan by the year 2010, in order to incorporate sustainable resource management into Homestead's land development, building practices and internal policies.

Policy 12.3: Promote the use of cost effective energy conservation, energy-demand management and renewable energy technologies in buildings and community design.

Policy 12.4: Develop a public awareness program that educates residents about existing available resources and of the techniques and benefits of green building and design, in order to promote environmental protection.

Policy 12.5: Encourage the collaboration and cooperation with other government entities, agencies and stakeholders, in order to share information on new developments and available resources for sustainable planning and construction, and facilitate new and innovative green programs within Homestead and region-wide.

Policy 12.6: Encourage smart growth strategies that naturally combat global warming such transit-oriented mixed-used development, pedestrian-oriented design, increased street connectivity and higher densities in appropriate locations.

Objective 13: Homestead Air Reserve Base (HARB) Coordination

Ensure that future development around the Homestead Air Reserve Base (HARB) protects the public health, safety and welfare by maintaining compatibility with current and foreseeable training operations and minimizing land use conflicts resulting from exposure to the nuisances and safety risks of aircraft use.

Measure: Number of policies and/ or programs successfully adopted.

Policy 13.1: Adopt the Homestead Air Reserve Base Military Zone (HARBMZ) as an overlay of the Future Land Use Map. The HARBMZ is to consist of a series of sub-areas of geographic concern around the HARB: including noise contours of 65 DNL or higher; Clear Zones, Accident Potential Zones I and Accident Potential Zones II.

Policy 13.2: Examine the feasibility of establishing a by-right transfer of development rights (TDRs) program in coordination with Miami-Dade County to shift incompatible growth away from the HARB's high noise and air safety zones. Eligible receiving areas might include areas designated for economic development or redevelopment, such as Empowerment Zones, Enterprise Zones, CRA districts, and the South Dade Express Busway corridor.

Policy 13.3: Seek out conservation partnerships with other regional stakeholders, including Miami-Dade County, the Air Force, the South Florida Water Management District, the State of Florida and other non-profit conservation entities, such as the Nature Conservancy to secure conservation easements or purchase development rights from willing sellers of environmentally sensitive lands inside the HARB's high noise and air safety zones.

Policy 13.4: Develop a process that requires the dedication of an aviation easement for new residential uses within the HARBMZ.

Policy 13.5: Develop standards for exterior lighting that minimize unnecessary uplight around in the HARBMZ.

Policy 13.6: Inform developers of required sound reduction practices for all noise sensitive uses within contours of 65+ DNL of the HARBMZ.

Policy 13.7: Create and or/ maintain position for a non-voting ex-officio member on the City's Planning and Zoning Board, to advise on the comprehensive plan, plan amendments, and land development regulations that would affect the intensity, density, or use of the land adjacent to or in close proximity to the HARB.

Policy 13.8: Establish a zoning district overlay for new development in the HARBMZ in coordination with Miami-Dade County.

Policy 13.9: The City shall update the Homestead Comprehensive Airport Zoning Ordinance Sec. 30 – 6 adopted Aug. 19, 1991 to consider the most current Air Force AICUZ compatibility standards.

Objective 14: Protect the City's Unique Ambiance and Character

Protect and enhance the City's unique ambiance and character by continuously improving neighborhoods and special districts through effective code enforcement, community outreach, and implementation of special area plans, programs and studies striving to improve the unique character of the City.

Measure 1: Number of code violations annually.

Measure 2: Number of policies and/or programs successfully implemented.

Policy 14.1: Protect the character of the City's neighborhoods and special districts through effective code enforcement.

Policy 14.2: Develop an advisory board for each of the planned neighborhoods and special districts to encourage community participation and information sharing in the protection of these neighborhoods/areas.

Policy 14.3: Implement the strategies and recommendations of the Northwest Neighborhood Plan (2007).

Policy 14.4: Improve land use mix and compatibility in the Southwest Neighborhood Redevelopment Plan (SWNRP) by eliminating incompatible uses.

Policy 14.5: Coordinate with Homestead's Community Redevelopment Agency (CRA) and the City of Florida City, to explore the feasibility of conducting a joint corridor plan for the streetscape improvements, design theme and uses along Lucy Street.

Future Land Use Map (FLUM)

The City of Homestead's Future Land Use Map (FLUM) was presented previously in Exhibit I. In developing the FLUM, every attempt was made to provide clear boundaries between land use designations within constraining factors such as the map scale and the accuracy achievable using the City's mapping resources. Wherever possible, designation boundaries follow natural and manmade landmarks such as roads, railway rights-of-way and canals. In addition, the theoretical extension of existing roads can be used to locate land use designation boundaries in some cases.

The Director of the Development Services Department shall make interpretations relating to the location and extent of land use designations on the FLUM. Appeals of the Director's rulings shall be made to the Planning and Zoning Board for recommendation to the City Council. The City Council's decision in these matters shall be final.

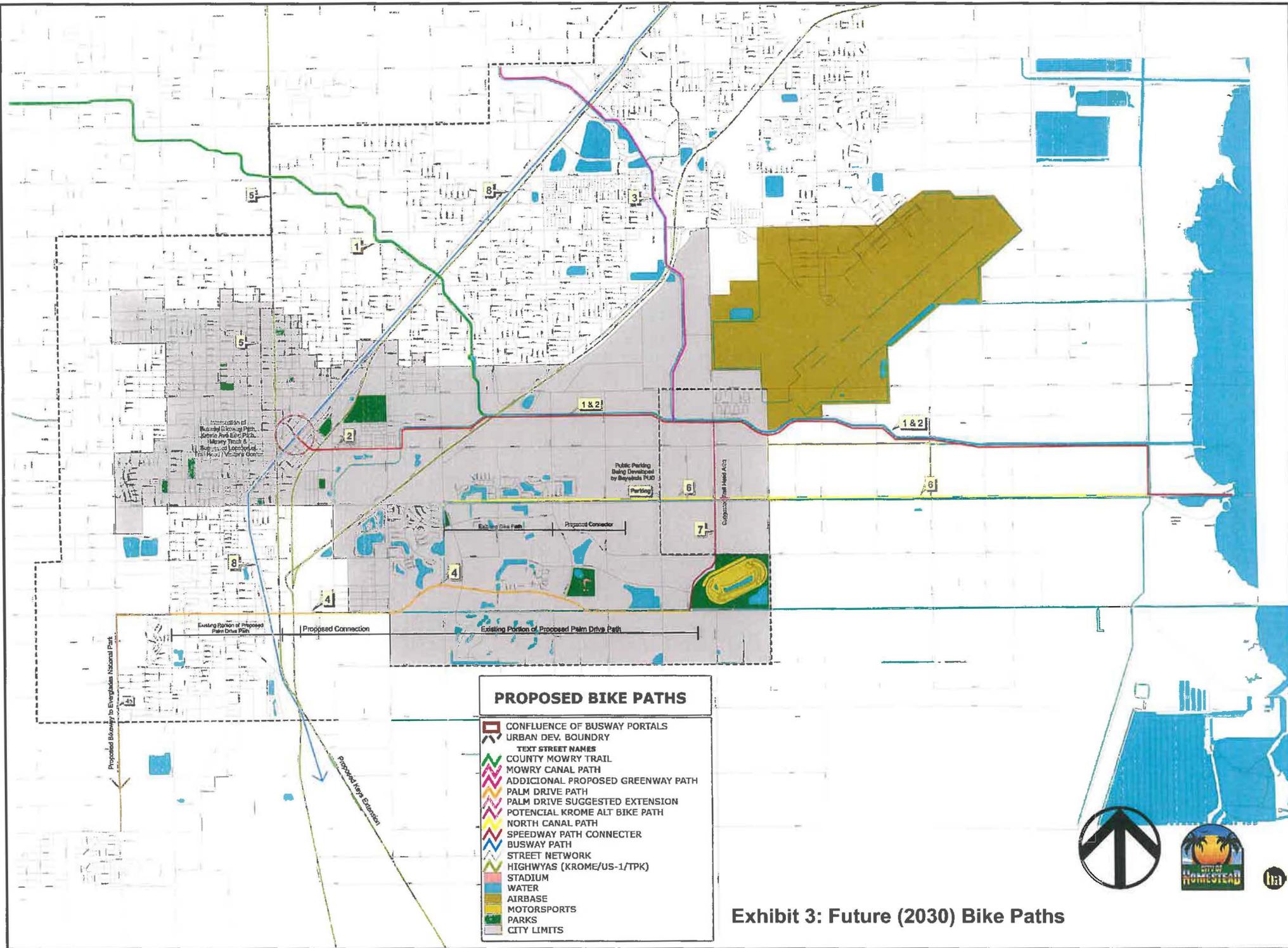
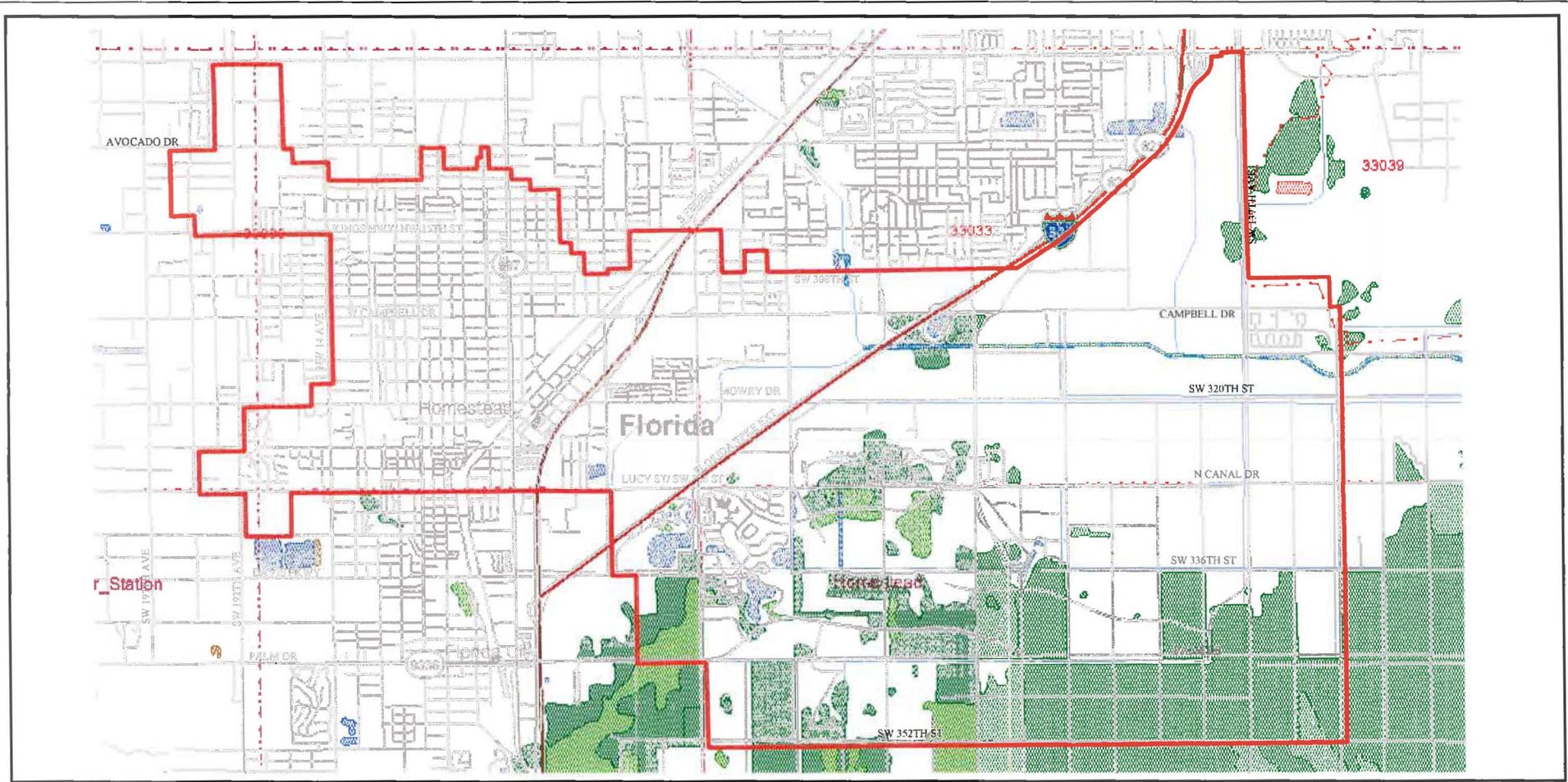


Exhibit 3: Future (2030) Bike Paths



Source: US Fish & Wildlife Service National Wetlands Inventory, 2009



- LEGEND**
- Homestead City Boundary
- WETLAND TYPE**
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland

- Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine
- NHD Streams**

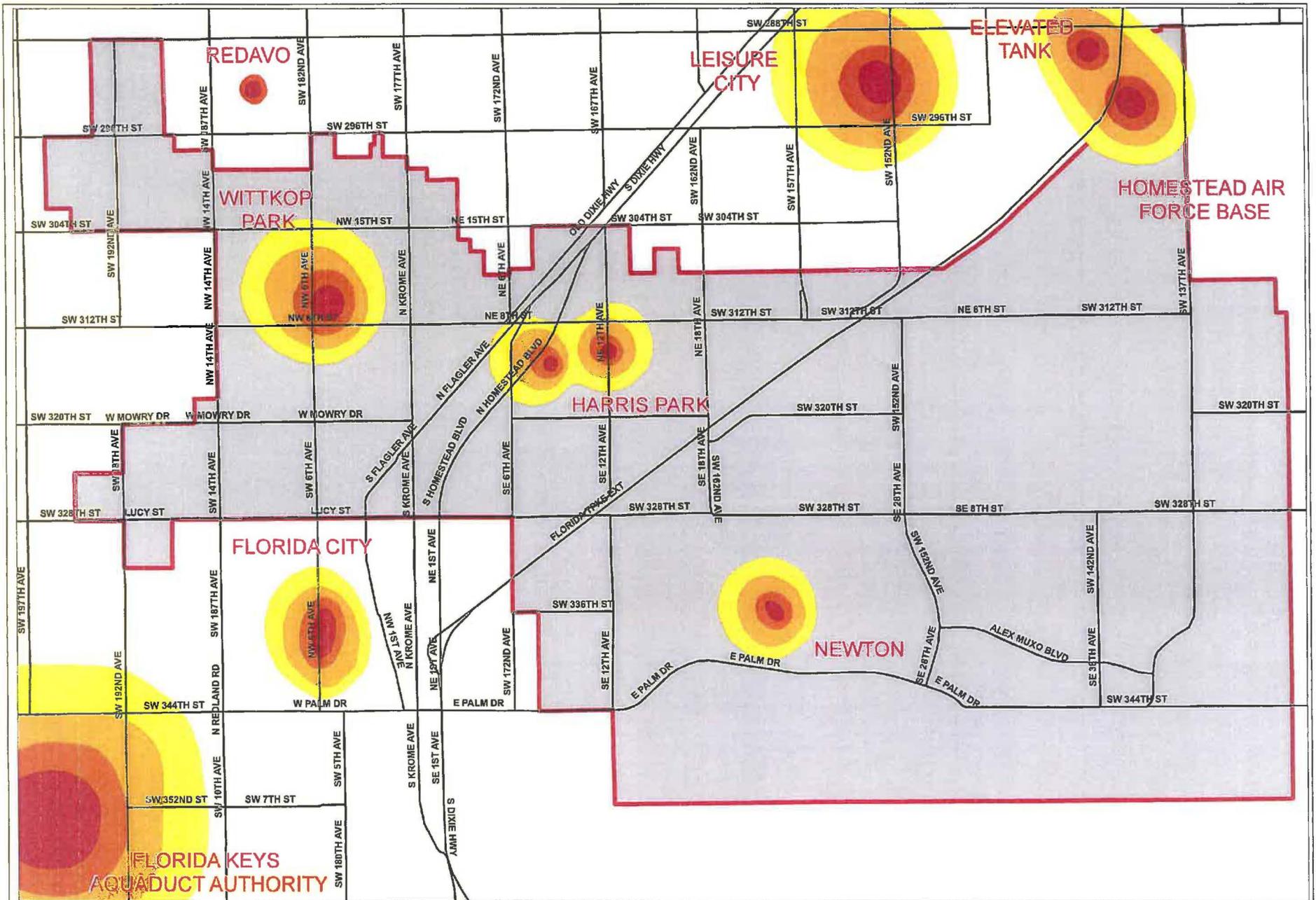
Exhibit 4: WETLANDS MAP



Prepared:
April, 2010

Prepared by:





- Property
- City Boundary
- City Roads
- Turnpike

— major

TRAVELTIME	
	10 Day
	30 Day
	100 Day
	210 Day

©11 Copyright 2001 Dade County, Florida. All rights reserved. This map is for informational purposes only and does not constitute a warranty. The user assumes all liability for any use of this map. The user assumes all liability for any use of this map. The user assumes all liability for any use of this map.

Existing and Planned Waterwells & Wellhead Protection Areas Map

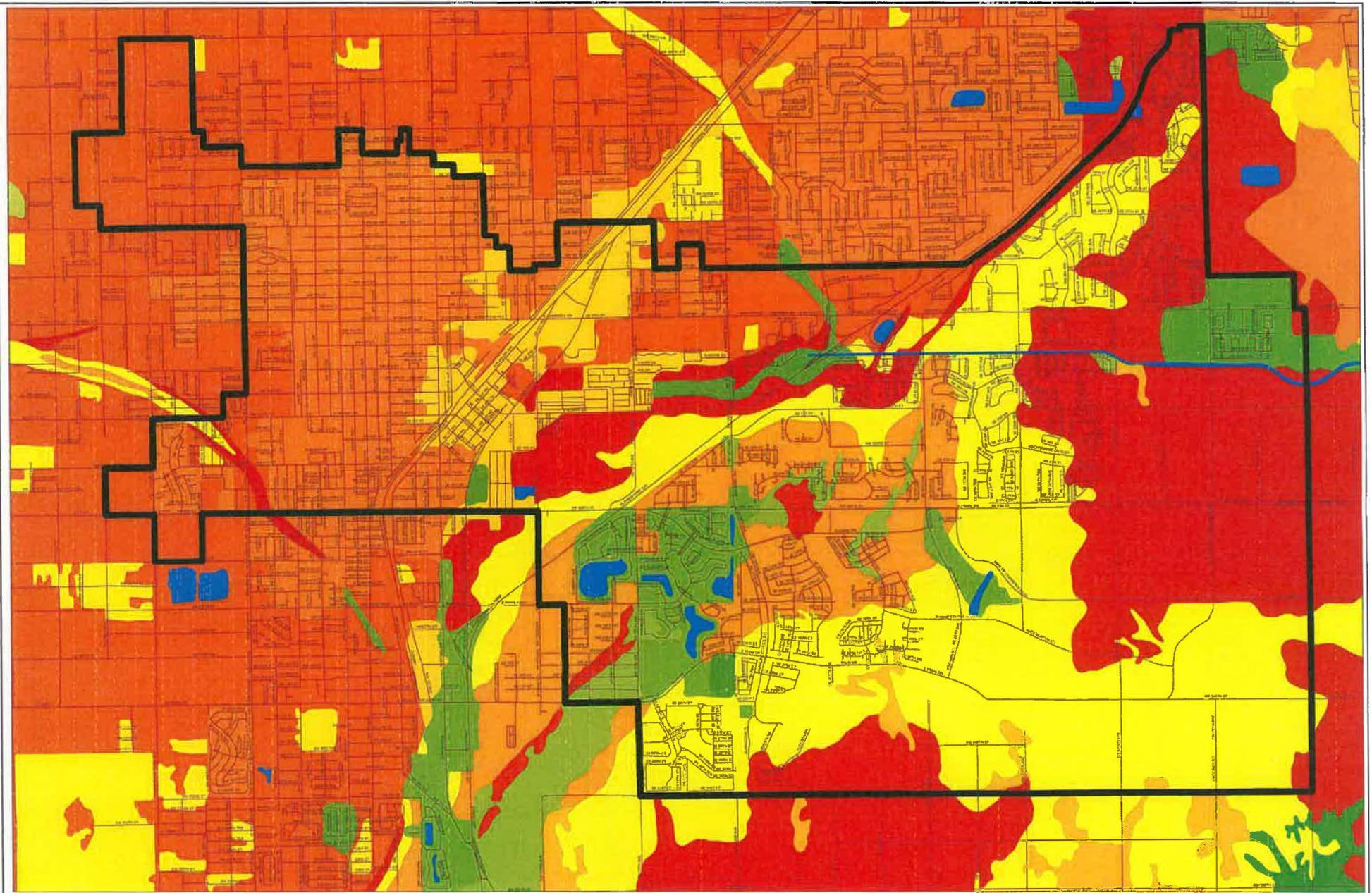
These maps are not for official use. For verification of the zoning or land use on a property please contact the development services department.



Exhibit 6

August 2009





Legend

- CityBoundary
- CityRoads

SOIL TYPES

- | | | |
|--|-------------------------------|--|
| BISCAYNE GRAVELLY MARL, DRAINED | CHEYENNE VERY GRAVELLY LOAM | TERRA CEIA MUCK, TIDAL |
| BISCAYNE MARL | KROME VERY GRAVELLY LOAM | UDORTENTS - WATER COMPLEX |
| BISCAYNE MARL, DRAINED | LAUDERHILL MUCK, DEPRESSIONAL | UDORTENTS, LIMESTONE SUBSTRATUM - URBAN LAND COMPLEX |
| CARDSOUND SILTY CLAY LOAM - ROCK OUTCROP COMPLEX | METECUMBE MUCK | UDORTENTS, LIMESTONE SUBSTRATUM, 2 TO 5 PCT SLOPES |
| | PENNSUCO MARL | UDORTENTS, MARL SUBSTRATUM - URBAN LAND COMPLEX |
| | PENNSUCO MARL, DRAINED | URBAN LAND |
| | PENNSUCO MARL, TIDAL | WATER |
| | PERRINE MARL | |
| | PERRINE MARL, DRAINED | |

Data Source: South Florida Water Management District

**Exhibit 7
Soils and Minerals**

These maps are not for official use. For verification of the zoning or land use on a property please contact the development services department.



"All Copyright 2011 Clark County" and all its content is subject to various conditions, but not limited to the explicit measures of MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE or made. The user assumes all risks in providing, using, and using services hereon and that is issued to utilize the services hereon at user's own risk, and the user shall be responsible for any damages or loss of any kind resulting from the use of the services hereon.



II. TRANSPORTATION ELEMENT

GOAL

Provide a safe, convenient and efficient multi-modal transportation system for Homestead residents and visitors by constructing necessary transportation improvements and coordinating with proposed new developments, Miami-Dade County and the State of Florida.

Objective 1: Support Downtown, ~~and~~ the Southwest Fourth Street Corridor Revitalization, and the Southwest Neighborhood.

Promote transportation improvements, which will support and enhance revitalization of the Downtown District, Southwest Fourth Street Commercial Corridor, Pioneer Commerce Park, and the ~~residential elements of the~~ Southwest Neighborhood.

Measure: Construction, in a timely manner, of transportation improvements in and around the downtown area contained in the Schedule of Capital Improvements.

Policy 1.1: Improve pedestrian and vehicular linkages from U.S. 1 to the Historic Business District.

Policy 1.2: Continue to examine the feasibility of public-private partnerships to provide parking lots in, or very near, the Downtown Historic Business District and the SW 4th Street Commercial Corridor to compensate for future development, which may utilize the zoning incentives in the District and/or Corridor permitting waivers of private parking areas.

Policy 1.3: Establish preferred alternate bicycle and traffic routes in accordance with the historic character of Krome Avenue through the implementation of commercial development standards. Plan and design elements of the Urban Transit Village Project (see Transportation Element of "Part 2: Data and Analysis" document for description) including pedestrian links throughout the redevelopment area.

Policy 1.4: Work with the FDOT and MPO to identify funding for the Krome Alternate Route on construction of improvements recommended in the Krome Avenue Truck Bypass and the Northwest/Southeast Connector projects by 2004+9, and initiate construction of those improvements by 2006. [ORD NO. 2005-07-28, 7/5/05].

Objective 2: Maintain Existing Roads

Improve the maintenance, repair and other service aspects of existing roadways in the City.

Measure: Timely implementation of traffic system maintenance and repair projects in the Schedule of Capital Improvements.

- Policy 2.1:** Resurface, on a regular schedule, badly worn roads and streets in the City.
- Policy 2.2:** Identify areas where poor drainage adversely impacts travel and improve the drainage systems in and around these areas.
- Policy 2.3:** Promote intergovernmental coordination with agencies having jurisdiction over roads with the City's roadway network in order to effectively manage and monitor maintenance issues and facility improvements.

Objective 3: Enhance Regional Access

Promote traffic and transit improvements which enhance regional access to and from other parts of Miami-Dade County.

- Measure:** Timely implementation of regional system improvement projects in the Five-Year Schedule of Capital Improvements.
- Policy 3.1:** Encourage the Florida Department of Transportation (FDOT) and Miami-Dade County to improve the shoulders of Krome Avenue (177th Avenue) to increase safety.
- Policy 3.2:** Coordinate with Miami-Dade County Transit and the MPO in order to facilitate ongoing operations of South Miami-Dade Busway stops within the City.
- Policy 3.23:** ~~Work with Miami-Dade County to keep the exclusive Busway project on schedule for construction 2001.~~
- Policy 3.3:** Coordinate with Miami-Dade Transit and the MPO to promote east-west connections to the busway system.
- Policy 3.34:** ~~Coordinate~~ Continue coordination efforts with Miami-Dade County to improve east-west access to the Homestead General Aviation Airport from U.S. 1.
- Policy 3.45:** Work with the Miami-Dade Transportation Administration and HARB to improve transit linkages between Homestead and the Air Reserve Base, as well as high capacity transit service on race event days between the Motorboats Complex and areas outside of Homestead.
- Policy 3.56:** Coordinate with FDOT and Miami-Dade County to evaluate and consider the feasibility of a proposed interchange at Lucy Street and the Turnpike. ~~{ORD NO. 2005-11-35, 11/21/05}.~~

Objective 4: Provide Multi-Modal Transportation System

Provide for a safe, convenient and efficient multi-modal transportation system through the enforcement and adopted level-of-service standards, annual review and update of the

Comprehensive Plan under the leadership of the Planning and Zoning Board, in their capacity as the Local Planning Agency (LPA), and in cooperation with State, county and regional agencies.

Measure: Enforcement of adopted roadway level-of-service standards and construction of planned transportation system improvements.

Policy 4.1: The following minimum roadway level-of-service (LOS) standards are adopted within the Homestead city limits:

<u>Road Type</u>	<u>Peak Hour LOS</u>
State Freeway	D
State Principal Arterials	D
State Minor Arterials	E
County Arterials and Minor Collectors	E
City Roads and Streets	E

Policy 4.2: Enforce the adopted roadway LOS standards through appropriate development review conditions, and timely construction of capital improvements necessary to alleviate LOS deficiencies and provide service capacity for future growth.

Policy 4.3: ~~Continue to include bicycle and pedestrian ways in the planning of transportation facilities such as the Urban Transit Village Project. Work with the Miami-Dade Greenway Network Demonstration Project on the planning and development of the Biscayne Wilderness Trail & Everglades trail. Provide a pedestrian network for all major destinations within the City including schools, public institutions, the Downtown District and areas containing or generating pedestrian traffic.~~

Policy 4.4: ~~Ensure minimum right of way widths are preserved in new development and redevelopment projects in order to provide for an adequate regional roadway network. Minimum right of width requirements are as follows:~~

<u>Road Type</u>	<u>Right of way Width</u>
Limited Access/Controlled	325' (Width may vary)
Arterials	200' 106'
Collectors	94' 70'
One Way Pair	54' 42'

Policy 4.4: Proposed developments shall be in compliance with the designated lanes as set forth within the City's Future Transportation Map (Figure II-1).

Policy 4.3-5: Work with the Miami-Dade Greenway Network Demonstration Project on the planning and development of the Biscayne Wilderness Trail & Everglades Trail.

Policy 4.6: Provide an integrated bicycle system consistent with the Parks Master Plan and Exhibit 3 in the Future Land Use Element that includes east-west corridors within the City that intersect with the South Miami-Dade Busway.

- Policy 4.47:** The transit level-of-service for the City of Homestead is established as the current (3-2001) route configuration and headways provided by the Miami-Dade Transit Authority. ~~via Routes #35, #38 and #70 now serving the city.~~
- Policy 4.58:** Use all financial resources available and work with the Florida Department of Transportation, Metropolitan Planning Organization, Miami-Dade County Public Works Department and the Miami-Dade Transit Authority to implement the improvements indicated on the Future Transportation Map (Exhibit 3) and improve and expand transit service, including the South Miami-Dade Busway, consistent with the established level-of-service.
- Policy 4.9:** Apply the Fair-share Mitigation Program to all developments in the City that do not meet the requirements of the City's Concurrency Management System.
- Policy 4.10:** Improve the multimodal connectivity within the transportation network by completing comprehensive section line roadway and parallel roadway planning in undeveloped areas in order to provide and implement greater east-west mobility.
- Policy 4.11:** Establish strategies to efficiently interconnect the local network for local traffic as an alternative to use of Florida Intrastate Highway System roadways.
- Policy 4.12:** The City will Revise, update, and provide continued implementation of its Concurrency Management System.
- Policy 4.13:** Create programs that will promote the use of public transportation.
- Policy 4.14:** Coordinate with the Florida Department of Transportation (FDOT) and Miami-Dade County on Transportation System Management (TSM) strategies to reduce the number of crashes on state and county roadways and intersections with high crash incidence in Homestead.
- Policy 4.15:** Work with FDOT and Miami-Dade County regarding Congestion Management System (CMS) activities and support safety recommendations derived from the CMS program on all state and county roads in Homestead.
- Policy 4.16:** Address any LOS deficiencies identified in the 2013 and 2030 Future Traffic Conditions Maps, Exhibits 4 and 5 respectively in the Future Land Use Element (FLUE), through implementation of the 5-Year Schedule of Capital Improvements and development order requirements.

Objective 5: Coordinate With Future Land Use Patterns

Coordinate the transportation system with the future land uses shown on the Future Land Use Map (FLUM).

- Measure:** Regular review and update of the Comprehensive Plan under the leadership of the Planning and Zoning Board (also designated as the Local Planning Agency).
- Policy 5.1:*** Implement an access management plan to control connections and access points of driveways and streets to roadways through development review and building permit processes as provided for in the Homestead City Code. In no instance shall a substandard roadway LOS alone serve as a basis to deny issuance of a development order authorizing residential development at a density at or below 2.5 dwelling units per acre, or one single family home per parcel platted prior to the effective date of the initial (previous) Homestead Comprehensive Plan prepared pursuant to the 1985 State Planning Act and Administrative Rule 9J-5
- Policy 5.2:*** Proposed land use changes shall be consistent with the Transportation Element and will maintain roadway LOS standards. If a proposed change will violate LOS standards, then traffic improvements must be adopted concurrent with the change which will maintain LOS standards.
- Policy 5.3:*** Coordinate with Future Land Use Element to encourage land uses which promote public transportation in designated public transportation corridors.
- Policy 5.4:*** Examine the feasibility of implementing a Transportation Concurrency Area by the year 2012 along US-1 to promote mixed-use development along the busway.
- Policy 5.5:*** Coordinate roadway enhancements resulting from new development and redevelopment with the City's of Homestead Transportation and Transit Master Plan.
- Policy 5.6:*** Krome Avenue, US-1, Turnpike (H.E.F.T), SW 312th Street, SW 328th Street, and SW 344th Street will be improved according to the Schedule of Capital Improvements which will be updated annually to include projects on these facilities to reduce existing deficiencies, replace obsolete facilities and include projects to meet future demand.
- Policy 5.7:*** Provide parallel roadways to effectively distribute projected traffic demand; by utilizing main corridors such as Flagler Avenue as an alleviator for US I; utilizing two proposed frontage roads to alleviate traffic on Campbell Drive; and utilizing SW 187th Avenue to alleviate projected traffic demands on Krome Avenue.
- Policy 5.8:*** Utilize a Concurrency Management System to monitor future mobility needs and existing deficiencies.
- Policy 5.9:*** The City shall follow a methodology adopted by ordinance for calculating proportionate fair share mitigation for transportation impacts.

Policy 5.10: The City will continue implementing Transportation Demand Management Programs to modify peak hour travel demand and to reduce the number of vehicle miles traveled per capital within the City and region.

Policy 5.11: The City will continue to pursue implementation of transportation system management strategies to improve overall system efficiency and enhanced safety.

Policy 5.12: The City will continue to establish Transportation Demand Management Strategies and design guidelines within the land development code that are multimodal in scope, to address mobility and parking needs within development projects and to ensure accessibility of new development to transit.

Policy 5.13: Continue to provide appropriate standards for parking, as well as internal circulation within development plans in order to ensure safe and efficient mobility within commercial, residential, and mixed use projects.

Policy 5.14: Continue to monitor the City's transportation system using numerical indicators such as annual transit trips per capita and automobile occupancy rates.

Objective 6: Coordinate With Other Transportation Entities

Continue to coordinate with the plans and programs of the Miami-Dade County Metropolitan Planning Organization (MPO), Miami-Dade Transportation Administration, Florida Department of Transportation and any other appropriate resource planning and management agency.

Measure: Regular coordination meetings (minimum semi-annual) with county and state transportation agency staff.

Policy 6.1: Hold regular staff level meetings with the Miami-Dade County MPO to coordinate the City's regional transportation needs and help establish appropriate priorities for those needs in the County's Transportation Improvement Program (TIP). One major focus of this coordination effort will be to ensure that the primary arterial connections between the City of Homestead and other urban centers in Miami-Dade County are adequate to accommodate future growth through the year ~~2020~~ 2030.

Policy 6.2: Maintain coordination contacts with the Miami-Dade Transportation Administration regarding necessary transit service improvements for the Homestead area.

Policy 6.3: Prepare and transmit input for the annual update of the Florida Five-Year Transportation Work Program. Meet with State (Miami) District staff as needed to properly prioritize the City's state road improvement needs in the Program.

Policy 6.4: Coordinate with Miami-Dade Transit to prioritize funding and implementation of a Campbell Drive Connector and additional bus routes within the City.

Policy 6.5: Continue coordination and planning efforts with the County’s Emergency Management office in order to provide safe and efficient hurricane or disaster evacuation for residents of the City of Homestead, Florida City and Monroe County.

Objective 7: Protect Right-Of-Ways

Provide for the protection of existing and future rights-of-way from development encroachment.

Measure: Acquisition and protection of needed rights-of-way through the planning, development review and building permit processes.

Policy 7.1: Establish measures for the acquisition and preservation of appropriate existing and future rights-of-way under the leadership of the Planning and Zoning Board (also the LPA) and the Homestead Transportation and Transit Plan.

Policy 7.2: Enforce the right-of-way width standards contained in the Homestead Land Development Code.

Policy 7.3: Establish and adopt a right-of-way protection map based on the results of the Homestead Transportation and Transit Master Plan.

Policy 7.4: Continue to protect existing and future street rights-of-way from encroachment by new development and redevelopment. The City will use the development review process to protect the existing and proposed street rights-of-way through dedication requirements and platting.

Objective 8: Coordination with Air Reserve Base

Coordinate with the Homestead Air Reserve Base to ensure consistency and compatibility with the City’s transportation system, land development code, and comprehensive plan

Measure: Regular coordination at least quarterly, with Homestead Air Reserve Base in regard to land use and zoning.

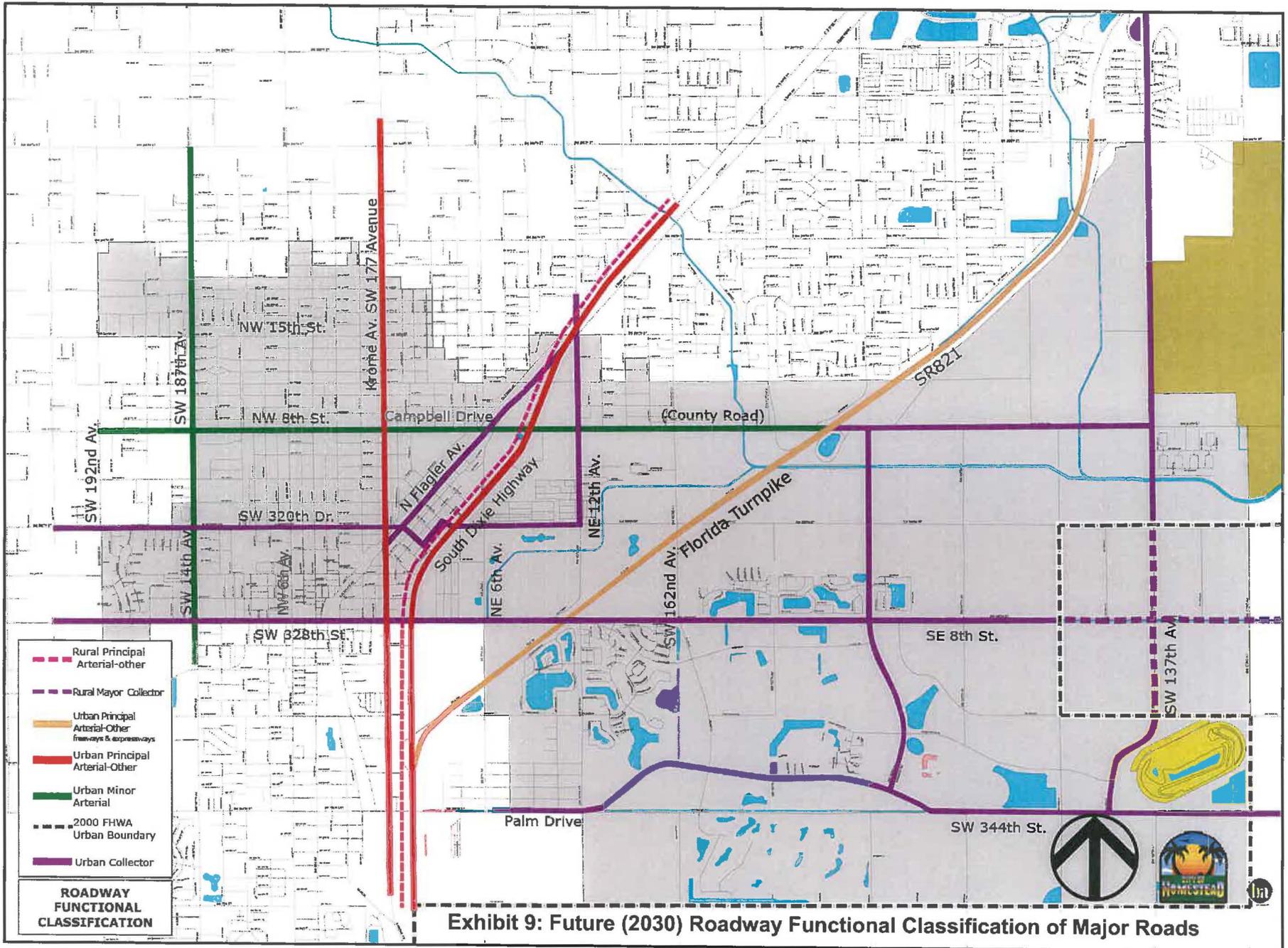
Policy 8.1: No obstructions to aircraft operations or air navigation shall be erected in the Air Force Reserve Base clear zones nor be allowed to penetrate the approach surface, transition surfaces, horizontal surfaces, or conical surfaces. The Homestead Air Reserve Base most recent Air Installation Compatibility Use Zone (AICUZ) study will be used to establish the aforementioned zones and surfaces.

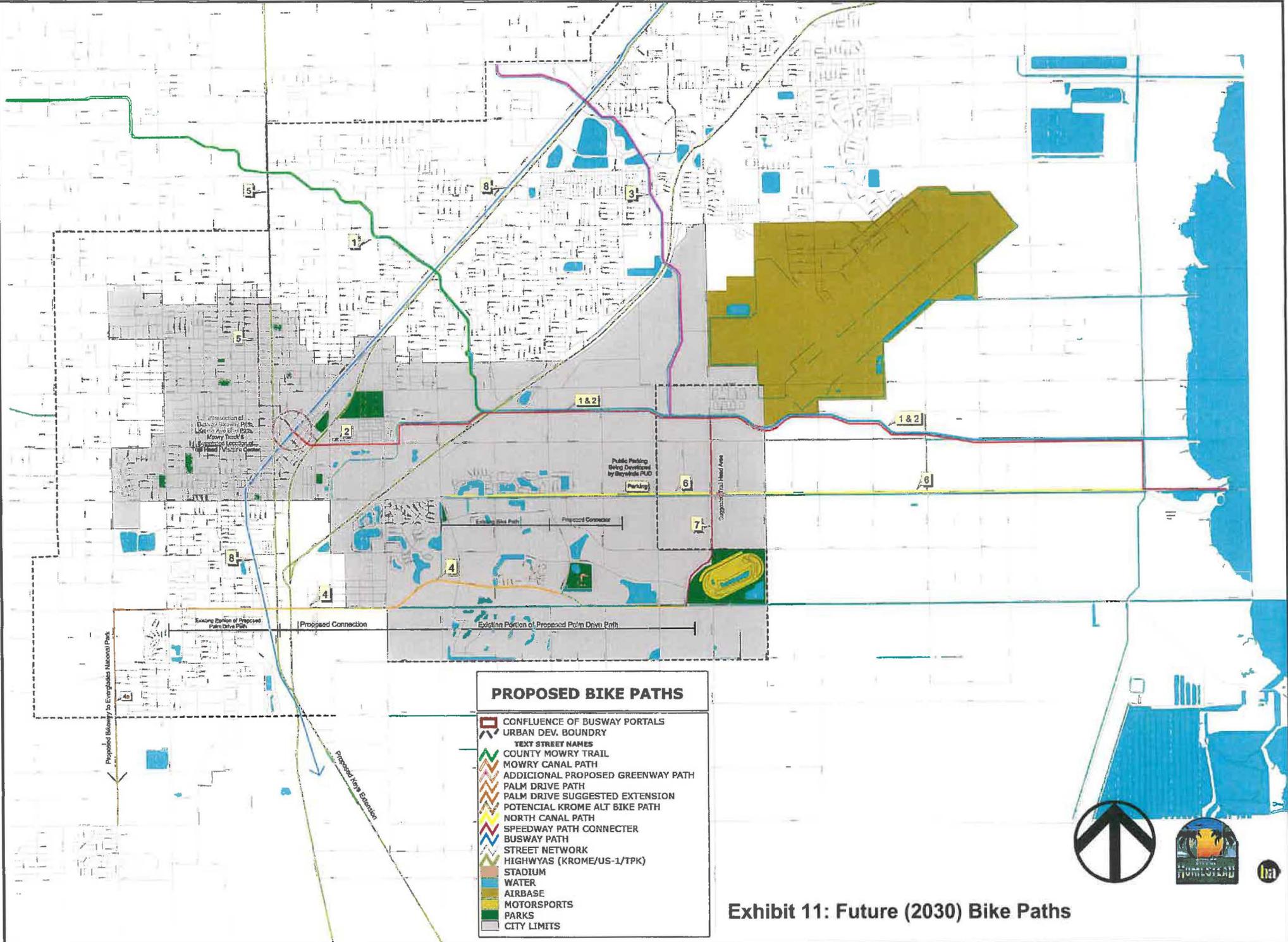
Policy 8.2: Enforce the Flight Path Protection Ordinance as adopted on October 15, 1990, and future updates to this Ordinance, and outlined in Chapter 333, Florida Statutes, as amended.

Policy 8.3: Coordinate with the Homestead Air Force Reserve Base (HARB), the protection and conservation of natural resources.

Policy 8.4: As appropriate, coordinate surface transportation with the Homestead Air Reserve Base to ensure security and access for military personnel and employees.

Policy 8.5: Coordinate with Homestead Air Reserve Base in regard to the transportation system in connection with designated accident potential and noise zones.



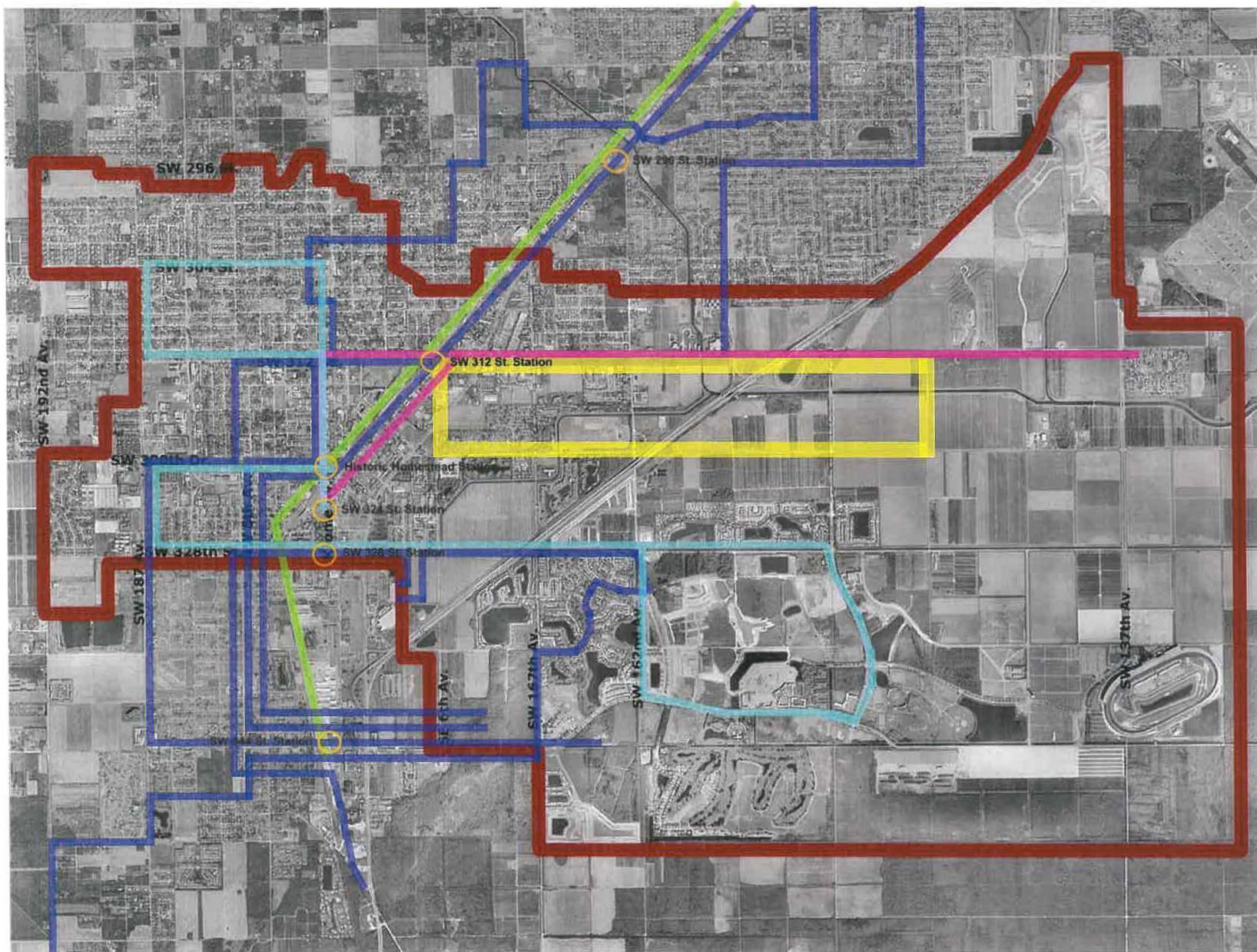


PROPOSED BIKE PATHS

- CONFLUENCE OF BUSWAY PORTALS
- URBAN DEV. BOUNDRY
- TEXT** STREET NAMES
- COUNTY MOWRY TRAIL
- MOWRY CANAL PATH
- ADDITIONAL PROPOSED GREENWAY PATH
- PALM DRIVE PATH
- PALM DRIVE SUGGESTED EXTENSION
- POTENTIAL KROME ALT BIKE PATH
- NORTH CANAL PATH
- SPEEDWAY PATH CONNECTER
- BUSWAY PATH
- STREET NETWORK
- HIGHWAYS (KROME/US-1/TPK)
- STADIUM
- WATER
- AIRBASE
- MOTORSPORTS
- PARKS
- CITY LIMITS

Exhibit 11: Future (2030) Bike Paths

Exhibit 12: Existing and Future (2030) Transit Network



-  Existing Transit Network
-  Programmed Busway Extension
-  Proposed Mowry Drive-Campbell Drive Circulator
-  Proposed Campbell Drive Connector (short term improvement)
-  Proposed Krome – North Canal – Palm Drive Connector
-  City limits
-  Transfer Station (Miami-Dade Transit)



Exhibit 13: Homestead Air Reserve Base Noise and Clear Zones

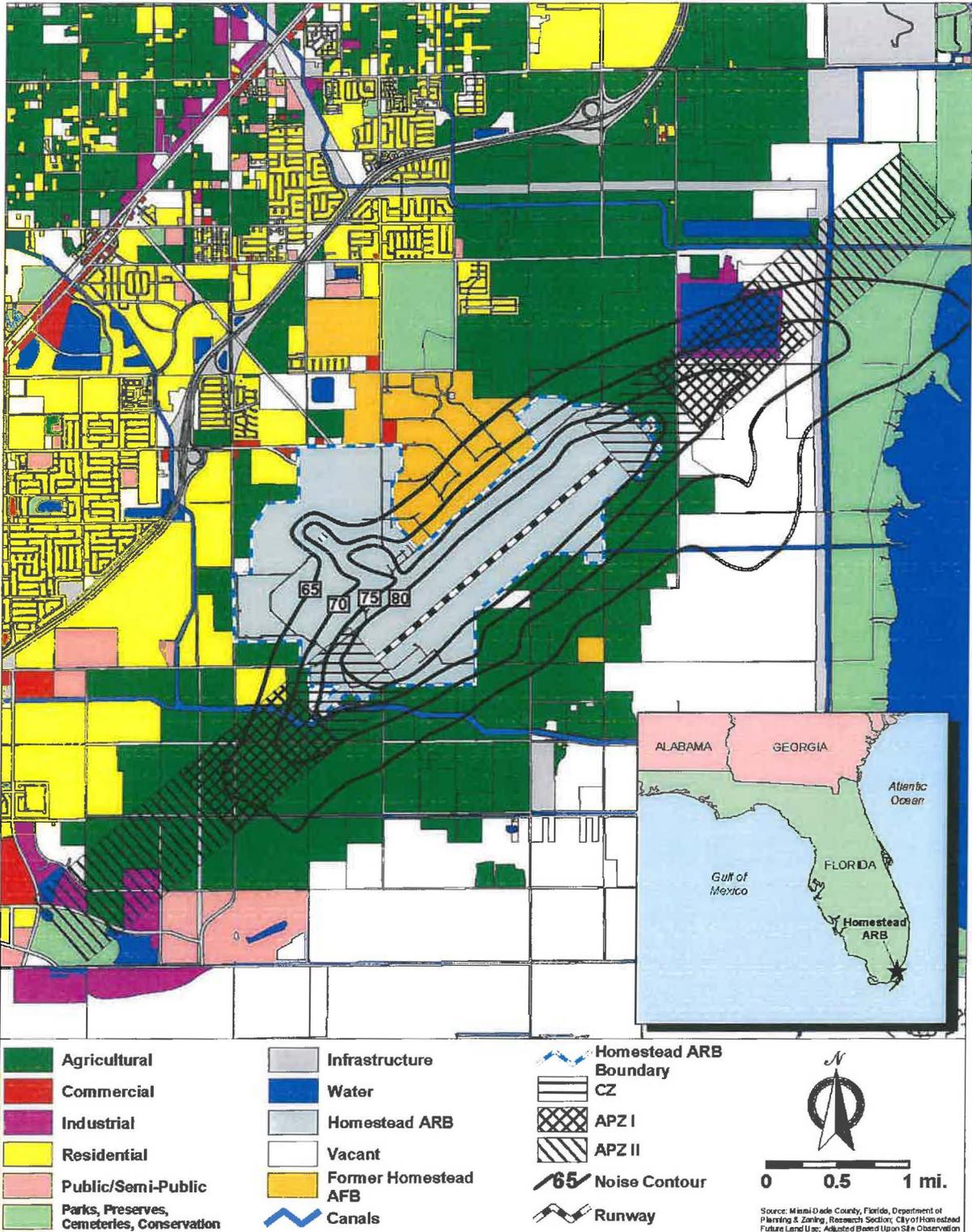




Exhibit 16: Future (2030) Primary Emergency Evacuation Routes

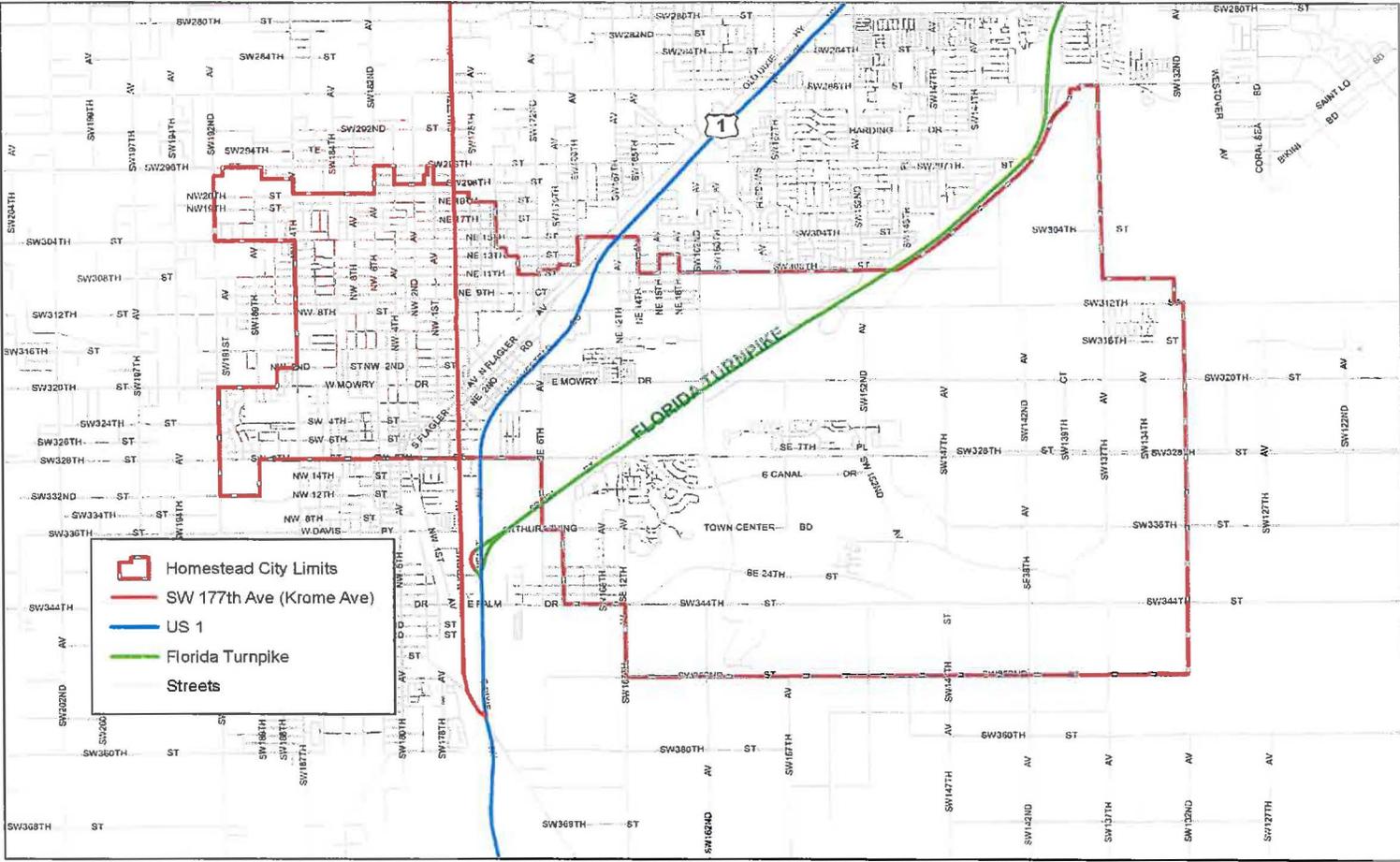
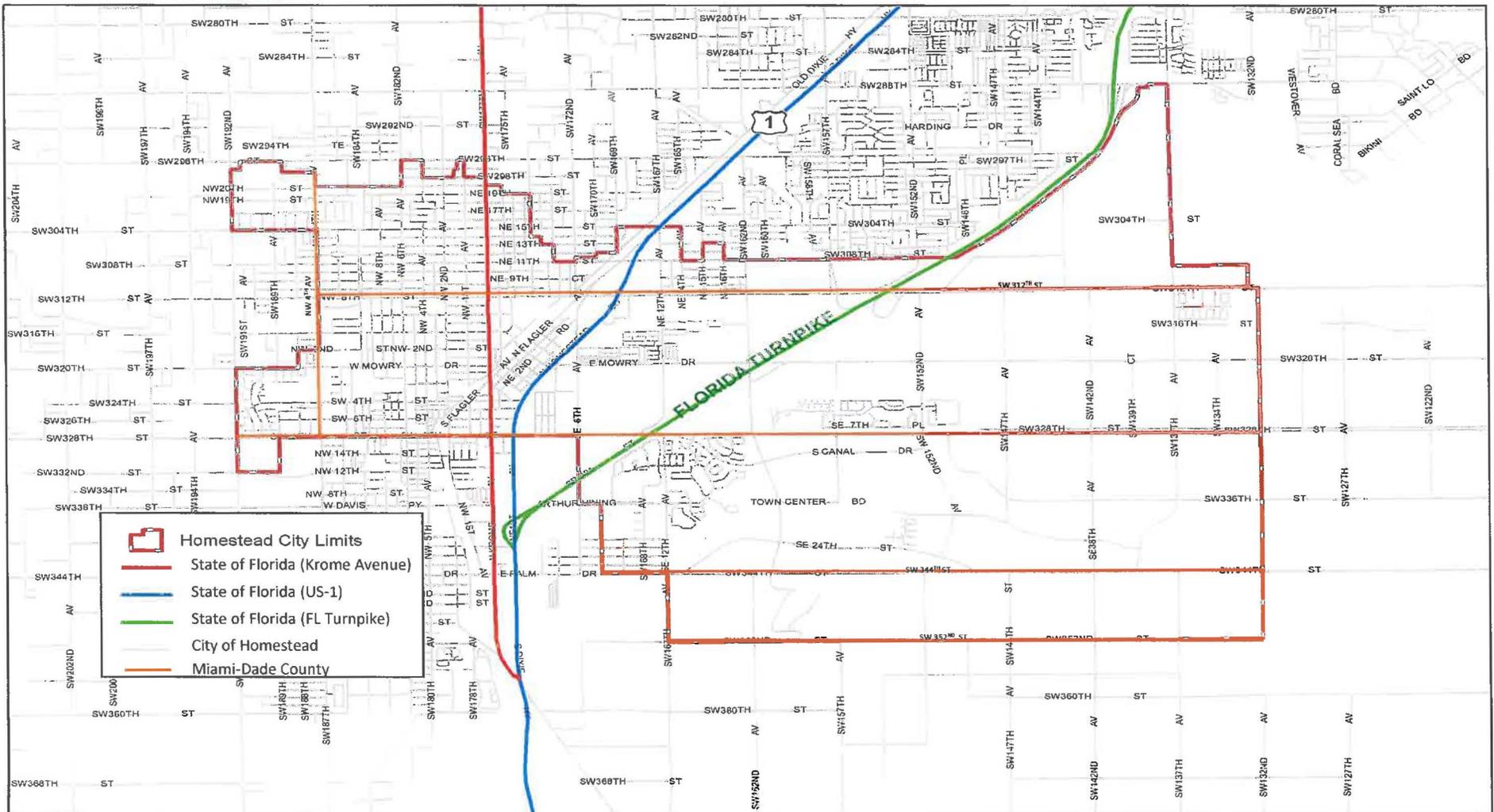




Exhibit 17: Future (2030) Maintenance Responsibility of Roadways



III. HOUSING ELEMENT

GOAL

Provide for the reconstruction, redevelopment and new development of a wide variety of safe, ~~and sanitary~~ and energy efficient housing, with particular emphasis on affordable and special needs housing, to meet the needs of the present and future residents of the City through the ~~implementation efforts~~ of the ~~Homestead Economic and Rebuilding Organization (HERO)~~ Community Redevelopment Agency (CRA), redevelopment plan, participation in appropriate public affordable housing programs, and facilitation of redevelopment projects and new developments.

Objective 1: Affordable Housing Programs

Continue to cooperate with federal, state and county programs, and Community Redevelopment Agency (CRA), ~~which~~ to provide public housing, homeownership, and other forms of assistance for residents in constructing or otherwise obtaining affordable housing within the City of Homestead.

Measure: ~~Five (5) percent increase in central housing information clearinghouse activities per year.~~

Measure 1: Number of new affordable housing units.

Measure 2: Number of persons receiving affordable housing assistance information.

Policy 1.1: Continue to provide, at a central location within City government, comprehensive, clear and concise information relating to all housing assistance programs, administered by the City, ~~HERO~~ CRA, county, state or federal agencies, and which are available to current residents and those considering moving to Homestead.

Policy 1.2: Maintain current affordable housing sources and seek out new programs to provide grants and loans to eligible eCity residents.

Policy 1.3: Maintain and update a program to disseminate information relative to development incentives, financial assistance opportunities and technical assistance to the providers of low and moderate income housing.

Policy 1.4: Housing standards, as required by the City's adopted building code, shall be enforced to ensure the provision of safe and sanitary housing, as well as the stabilization of residential neighborhoods.

Policy 1.5: Maintain a code enforcement program to verify substandard units and implement programs to eliminate substandard housing through rehabilitation, repair, and/or demolition.

- Policy 1.6:*** Substandard housing units shall be identified, in accordance with the City's adopted building code for demolition or rehabilitation. Any government or privately contributed funds shall be earmarked for the replacement or rehabilitation of identified units.
- Policy 1.7:*** The number of substandard units, as identified and verified, shall be reduced by ~~ten (10) percent annually.~~
- Policy 1.8:*** An adequate number of sufficient sites for extremely low, low- and moderate income housing shall be distributed equitably throughout the City and shall take into consideration convenient accessibility, as well as infrastructure availability.
- Policy 1.9:*** The City is committed to a policy to make all reasonable efforts to ensure that activities undertaken will not cause unnecessary displacement or relocation.
- Policy 1.10:*** Should displacement occur, the City shall provide relocation assistance to businesses, nonprofit organizations, farms, individuals or families displaced involuntarily as a result of projects performed by the City. Assistance to involuntarily displaced persons shall comply with the Uniform Relocation Act, and all other governing documents concerning relocation and displacement relative to their funding sources.
- Policy 1.11:*** Promote the utilization of job training, job creation, and other economic solutions to address a portion of the affordable housing concerns.
- Policy 1.12:*** Provide physical connections between living and working environments for residents and businesses within the newly designated Empowerment Zone.
- Policy 1.13:** The CRA shall continue to develop and manage programs that will promote affordable homeownership in redevelopment areas.
- Policy 1.14:** Increase the supply of affordable housing by implementing mechanisms the City deems reasonable and effective in order to further implement the overall housing goals. Mechanisms may include density bonuses in designated areas, City employee housing assistance, land banks for affordable housing, community land trusts, linkage fees for affordable housing, tax credit rental housing, waived or reduced impact fees for affordable housing, allowing accessory units and mixed land uses and offering foreclosure assistance.
- Policy 1.15:** Create partnerships with non-profit organizations, in order to develop affordable housing and implement other innovations to facilitate affordable housing.
- Policy 1.16:** Advocate for a regional fair-share approach to the provision of affordable housing.

- Policy 1.17:** Establish an expedited review process for residential projects in which a significant proportion of units will be guaranteed to be affordable to extremely low, low- and moderate income households.
- Policy 1.18:** The City shall pursue funding and administer a variety of available state and federal housing programs such as CDBG, SHIP, and HOME.
- Policy 1.19:** The City shall consider the recommendations of the “Community Housing Trust Strategic Plan” and the Workforce Housing Assessment Action Plan” upon their approval.

Objective 2: Private Sector Housing Provision

Ensure the Future Land Use Map (FLUM) contains an adequate inventory of residential lands. The City review processes must be efficient to permit the redevelopment and new development by the private sector and redevelopment agencies. A variety of housing types should meet the needs of existing and future Homestead residents over the planning period. The housing type shall include affordable housing for very low, low and moderate income residents, those with special needs, and rural and migrant farm workers.

- Measure 1:** Documentation of adequate vacant residential lands on the FLUM based on projected population growth and income levels.
- Measure 2:** ~~Continually review the City’s development review processing to reduce the average time of processing a permit by ten (10) percent by 2005.~~
- Policy 2.1:** Continually improve the quality, comprehensiveness and efficiency of the City’s regulatory and permitting process in order to reduce the processing time of private and public sector applications to the maximum extent possible, while ensuring that the City’s Land Development Code (LDC) is followed and the public interest protected.
- Policy 2.2:** Continue to provide residential land use categories on the City’s FLUM (i.e., Low Density Residential Use and Medium Density Residential Use) that allow up to ten (10) dwelling units per gross acre. In addition, allow residential development within the Downtown Mixed Use (up to fifteen (15) dwelling units per gross acre) and Planned Urban Neighborhood (up to twenty (20) dwelling units per gross acre) land use designations subject to the provisions set forth in the City’s Comprehensive Plan and Land Development Regulations for integrating residential and nonresidential land uses. ~~{ORD NO. 2005-07-28, 7/5/05}~~.
- Policy 2.3:** Ensure adequate lands are available to accommodate manufactured housing, designed to withstand winds in accordance with the City’s adopted building code, to meet the existing and future needs of City residents; and that clear and concise principles and criteria for the location of these types of housing are contained in the Land Development Code.

Objective 3: Redevelopment and Renewal

Continue to encourage the demolition (where necessary), rehabilitation, rebuilding and redevelopment of housing in blighted areas through the planning and implementation efforts of the ~~Homestead Economic and Rebuilding Organization (HERO)~~ Community Redevelopment Agency (CRA), the City of Homestead and applicable City advisory boards.

Measure: ~~To the maximum extent possible, continue to rehabilitate existing and/or construct new housing units in the HERO area.~~

Measure: Inventory of new and rehabilitated housing units in the CRA.

Policy 3.1: To the maximum extent possible, continue to rehabilitate existing and/or construct new housing units in the CRA.

Policy 3.12: Continue to support the implementation of the ~~HERO~~ Southwest Neighborhood Redevelopment Plan (SWNRP) as the residential component of the Community Redevelopment Area, as may be amended from time to time, through complementary land use planning, infill development, flexible site design standards, staff coordination and other appropriate means.

Policy 3.23: Promote homeownership in residential redevelopment areas, to the maximum extent possible, through zoning decisions and federal/state housing programs such as the HOME Investment Partnerships Program, State Sales Tax Program and Tax Increment Financing (TIF), and local infill programs.

Policy 3.34: Whenever demolition and rebuilding of housing is necessary within the City, require the agency responsible for the project to provide adequate and affordable relocation housing for any displaced residents.

Policy 3.45: Utilize all feasible means available to encourage affordable housing, economic development and neighborhood revitalization in the City's Urban Infill Area (UIA) established in FLUE Policy 7.5 and depicted in Exhibit 2.

Objective 4: Special Housing Needs

In partnership with Miami-Dade County, ~~HERO~~ the Community Redevelopment Agency (CRA), adjacent municipalities and community-based organizations, help provide for the special housing needs of City residents including the elderly, handicapped persons, the mentally ill, persons with AIDS, abused persons, the homeless, and rural and migrant farm workers.

Measure: ~~Identify specific sites for special needs housing by 2007.~~

Measure: Maintain an updated inventory of special needs housing.

Policy 4.1: Ensure that the Future Land Use Map and Land Development Code working in concert, allow the development of adequate sites for special needs housing, such

as group homes, farm worker housing, adult congregate living facilities and foster homes, to accommodate existing and future City residents.

Policy 4.2: Provide assistance to non-profit agencies seeking to develop facilities for special needs housing necessary to serve City residents.

Policy 4.3: Ensure the Land Development Code includes principles and criteria for special needs housing, consistent with state law.

Policy 4.4: Coordinate the development of special needs housing with the Capital Improvements Element such that supporting infrastructure and public facilities are available in a timely manner.

Policy 4.5: Encourage, where appropriate and feasible, the development of community residential alternatives to institutionalization.

Policy 4.6: Through the Homestead Housing Authority, continue to identify the unmet housing needs of farm workers and implement programs to meet the established needs.

~~**Policy 4.7:** By December 2004, and in coordination with the Homestead Housing Authority, an assessment of the housing needs of farm workers and farm worker families shall be completed and policies adopted, which address provisions for the location of adequate sites within the City.~~

~~**Policy 4.87:** Public and private sponsors shall be encouraged to provide adequate development of housing for farm workers and farm worker families through the adoption of local incentives.~~

~~**Policy 4.98:** The City shall actively pursue or assist other local agencies in pursuing Farmers Home Administration (FMHA) assistance or other types of funding specifically for farm worker housing.~~

Policy 4.9: Promote special housing, such as assisted living facilities (ALFs), group homes and adult daycare facilities, in residential and mixed-use areas of the City subject to State regulations.

Objective 5: Substandard Conditions

To the maximum extent feasible, assist residents in the elimination or rehabilitation of substandard housing conditions that poses a threat to the safety and welfare of the community by improving and the structural integrity and aesthetics of existing housing.

~~**Measure:** Reduce as much as possible the number of substandard housing units.~~

Measure: Number of substandard units identified and corrected.

- Policy 5.1:*** Maintain an aggressive code enforcement program, in partnership with ~~HERO~~ the Community Redevelopment Agency (CRA) and Miami-Dade County, to ensure that the City's adopted building code and aesthetic community housing standards are met citywide.
- Policy 5.2:*** Ensure the Land Development Code contains clear and adequate standards addressing the quality of housing sustainability and stabilization of neighborhoods.
- Policy 5.3:*** ~~The City, in coordination with Miami Dade County and the Homestead Housing Authority, will promote the relocation of the existing residential units within the farmworker community south of Campbell Drive and east of SW 137th Avenue from within HARB's APZ to a location outside the APZ.~~

Objective 6: Historic Preservation

Identify and assist in preserving, where possible, historically significant housing.

- Measure:*** ~~Assist, as necessary, in the preservation of housing structures with historic significance.~~
- Measure:*** Number of newly designated historic housing units in the City.
- Policy 6.1:*** Continue the City's current program of identifying and assisting in the improvement of historically-significant housing, where appropriate.
- Policy 6.2:*** Aggressively pursue all avenues to find funding to assist property owners in the residential rehabilitation of private homes.
- Policy 6.3:*** Ensure future development will not adversely impact historically significant housing through the development review process.

IV. INFRASTRUCTURE ELEMENT

Introduction

In order to fully address all relevant aspects of infrastructure services in the City of Homestead consistent with state planning requirements, this Element is divided into six (6) Sub-Elements as follows:

- (A) *Sanitary Sewer*
- (B) *Solid Waste*
- (C) *Drainage*
- (D) *Potable Water*
- (E) *Natural Groundwater Aquifer Recharge*
- (F) *Electric Service*

(A) SANITARY SEWER SUB-ELEMENT**GOAL**

Operate the wastewater plant to provide for the adequate collection, treatment and disposal of wastewater in the City of Homestead.

Objective 1: Correct Existing Deficiencies

Direct available resources toward the improvement of the wastewater collection and treatment system.

Measure: Prioritization and implementation of wastewater projects programmed in the Five-Year Schedule of Capital Improvements.

Policy 1.1: ~~Establish a priority in the Capital Improvements Element for the i~~Improvements of to wastewater utilities, extension of the existing wastewater collection system to currently unsewered areas of the City, and overall system maintenance needs shall be prioritized and identified in the Five-Year Schedule of Capital Improvements.

Policy 1.2: Septic tanks shall be permissible only when municipal sanitary sewer facilities are unavailable and in favorable conditions, including soil, drainage, and proximity to water bodies and conservation lands.

Policy 1.3: The City shall require all property owners to connect to the municipal sewer system within 90 days after it is available.

Objective 2: Meet Future Wastewater Needs

Continue to coordinate capacity expansions and system extensions of wastewater facilities to meet service area future needs at the adopted level of service (LOS) consistent with the Future Land Use Element and Map, and the Five-Year Schedule of Capital Improvements Element, as amended ~~from time to time~~ annually.

Measure: ~~Establishment and implementation of wastewater expansion needs consistent with the Five-Year Schedule of Capital Improvements.~~

Measure: Maintain level of service for sanitary sewer.

Policy 2.1: Maintain the adopted sanitary sewer level-of-service standard for the service area of one hundred (100) gallons per capita per day.

Policy 2.2: Inspect the installation of new wastewater lines by developers, contractors and other entities to ensure proper installation according to existing standards and good workmanship.

Policy 2.3: Continue the City's regular maintenance program for the wastewater system.

Policy 2.4: Decisions regarding municipal sewer system expansion shall be based on the financial feasibility of extension into unserved portions of the City's existing urban service area and public health and/or environmental protection benefits.

Policy 2.5: Improvements for the replacement, expansion or increase in capacity of the wastewater system shall be compatible with the established level of service (LOS) standard.

Objective 3: Cost-Efficiently Use Existing Facilities

Continue to efficiently use existing wastewater facilities within the City, and discourage inefficient and costly future development patterns such as urban sprawl.

Measure: Coordination of future land use needs within the service area of the wastewater utility.

Policy 3.1: In the development of the Future Land Use Map (FLUM) and any proposed amendments, encourage future development in areas where it can be either accommodated by current sanitary sewer facilities or the efficient expansion of the existing wastewater system.

Objective 4: Recharge and Recycle Treated Wastewater Products

Utilize treated wastewater under the City's jurisdiction to reduce system costs, conserve water and other resources, and enhance the environment.

~~**Measure:** Continue to identify additional uses for wastewater system products.~~

Measure: Develop a water reclamation use program by 2010.

Policy 4.1: Continue to identify additional uses for wastewater system products.

Policy 4.12: Continue to assess the potential to create a marketable fertilizer product from the sludge generated during wastewater treatment.

Policy 4.23: Develop and implement a water reclamation use program, including the possibility of implementing a pricing and metering system for reclaimed water.

(B) SOLID WASTE SUB-ELEMENT**GOAL**

Maintain the established solid waste level of service and encourage waste recycling.

Objective 1: Cost-Effective Service

Ensure that cost-effective principles and practices are used in providing solid waste collection and disposal services.

Measure: Keep cost of providing services to residential, commercial and industrial customers competitive within Miami-Dade County.

Policy 1.1: Expenditures to provide solid waste services within the City will not exceed revenue that is generated through service charges.

Objective 2: Meet Future Solid Waste Needs

~~Increase capacity as needed to meet future needs of solid waste facilities according to the Future Land Use Element and Map, and Capital Improvements Element, as amended from time to time annually. Continue to provide solid waste disposal services for the residents of Homestead at existing and projected needs at level of service (LOS).~~

~~**Measure:** Establishment and implementation of solid waste expansion needs consistent with the Five-Year Schedule of Capital Improvements, as amended from time to time.~~

Measure: Maintain level of service for solid waste disposal.

Policy 2.1: The established solid waste level of service standard for the City of Homestead shall be ~~to provide for the collection and transport to licensed disposal facilities of seven (7) pounds per person per day.~~

Policy 2.2: Establish a financially feasible priority in the Five-Year Capital Improvements Element for the maintenance and improvement of the City's solid waste system.

Policy 2.3: Continue to implement a resource recovery program as means to reduce the amount of solid waste to the landfill.

Policy 2.4: Continue to seek strategies to reduce the per capita generation of solid waste.

Objective 3: Cost-Efficiently Use Existing Facilities

Continue to efficiently use existing solid waste facilities within the City, and discourage inefficient and costly future development patterns such as urban sprawl.

Measure: Coordination of future land use needs with the solid waste pick-up and transport systems optimal for efficient expansion.

Policy 3.1: In the development of the Future Land Use Map (FLUM) and any proposed amendments, encourage future development in areas where it can be either accommodated by the current solid waste collection system or the efficient expansion of the existing system.

Policy 3.2: Cost-effectively maintain and expand the present solid waste collection system of the City to meet future growth needs consistent with the Future Land Use Element.

Objective 4: Recycle Solid Waste

Continue to implement and expand solid waste recycling programs, consistent with applicable regulations, in the City to reduce disposal costs, conserve resources, and enhance the environment.

Measure: Recycle the maximum amount feasible of the City's total solid waste stream.

Policy 4.1: Use available means to effectively meet mandated requirements for local recycling.

Policy 4.2: Continue the information campaign to promote the benefits of recycling to residents and visitors.

Policy 4.3: Expand city-wide recycling program to commercial and industrial businesses.

Objective 5: Properly Handle Hazardous Materials

Assist in the provision for the proper storage, recycling, collection and disposal of hazardous materials and waste in the City.

Measure: Maintain a hazardous materials and waste education program.

Policy 5.1: Develop and implement a hazardous materials and waste program, which provides information to the public on the proper storage, handling, recycling, collection and disposal of hazardous materials in coordination with other agencies having jurisdiction.

Policy 5.2: No buildings in which hazardous materials will be stored or used will be allowed to be constructed within the cone-of-influence of the City's well fields.

Policy 5.3: Continue to implement the programs of Miami-Dade County Department of Environmental and Resource Management (DERM) for the handling and disposal of hazardous materials.

(C) DRAINAGE SUB-ELEMENT**GOAL**

Operate and maintain drainage facilities under the jurisdiction of the City to provide for proper stormwater management to improve safety, and protect property and the environment through cooperation of the governmental agencies having jurisdiction.

Objective 1: Correct Existing Deficiencies

~~Help e~~Correct ~~current~~ identified deficiencies in the existing drainage and stormwater management system.

Measure: Correction of known stormwater system deficiencies ~~through implementation of the~~ identified in the Five-Year Schedule of Capital Improvements.

Policy 1.1: Annually assess and identify any deficiencies to the stormwater drainage system.

Policy 1.12: Establish an appropriate priority in the Five-Year Schedule of Capital Improvements Element for the correction of known drainage deficiencies and overall system maintenance needs.

Policy 1.23: Implement a stormwater management program targeted to the identification and prudent elimination of sanitary sewer/stormwater interconnections (if any), and positive outfalls.

Policy 1.34: Coordinate with the governmental agencies having jurisdiction in addressing the drainage system needs of the City.

Objective 2: Meet Future Stormwater Needs

Continue to coordinate the extension of drainage facilities and provision of additional system capacity with the Future Land Use and Capital Improvement Elements, and responsible state, regional and county agencies.

Measure: ~~Establishment and implementation of stormwater management expansion needs consistent with the Five Year Schedule of Capital Improvements, as amended from time to time.~~

Measure: Maintain level of service (LOS) standard for stormwater drainage system.

Policy 1.3: Establishment and implementation of stormwater management expansion needs consistent with the Five-Year Schedule of Capital Improvements, as amended annually.

Policy 2.1: The City shall require the following adopted drainage level of service for all development in Homestead:

- Minimum acceptable flood protection/drainage level-of-service standard shall be protection from degree of flooding that would result for duration of one day during a storm that statistically occurs once every five (5) years. All land on which urban development is to occur shall be filled to meet or exceed the county's flood criteria adopted by Miami-Dade County Resolution R-951-82, as may be amended from time to time. All structures shall be constructed at or above the minimum floor elevations specified in the Federal Flood Insurance Rate Maps for Miami-Dade County. The water quality of all water exiting City drainage systems shall meet or exceed the standards for such water contained in Chapters 17-40 and 62-25, F.A.C., and all other applicable federal, regional and county water quality standards.

Policy 2.2: Land in Homestead in which urban development is to occur shall be filled by developers to meet or exceed the criteria set forth by the Miami-Dade County Department of Environmental Resources Management (DERM), the National Pollution Discharge Elimination System (NPDES), and the National Flood Insurance Program (NFIP).

Policy 2.3: All structures shall be constructed at or above the minimum floor elevations specified in the Federal Insurance Rate Maps for Miami-Dade County.

Policy 2.4: Inspect the installation of stormwater management facilities by developers, contractors and other entities to ensure proper installation and workmanship.

Objective 3: Cost-Efficiently Use Existing Facilities

Continue to efficiently use existing drainage and stormwater management facilities within the City and discourage inefficient and costly future development patterns.

Measure: Coordination of future land use needs with areas of the existing drainage system, which are currently under-utilized or optimal for efficient expansion.

Policy 3.1: In the development of the Future Land Use Map (FLUM) and any proposed amendments, encourage future development into areas where it can be either accommodated by current drainage facilities or the efficient expansion of the existing system.

(D) POTABLE WATER SUB-ELEMENT**GOAL**

Operate and maintain public facilities to provide for the adequate provision of potable water in the City of Homestead

Objective 1: Correct Existing Deficiencies

Direct some of the available resources toward the correction of known deficiencies in the water treatment and distribution system.

Measure: Prioritization and implementation of potable water projects programmed in the Five-Year Schedule of Capital Improvements, as amended ~~from time to time~~ annually.

Policy 1.1: Establish a high priority in the Capital Improvements Element for the correction of existing potable water deficiencies, extension of central water to City areas served by on-site wells where drinking water standards are not met, and overall system maintenance needs.

Policy 1.2: Replace existing three-, four- and six-inch pipe with eight-inch pipe where appropriate.

Objective 2: Meet Future Potable Water Needs

Continue to coordinate capacity expansions and system extensions of central water facilities to meet future needs according to the Future Land Use Element and Map, and Capital Improvements Element, as amended from time to time.

Measure: Continue to coordinate capacity expansions and system extensions of central water facilities to meet future needs according to the Future Land Use Element and Map, and Capital Improvements Element, as amended from time to time.

Measure: Establishment and implementation of potable water expansion needs consistent with the Five-Year Schedule of Capital Improvements, ~~as amended from time to time~~, and the City's adopted 10-year Water Supply Facilities Work Plan dated May 2011.

Policy 2.1: ~~Implement selected Alternative 1 contained in the City's 10-year Water Supply Facilities Work Plan consistent with Objective 6 in this sub element~~ By 2017, implement selected Alternative 1 of the 10-Year Water Supply Facilities Work Plan (May 2011) to ensure the projected water demands of the City are met through 2031.

Policy 2.12: ~~Maintain the established a potable water level-of-service of one hundred and seventy-five ninety-nine (1995) gallons per capita per day the City of Homestead service area at two hundred (200) gallons daily per capita per day, except in the~~

~~Villages of Homestead DRI/PUD where the standard shall be two hundred seventy five (275) gallons daily per capita. City-wide.~~

Policy 2.23: Inspect the installation of new potable water lines by developers, contractors and other entities to ensure proper installation and workmanship.

Objective 3: Cost-Efficiently Use Existing Facilities

Continue to cost-efficiently use existing potable water facilities within the City, and discourage inefficient and costly future development patterns.

Measure: Coordination of future land use needs with areas of the central water system.

Policy 3.1: In the development of the Future Land Use Map (FLUM) and any proposed amendments, encourage future development into areas where it can be either accommodated by current potable water facilities or the efficient expansion of the existing system.

Policy 3.2: Cost-effectively maintain and expand the present central water system of the City to meet future growth needs consistent with the Future Land Use Element.

Policy 3.3: Support the Miami-Dade County Department of Environmental Resources Management's program to monitor land uses which handle toxic and/or hazardous materials and are located within the cones of influence for the City's wellfields. New commercial, institutional, and/or industrial development that handles and/or utilizes toxic materials, hazardous wastes, pesticides, fuel storage tanks and other uses with potential for surface and underground contamination in the wellfield protection zones shown in the Future Land Use Map Series shall be prohibited to the maximum extent lawfully feasible, unless such development can demonstrate compliance with the County's Wellfield Protection Ordinance. Existing development with the above characteristics will be required to have an adequate waste disposal, spill containment and emergency clean-up plan in place.

Policy 3.4: To the maximum extent feasible, restrict land uses that generate or otherwise utilize significant amounts of toxic and/or hazardous materials from locating within the cones of influence for the City's wellfields.

Policy 3.5: Abandoned wells shall be plugged or capped through implementation of the most current programs of the FDEP and SFWMD.

Objective 4: Promote Water Conservation

Support the efforts of the South Florida Water Management District (SFWMD) by encouraging the conservation of potable water in the Homestead area to reduce system costs, and conserve water and other resources.

Measure: ~~Ensure that SFWMD brochures and pamphlets explaining water conservation measures are readily available to customers.~~

Measure 1: Increased public awareness of water conservation programs.

Measure 2: Level of per capita potable water usage.

Policy 4.1: Continue to promote the installation of proven water-saving devices in new construction and rehabilitation projects.

Policy 4.2: Discourage the use of potable water for landscaping and lawn maintenance purposes.

Policy 4.3: Continue to implement water conservation and reuse efforts in accordance with Objective 6 of the Conservation Element.

Policy 4.4: Ensure that SFWMD brochures and pamphlets explaining water conservation measures are readily available to customers.

Objective 5: Water Supply Planning Coordination

Effective coordination with the South Florida Water Management District (SFWMD) to determine the most cost-effective and environmentally sound water sources to meet the needs of Homestead's residents, now and in the future.

Measure: Timely update of the City's Water Supply Facilities Work Plan consistent with the alternative water supply sources identified by the City and in coordination with the LEC Regional Water Supply Plan as updated.

Policy 5.1: The City shall participate in the water supply planning process with Miami-Dade WASD and the SFWMD, with the objective to ensure adequate quantity and quality of potable water resources needed to meet the future demands without creating water use conflicts or unacceptable impacts to natural resources. Policies, programs, and projections shall be based on quantifiable measures developed in coordination with the SFWMD and Miami-Dade County.

Objective 6: Water Supply Facilities Work Plan

Implementation of the City's adopted 10-Year Water Supply Facilities Work Plan dated May 2011 ~~June 2008~~, and prepared by Hazen and Sawyer Environmental Engineers and Scientists, as its official work plan, including alternative water supply sources to serve existing and new development through the year 2031~~8~~.

Measure: Development of an alternative water supply source consistent with the standards of the South Florida Water Management District (SFWMD) for water supply planning by the year 2017~~4~~.

- Policy 6.1:** Implement water supply Alternative 1 listed in the City's 10-year Water Supply Facilities Work Plan. Alternative 1 consists of constructing a 7.6 MGD capacity Floridan reverse osmosis water treatment plant. ~~second 3.45 mgd HLD WWTP with the same process design as the existing HLD WWTP. The effluent will be pumped to the EGP and used for cooling water. The discharge from the EGP will be treated in through oil water separators and discharged to RIBs for maximum recharge of the Biscayne Aquifer. This alternative also includes the reallocation of the EGP's 3.45 mgd CUP allocation to the City's potable water system.~~
- Policy 6.2:** Cooperate with other local governments and water suppliers in the development of the City's alternative water supply source.
- Policy 6.3:** Implement the water supply projects listed in the 5-Year Schedule of Capital Improvements to ensure adequate water facilities are built to meet projected water needs.
- Policy 6.4:** The work plan shall be updated, at a minimum, every 5 years and within 18 months after the Governing Board of the SFWMD approves an updated regional water supply plan.

IV.(E) NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT**GOAL**

Provide for aquifer conservation and environmentally-sound natural groundwater aquifer recharge in the City of Homestead.

Objective 1: Correct Recharge Deficiencies

Help correct identified natural groundwater aquifer recharge deficiencies.

Measure: Continue to assist applicable state, regional and county agencies in identifying and correcting deficiencies.

Policy 1.1: Help identify problem areas and establish priorities for correcting deficiencies and providing for future needs through cooperation with state, regional, and county agencies in charge of regulating and maintaining natural groundwater aquifer recharge and related resources.

Policy 1.2: Maintain and enhance, where necessary, the integrity, capacity and periodicity of natural surface water drainage.

Objective 2: Protect Recharge Areas and Increase Inflows

Enforce local standards and continue to assist state, regional and county efforts in the protection of the functions of natural groundwater recharge areas and natural drainage features to provide for aquifer conservation and environmentally-sound natural groundwater aquifer recharge for the future growth needs of the community and health of area water resources.

Measure: Cooperate with state and local agencies to provide adequate aquifer capacity to serve new growth and protect vital environmental resources.

Policy 2.1: Protect the functions of natural groundwater recharge areas, natural drainage features, potable water wellfields and environmentally-sensitive lands through the continuing efforts of the City's Water Division and Development Services Department in cooperation with Miami-Dade County and the South Florida Water Management District.

Policy 2.2: Continue to enforce the City's pervious open space and on-site water retention standards for new development and redevelopment projects.

Policy 2.3: All future development and redevelopment shall use retention, infiltration and detention systems as required by the City Code, and applicable state, regional and county regulations.

Policy 2.4: On development sites, the first inch of runoff shall be retained on-site and the use of impervious surfaces minimized.

Policy 2.5: Require best management practices for the use, handling, storage and/or disposal of regulated substances so as to prevent groundwater contamination.

Policy 2.6: Continue to implement water conservation and reuse techniques as listed in Objective 6 of the Conservation Element to conserve water use.

(F) ELECTRIC SERVICE SUB-ELEMENT**GOAL**

Operate a reliable and efficient electrical generation and distribution system for the benefit of the City's electric service area residents, seasonal visitors and businesses.

Objective 1: Maintain Adequate Level of Service and Efficiently Expand

Maintain ~~the present~~ electrical service system level of service (LOS) to all customers and cost-effectively extend service to provide for new planned development.

Measure: ~~Timely implementation of programmed electrical improvements consistent with the Five-Year Schedule of Capital Improvements, as amended from time to time.~~

Measure: Maintain level of service for the electrical service area.

Policy 1.1: ~~Perform an annual review of the electric system in order to identify any deficiencies, maintenance and expansion needs.~~

Policy 1.1: Deficiencies, and/or expansion needs to the electric system shall be identified in the annual update of the Five-Year Schedule of Capital Improvements in order to maintain level of service and provide for new growth consistent with the Future Land Use Element.

Policy 1.2: Continue to cost-efficiently use existing facilities within the City and discourage inefficient urban development patterns.

Policy 1.3: ~~Following the annual electric facilities review, recommend any appropriate adjustments to the Capital Improvements Element in order to maintain the current level of service and provide for new growth consistent with the Future Land Use Element.~~

V. HAZARD MITIGATION AND POST-DISASTER REDEVELOPMENT ELEMENT

GOAL

Reestablish the economic and social viability of the Homestead community in an orderly and expeditious fashion that will reduce the loss of life and property in any future disaster event and ensure that public facilities are properly protected, to the extent practicable, against hurricane and flood damage.

~~Objective 1: Post-Disaster Redevelopment Coordinator and Task Force~~

~~Appoint a Post-Disaster Redevelopment (PDR) Coordinator by 2002 and constitute a Post-Disaster Redevelopment Task Force chaired by the Coordinator to prepare by 2003 a Strategic Post-Disaster Redevelopment Plan and oversee redevelopment efforts.~~

~~**Measure:** — Improve the Strategic Post-Disaster Redevelopment Plan by establishing better linkages between the City and all appropriate state and county agencies.~~

~~**Policy 1.1:** — Designate a high-ranking City official as the PDR Coordinator in case of a disaster event.~~

~~**Policy 1.2:** — Establish the PDR Task Force to assist the Coordinator in facilitating post-disaster redevelopment efforts. Task Force members should include all Department heads, a representative of the City Manager's Office, and liaisons to key county, regional, state and federal agencies.~~

~~**Policy 1.3:** — The PDR Coordinator and Task Force will continue to prepare, review, and update the Strategic Post-Disaster Redevelopment (SPDR) Plan detailing the responsibilities, initiatives, procedures and policies to be followed in case of a future disaster event.~~

~~**Policy 1.4:** — As part of the Strategic Post-Disaster Redevelopment Plan, formulate a vital records protection strategy to ensure that key documents required to continue essential operations in the event of a disaster are not destroyed.~~

~~**Policy 1.5:** — One aspect of the SPDR Plan should address the magnitude and availability of equipment and services needed in the recovery and redevelopment process.~~

~~**Policy 1.6:** — Develop a financial strategy as part of the SPDR Plan which will bring the City back to normal economic levels as soon as possible following a disaster event. The strategy should address City revenues and costs, as well as private business reconstruction and financial assistance.~~

~~**Policy 1.6:** — Coordinate the Strategic Post-Disaster Redevelopment Plan with the City's Emergency Operations Plan Hurricane Procedure and Miami Dade County's Peacetime Emergency Plan.~~

~~**Policy 1.8:** Update the inventory of available public and private buildings that can be used to house City services in the event of a major disaster.~~

~~**Policy 1.9:** Attend yearly hurricane disaster preparation training courses and any other related activity.~~

Objective 21: Prepare Emergency Ordinances

Have readily available for action should a future disaster event occur emergency ordinances addressing, at a minimum, price gouging, suspension of competitive bid requirements and clearing of debris from private property.

Measure: Enforcement of adopted emergency ordinances following a disaster.

Policy 21.1: Continue to review all emergency ordinances to ensure they are legally-drawn, comprehensive in scope and ready for immediate implementation should a future disaster occur.

Policy 21.2: Immediately following any future disaster event, enforce all emergency ordinances relating to price gouging, suspension of competitive bid requirements, clearing of debris from private property and any other areas deemed appropriate by the City Council.

Policy 21.3: Coordinate with the State Attorney's Office, Florida Department of Law Enforcement and appropriate Miami-Dade County agencies to identify and stop illegal price gouging activities affecting essential goods and services, and rents for residential and commercial buildings in case of a future disaster.

Objective 32: Set Redevelopment Priorities

Promote safety, assure availability of public services, provide shelter and facilitate restoration of uses critical to the economy of the City through the identification and implementation of redevelopment priorities.

Measure: Implementation of the redevelopment priorities established below in the event of a future disaster.

Policy 32.1: The correction of threats to the life and safety of City residents will be the first priority in disaster redevelopment efforts.

Policy 32.2: The restoration of critical public services such as traffic flow, electricity, potable water and wastewater disposal will be the second priority in the redevelopment of Homestead following a disaster event.

- Policy 32.3:** Provision of long-term replacement shelter for residents made homeless by a disaster shall be the third priority in Homestead's redevelopment initiatives.
- Policy 32.4:** The restoration of commercial and industrial structures, and rapid recovery of area businesses shall be the fourth priority of City disaster redevelopment activities.
- Policy 32.5:** Implement post-disaster grants and emergency funding programs for commercial businesses and residential structures not covered by insurance.

Objective 43: Continue a Demolition Strategy

Apply a special strategy, as part of the Strategic Post-Disaster Redevelopment Plan, which allows for expeditious and accurate evaluation and demolition of structures following a disaster event which are deemed unsafe and/or beyond repair, and for the rapid removal of the resulting debris to licensed recycling or landfill facilities.

Measure: Continue with the demolition strategy adopted by the Department of Development Services, consistent with the City's adopted building code.

- Policy 43.1:** In strategy development, establish priorities for demolition needs as follows: structures destroyed requiring minor demolition but substantial debris removal and structures experiencing major damage needing detailed demolition evaluation.
- Policy 43.2:** Maintain contracts that have been approved by City Council through the Request for Proposals (RFP) process for debris removal companies with capability to rapidly provide services to the City in case of a major disaster.
- Policy 43.3:** Coordinate with federal, state and county agencies to help provide qualified structural evaluation teams to rapidly determine building conditions and demolition needs.
- Policy 43.4:** Ensure that designated staff is thoroughly familiar with the regulations for payment of demolition costs by the Federal Emergency Management Agency (FEMA).

Objective 54: Special Permitting and Certification Procedures

Require special permitting and certification of structures meeting the City's adopted building code to ensure adherence with redevelopment policies limiting the potential for future loss of property.

Measure: Timely implementation of the policies associated with this objective.

- Policy 54.1:** Update and monitor the established procedures to assess property damages, review building permits, deliver critical public safety services, and carry out code enforcement responsibilities after a major disaster.

- Policy 54.2:** Maintain a consistent policy with regard to the rebuilding of nonconforming structures destroyed or heavily damaged by a disaster event.
- Policy 54.3:** Participate in the preparation/modification of the 409 Hazard Mitigation Plan.
- Policy 54.4:** Maintain efficient and expeditious service to the public in administering previously approved development orders, building permits and review procedures in progress at time of disaster as well as the demolition, rebuild and repair permits following the disaster.
- Policy 54.5:** Coordinate with the Miami-Dade Fire Department and Department of Environmental Resources Management to identify hazardous and toxic waste generators and users in the City prior to a disaster, and provide special assessment and clean-up teams to these sites following a disaster.
- Policy 54.6:** In coordination with federal, state and county agencies, provide systematic damage assessment of residential, commercial, industrial and public property and structures.
- Policy 54.7:** Coordinate the sheltering requirements for specialized personnel participating in recovery efforts as a result of mutual aid from other jurisdictions.
- Policy 54.8:** Establish post hurricane teams to rate homes and commercial buildings immediately following a disaster and ensure federal, state, and county assistance.
- Policy 54.9:** Provide rumor control telephone-access information to all residents.
- Policy 54.10:** In coordination with Miami-Dade County, establish an Emergency Operations Center centrally located to ensure access to citizens and the media.

Objective 65: Work with Outside Assistance Agencies

Coordinate with assistance agencies outside of Homestead to ensure that affected residents are provided with water, electricity, food, shelter and other essential services.

Measure: Appointment of a City staff person in charge of maintaining and strengthening coordination with outside agencies.

Policy 65.1: Maintain the effective relationships with federal, state, regional and local assistance agencies and communities.

Policy 65.2: As much as possible, help provide for mental services to assist disaster victims; emergency services workers and relief volunteers adversely affected in the event of a disaster.

Objective 76: Implementation of the Local Mitigation Strategy (LMS)

The City continues to work with the Miami-Dade EOC and other government agencies to implement the policies, ordinances and programs outlined in the LMS.

Measure: Coordinate efforts with state and county agencies to bring the community together as a single mitigating entity.

Policy 76.1: Participate in the improvements in the City's standing and classification in the Community Rating System (CRS), with the related consequences of making flood insurance under the National Flood Insurance Program (NFIP) more affordable and reachable, while improving the effectiveness in coping with flood hazards, problems and emergencies.

Policy 76.2: Disseminate information on a repetitive basis with respect to the existence of flood hazards and the availability of measures to mitigate the problems presented by such hazards.

Policy 76.3: Increase the level of coordination of mitigation management concerns, plans and activities at all levels of government.

Policy 76.4: Improve and maintain cutting edge, state-of-the-art, and effectiveness of the City's emergency preparedness and disaster response capacity.

Policy 76.5: Continue our commitment to the review, update and implementation of the local hazard mitigation strategy.

VI. CONSERVATION ELEMENT

GOAL

Provide for the conservation, environmentally-sound use and enhancement of natural resources in the City of Homestead.

Objective 1: Protect Air Quality

Protect air quality for the residents of Homestead through sound land use planning and by supporting federal, state and county air quality programs.

- Measure:** No degradation of air quality standards in the Homestead air shed due to emissions from activities in the City.
- Policy 1.1:** Support the various regulating agencies in their efforts to improve air quality to meet all standards set by the U.S. Environmental Protection Agency (EPA), meet all future EPA air quality standards and reduce human exposure to air pollution.
- Policy 1.2:** Locate industrial uses where the impact on current air quality standards will be either minimal or nonexistent.
- Policy 1.3:** Reduce the potential for automobile exhaust emissions by promoting development in and near the central business district, endorsing public transit systems, promoting bike and pedestrian paths, and through well-planned future land use patterns, including Planned Unit Developments and Planned Urban Neighborhoods. [~~ORD NO. 2005-07-28, 7/5/05~~].

Objective 2: Protect Water Quality and Quantity

Conserve, appropriately use and protect the quality and quantity of current and projected freshwater water sources and those that flow into marine waters through cooperation with the U.S. Environmental Protection Agency, Florida Department of Environmental Protection, South Florida Water Management District and Miami-Dade County.

- Measure:** Adherence to local, state, regional and county water quality and quantity permit requirements.
- Policy 2.1:** Protect water quality by restricting activities known to adversely affect the quality and/or quantity of identified water sources such as wells, cones of influence, canals, manmade lakes and water recharge areas.
- Policy 2.2:** Assist in the emergency conservation of water sources in accordance with the plans of the South Florida Water Management District.
- Policy 2.3:** Meet and/or exceed, where feasible, all applicable federal, state, regional and local ground and surface water standards.

- Policy 2.4:** Continue to recharge the area aquifer with treated effluent from the City's wastewater treatment plant.
- Policy 2.5:** All applications for development approval shall obtain all water quality and quantity permits required for construction and operation.
- Policy 2.6:** Require best management practices for the use, handling, storage and/or disposal of regulated substances so as to prevent groundwater contamination.
- Policy 2.7:** Assess projected water needs and sources in coordination with the Lower East Coast (LEC) Regional Water Supply Plan Update and the City's 10-Year Water Supply Facilities Work Plan to ensure adequate water supplies and facilities are available.

Objective 3: Protect and Enhance the Natural Environment

Protect, use appropriately and regenerate the City's environmental resources, including forests, wildlife habitats, and wetlands.

- Measure:** No unnecessary loss of critical environmental resources, ~~except through carefully planned and permitted future development, in accordance with the Future Land Use Map (FLUM) and Future Land Use Element.~~
- Policy 3.1:** Protect natural vegetative communities, such as Dade County Pine areas, from destruction by development activities, through conservation planning and encouraging the use of techniques such as planned unit developments, consistent with state and county regulations.
- Policy 3.2:** Assist in the application of, and compliance with, all state and federal regulations relating to the protection of endangered species.
- Policy 3.3:** Monitor all sawgrass areas in the Villages of Homestead, which are planned for preservation under the approved Development of Regional Impact (DRI) development plan.
- Policy 3.4:** Maintain a city-wide tree planting program.
- Policy 3.5:** While there are no identified wetlands located within the current jurisdiction of the City of Homestead, except for the Village of Homestead DRI where wetland areas are designated and protected by the approved DRI Development Order, the City will continue to enforce all county, regional, state and federal wetland permitting requirements on new development and redevelopment projects, particularly for any future annexed lands.
- Policy 3.6:** Future land uses shall be distributed on the Future Land Use Map in a manner that minimizes the effect and impact on wetlands. Land uses which are incompatible with the protection and conservation of wetlands and their functions will be

directed away from such areas to the maximum extent practicable. Such incompatible land uses generally include high density residential, heavy commercial and industrial activities which tend to generate excessive noise or traffic, create fire, fumes, emissions or other equally greater or dangerous hazards, and provoke excessive overcrowding or greater concentration of people. Where it is unavoidable to allow incompatible land uses to occur in close proximity to wetlands, mitigation shall be considered as one means to compensate for any loss of wetland functions.

- Policy 3.7:** If necessary due to the ineffectiveness of the above policies, coordinate with the Miami-Dade County Department of Environmental Resource Management and the South Florida Water Management District to design and enforce additional wetland protection standards, which provide a more specific land planning approach to protecting the natural functions of wetlands consistent with the requirements of Rule 9J-5.013(3), ~~by 2005.~~
- Policy 3.8:** Ensure the protection and conservation of natural areas or passive open space through public land acquisition. ~~{ORD NO. 2005-11-35, 11/21/05}.~~
- Policy 3.9:** Work with Miami-Dade County to implement the Environmentally Endangered Lands Program (EEL) to identify and secure environmentally endangered lands and to protect and maintain those lands within the City that have already been acquired through the EEL program. ~~{ORD NO. 2005-11-35, 11/21/05}.~~
- Policy 3.10:** Maintain and implement regulations that protect and preserve trees, including those in areas of native vegetative communities, and promote the use of native vegetation. ~~{ORD NO. 2005-11-35, 11/21/05}.~~
- Policy 3.11:** Implement land clearance regulations that require the removal of targeted non-native invasive plant species and the preservation of native vegetative communities during land development, to the greatest practicable extent, thereby enhancing wildlife habitat. ~~{ORD NO. 2005-11-35, 11/21/05}.~~
- Policy 3.12:** Pursue opportunities for the restoration and/or enhancement of degraded natural areas, including but not limited to, restoration of natural hydrology or removal of non-native vegetation. ~~{ORD NO. 2005-11-35, 11/21/05}.~~
- Policy 3.13:** The City shall take into consideration the soil type when assigning future land use designations, and when making zoning and development decisions to ensure the protection of fertile, agricultural soils.

Objective 4: Conserve Natural Resources

Develop programs to assist in the conservation of natural resources, including fisheries, wildlife, and wildlife habitat, within the City.

Measure: ~~Timely implementation of planned recycling programs.~~

Measure: Success of current conservation programs in the protection of natural resources, fisheries, wildlife and wildlife habitat.

Policy 4.1: ~~Design and~~ Continue to implement a recycling program for the community aimed at reducing the volume of solid waste being dumped in landfills and recycling those items which can help conserve natural resources.

Policy 4.2: Maintain a public education program to promote recycling and other resource conservation issues of existing soils, fisheries, wildlife habitats, floodplains, and wetlands

Policy 4.3: Protect and conserve the natural function through appropriate Land Development Code provisions, consistent with Miami-Dade County and South Florida Water Management District regulations, as amended.

Policy 4.4: Coordinate with Miami-Dade County Department of Environmental Resources Management and the South Florida Water Management District to identify natural areas or passive open space that should be targeted for conservation through public land acquisition. [~~ORD NO. 2005-11-35, 11/21/05~~].

Objective 5: Properly Handle Hazardous Materials

Assist in the provision for the proper storage, recycling, collection and disposal of hazardous materials and waste ~~in~~ to protect the City's natural environment.

Measure: Maintain a hazardous materials and waste education program.

Policy 5.1: Develop and implement a hazardous materials and waste education program which provides information to the public on the proper storage, handling, recycling, collection and disposal of hazardous materials.

Policy 5.2: Coordinate with the Miami-Dade Fire Department to provide primary assistance when hazardous materials emergencies occur within the City, as directed in the Inter-Local Agreement referenced in the Intergovernmental Coordination Element.

Policy 5.3: Encourage Best Management Practices (BMP) for all land use categories allowing business and industrial uses that utilize hazardous materials. Recycling and reuse alternative should be emphasized before permanent disposal options.

Objective 6: Conservation and Reuse Programs

To ensure the conservation of the City's potable water source through the utilization of water conservation and reuse techniques.

- Measure:** Continue to implement and/or expand current conservation and reuse programs and explore new methods for water conservation and reuse necessary to meet the projected water needs of the City.
- Policy 6.1:** Establish irrigation restriction prohibiting landscaping irrigation between the hours of 9:00 a.m. and 5:00 p.m. and consistent with the water conservation requirements of Miami-Dade County.
- Policy 6.2:** Continue to implement xeriscape landscape methods, including drought tolerant species, grouping of plant material by water requirements, use of low volume irrigation systems and restrictions on the amount of irrigated lawns, and consistent with the water conservation requirements of Miami-Dade County.
- Policy 6.3:** Continue to establish water conservation standards for plumbing fixtures installed in all new construction and the use of ultra-low water closets and showerheads, and consistent with the water conservation requirements of Miami-Dade County.
- Policy 6.4:** Continue to maintain the leak detection and repair program in order to detect any indications of water leaks within the City’s system. A report is generated on a monthly basis summarizing the location, date of repair and estimated gallons per minute loss from the distribution system.
- Policy 6.5:** Require the installation of a rain-sensor override on all new automatic lawn sprinkler systems, and consistent with the water conservation requirements of Miami-Dade County.
- Policy 6.6:** Explore the possibility of implementing a stormwater reuse program for landscape irrigation.
- Policy 6.7:** Encourage water conservation through the use of “green” building construction and site design techniques.
- Policy 6.8:** Continue to promote water conservation through the public education programs listed in, but not limited, to the City’s 10-Year Water Supply Facilities Work Plan.
- Policy 6.9:** Explore the possibility of developing and implementing a conservation rate structure.
- Policy 6.10:** Coordinate with Miami-Dade and the SFWMD to develop a comprehensive water conservation program, including methods to estimate and measure reductions in water consumption due to re-use and conservations programs, by December 31, 2009.

VII. RECREATION AND OPEN SPACE ELEMENT

GOAL

Maintain parks and recreational open spaces at adopted levels of service for the citizens of the City of Homestead.

Objective 1: Provide Adequate Park Sites and Recreation Facilities

Maintain and ~~intensify~~ upgrade use of present recreational facilities, ~~and~~ preserve existing parklands, and expand recreational areas where possible and in accordance with the projects listed in the Parks and Recreation Master Plan (2004).

Measure: Timely implementation of ~~the~~ initiatives from the pParks and rRecreation-portion of the Five-Year Schedule of Capital Improvements Master Plan (2004).

Policy 1.1: ~~Utilize~~ Maintain a level of service standard of three (3) acres of park land per 1,000 population as the park and recreation level of service standard for the City residents.

Policy 1.2: ~~Correct and improve any identified existing deficiencies in parks and recreation facilities through periodic review and update of the Comprehensive Plan under the direction of the Planning and Zoning Board, recognized in the Parks and Recreation Master Plan and the annual update to the Five-Year Schedule of Capital Improvements.~~

Policy 1.3: ~~Continue to provide and enhance parklands and recreation facilities, over and above the adopted LOS standard for the benefit of Homestead's residents.~~

Policy 1.43: Explore new ways to develop and improve the parks system and recreation programs within the City.

Objective 2: Coordinate Public and Private Resources

Ensure all available resources are fully utilized in City parks and recreation system maintenance ~~and~~ improvements and acquisition, including, those of Miami-Dade County, regional agencies, state and federal governments, and the private sector in order meet the current and future capacity demands for recreation.

Measure: ~~Continue to maximize in the City's park and recreation budget funds derived from a combination of private sector sources and budget public grants~~ Number of parks and recreation facilities that are constructed and/or redeveloped.

Policy 2.1: Coordinate City park planning and natural area or open space acquisition and management with other public agencies at the regional, county, state and federal levels of government as well as non-profit agencies. ~~{ORD NO. 2005-11-35, 11/21/05}.~~

- Policy 2.2:*** Pursue all potential grants and alternative funding sources that can be used for park and recreation system development. The City should examine all possibilities for land acquisition through direct purchase or the implementation of specific regulatory mechanisms including, but not limited to, conservation easements, lease of private lands, property exchange, lease of private lands, private donation and eminent domain. [~~ORD NO. 2005-11-35, 11/21/05~~].
- Policy 2.3:*** Enforce the applicable provisions of the City Code concerning payment of impact fees in lieu of parks and open space.
- Policy 2.4:*** Require developers to provide adequate private run-site recreational facilities for residential developments.
- Policy 2.5:*** Regularly analyze and update the parks and recreation impact fee for the improvement of recreation facilities.

Objective 3: Facilitate Public Access

~~Maintain and enhance~~ Ensure adequate public access to designated open space and recreation sites for all residents of the City by automobile, transit, bicycle and pedestrian facilities.

- Measure:** ~~Maintain~~ Elimination of identified barriers to public access to public park and recreation sites.
- Policy 3.1:*** Open space and recreational facilities shall be provided for all residents, including the elderly, handicapped and economically disadvantaged.
- Policy 3.12:*** Ensure adequate public access to existing and future public park sites through right-of-way and other access dedications in the development review process.
- Policy 3.23:*** Keep adequate public access as a high priority in ongoing public parks planning and the annual capital budgeting process.
- Policy 3.4:*** Locate new park and recreation sites in neighborhood areas or within walking distance of neighborhoods whenever possible.
- Policy 3.5:*** Provide adequate linkages to park sites and facilities, including linkages to neighborhoods, schools and trails.
- Policy 3.6:*** Encourage a variety of recreational activities in designated park sites.

Objective 4: Ensure Open Space Provision

Maintain and enhance the system of open space areas in the City such as passive parks, road rights-of-way and front setback spaces.

- Measure:** ~~Maintain the current level of service of passive open space in the City's park system~~ Regular monitoring of recreation and open space capacity and demand.
- Policy 4.1:** Continue to provide and enhance parklands and recreation facilities, over and above the adopted LOS standard for the benefit of Homestead's residents.
- Policy 4.12:** Comply with specific open space definitions and standards in the City's Land Development Code.
- Policy 4.23:** Encourage attractive landscaping of open space areas in private development projects through the development review process.
- Policy 4.34:** Ensure that usable and attractive open spaces are included in all public development projects, where possible.
- Policy 4.45:** Identify and pursue the public land acquisition of unique natural areas and open spaces for the development of passive parks and/or environmental conservation. ~~{ORD NO. 2005-11-35, 11/21/05}.~~
- Policy 4.56:** Develop and implement a citywide Greenways and Trails Master Plan that identifies strategies to develop a comprehensive network of greenways and recreational trails linking parks and other significant open space, residential areas, and schools to provide a safe recreational transportation system. ~~{ORD NO. 2005-11-35, 11/21/05}.~~
- Policy 4.67:** Coordinate with appropriate agencies and organizations in the development of greenways and recreational trails. ~~{ORD NO. 2005-11-35, 11/21/05}.~~
- Policy 4.8:** Ensure the timely implementation of the directives from the Parks and Recreation Master Plan (2004).

VIII. PUBLIC SCHOOL FACILITIES ELEMENT

GOAL

Assist the Miami-Dade County Public Schools in developing, operating, and maintaining a system of quality public education in Homestead through the provision of adequate public educational facilities.

Objective 1: Significantly Reduce Overcrowding

Work with the Miami-Dade County Public Schools to reduce overcrowding in schools where overcrowding exists and prevent overcrowding where it does not exist, while striving to attain an optimum level of service pursuant to Objective 2.

Measure: Class enrollment should meet State requirements for class size by September 1, 2010.

Policy 1.1: Cooperate with the Miami-Dade County Public Schools in their efforts to continue to provide new student stations through the Capital Outlay program, insofar as funding is available.

Policy 1.2: Cooperate with the Miami-Dade County Public Schools in their efforts to locate public school facilities.

Policy 1.3: Miami-Dade County School Board (School Board) comments shall be sought and considered in comprehensive plan amendments and other land use and zoning decisions which could impact the school district, in order to be consistent with the terms of the state mandated Interlocal Agreement pursuant to Sections 1013.33 and 163.31777, Florida Statutes.

Policy 1.4: Cooperate with the Miami-Dade County Public Schools in their efforts to develop and implement alternative educational facilities, such as primary learning centers, which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.

Policy 1.5: Cooperate with the Miami-Dade County Public Schools in their efforts to provide public school facilities to the students of the City, which operate at optimum capacity, in so far as funding available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational programs.

Policy 1.6: Cooperate with the Miami-Dade County Public Schools in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of school concurrency.

Policy 1.7: Cooperate and Coordinate with Miami-Dade County and the Miami-Dade School Board through the Staff Working Group of the Interlocal Agreement for Public School Facility Planning to review annually the Public School Facilities Element and school enrollment projections, and the City will make amendments if necessary.

Objective 2: Maintain Level of Service for Public School Concurrency

Work with Miami-Dade County School Board to coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year Public School Facilities Work Program, as referenced, and to meet the future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

Measure: All public school facilities to achieve 100% utilization of overall FISH (with relocatable classrooms) by January 1, 2013.

Policy 2.1: Level of service standards for public school facilities apply to those traditional educational facilities, owned and operated by the Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Level of service standards do not apply to charter schools. However, the capacity of both charter and magnet schools will be credited against the impact of development.

Policy 2.2: The adopted level of service (LOS) standard for all public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (with relocatable classrooms). This LOS standard, except for magnet schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

Policy 2.3: The adopted LOS standard for magnet schools is 100% of FISH (with relocatable classrooms), which shall be calculated on a district-wide basis.

Policy 2.4: It is the goal of Miami-Dade County Public Schools and the City, for all public school facilities to achieve 100% utilization of Permanent FISH (no relocatable classrooms) by January 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms except as an operational solution. Beginning January 1, 2013, the Miami-Dade County Public Schools will implement a schedule to eliminate all remaining relocatable classrooms by January 1, 2018.

By December 2010, the City in cooperation with Miami-Dade County Public Schools will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH (no relocatable classrooms) for all CSAs.

Policy 2.5: Relocatable classrooms may be used by the Miami-Dade County Public Schools as an operational solution to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility; and in the event of a disaster or emergency which prevents the School Board from using a portion of the affected school facility.

Policy 2.6: In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed provided at least one of the following conditions is met:

- a) The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Geographic Areas (Northwest, Northeast, Southwest, Southeast, see Figure 1A through 1D) as the proposed development; or
- b) The developments' impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13) (e) 1, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legally binding agreement, through mechanisms that include, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The proportionate share mitigation agreement is subject to approval by Miami Dade County School Board and the City and must be identified in the Miami-Dade County Public School Facilities Work Program.
- c) The development's impacts are phased to occur when sufficient capacity will be available.

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

Policy 2.7: Concurrency Service Areas (CSA) shall be delineated to: 1) maximize capacity utilization of the facility, 2) limit maximum travel times and reduce transportation costs, 3) acknowledge the effect of court-approved desegregation plans, 4) achieve socio-economic, racial, cultural and diversity objectives, and 5) achieve other relevant objectives as determined by the School Board's policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments to the CSAs shall be considered annually at the Staff

Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facilities Planning.

Policy 2.8: The City through the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities, shall ensure that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the 5-year schedule of capital improvements.

Policy 2.9: The Miami-Dade County Public School Facilities Work Program, which is adopted by reference into the Capital Improvements Element, will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

Policy 2.10: The Miami-Dade County Public School Facilities Work Program shall be amended on an annual basis to: 1) add a new fifth year; 2) reflect changes in estimated capital revenues, planned capital appropriations costs, planned capital facilities projects, CSAs and school usage; and, 3) ensure the Miami-Dade Public School Facilities Work Program continues to be financially feasible for the five-year planning period.

Objective 3: Obtain Suitable Public Educational Facility Sites

Assist the Miami-Dade County School Board obtain sites in Homestead which meet the level of service and facility needs of the public education system.

Measure: Through 2015, ensure that new and expanded public local facilities are compatible with existing and projected land uses and adequately served by public utilities.

Policy 3.1: In the selection of sites for future educational facilities development, the City should encourage Miami-Dade County Public Schools to consider whether a school is in close proximity to residential areas and is in a location that would provide a logical focal point for community activities and be in close proximity to City neighborhoods.

Policy 3.2: Where possible, the Miami-Dade County Public Schools should seek sites that are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses for the purpose of encouraging joint use facilities.

Policy 3.3: The City acknowledges and concurs that, when selecting a site, the Miami-Dade County Public Schools will consider if the site meets the minimum size criteria as

recommended by the State Department of Education or as determined to be necessary for an effective educational environment.

Policy 3.4: When considering a site for possible use as an educational facility, the Miami-Dade County Public Schools should review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, bus stops for existing and proposed public school facilities, transportation, potable water, sanitary sewers, drainage, solid waste, and police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization.

Policy 3.5: When considering a site for possible use as an educational facility, the Miami-Dade County Public Schools should consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.

Policy 3.6: The City shall cooperate with Miami-Dade County Public Schools and Miami-Dade County in utilizing the City's schools as emergency shelters during emergencies.

Objective 4: Establish Effective Coordination

The establishment of mechanisms for ongoing coordination, communication and implementation between the School Board, Miami-Dade County, and the City to ensure the adequate provision of public educational facilities.

Measure: Actively participate in joint meetings with Miami-Dade County and the School Board to ensure appropriate coordination of land use and public school facilities planning.

Policy 4.1: The City shall coordinate with the Miami-Dade County Public Schools to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.

Policy 4.2: Future educational facilities should be located where the capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.

Policy 4.3: The Miami-Dade County Public Schools should coordinate school capital improvement plans with the planned capital improvement projects of the City.

Policy 4.4: The City shall coordinate with the Miami-Dade County Public Schools to eliminate infrastructure deficiencies surrounding existing school sites.

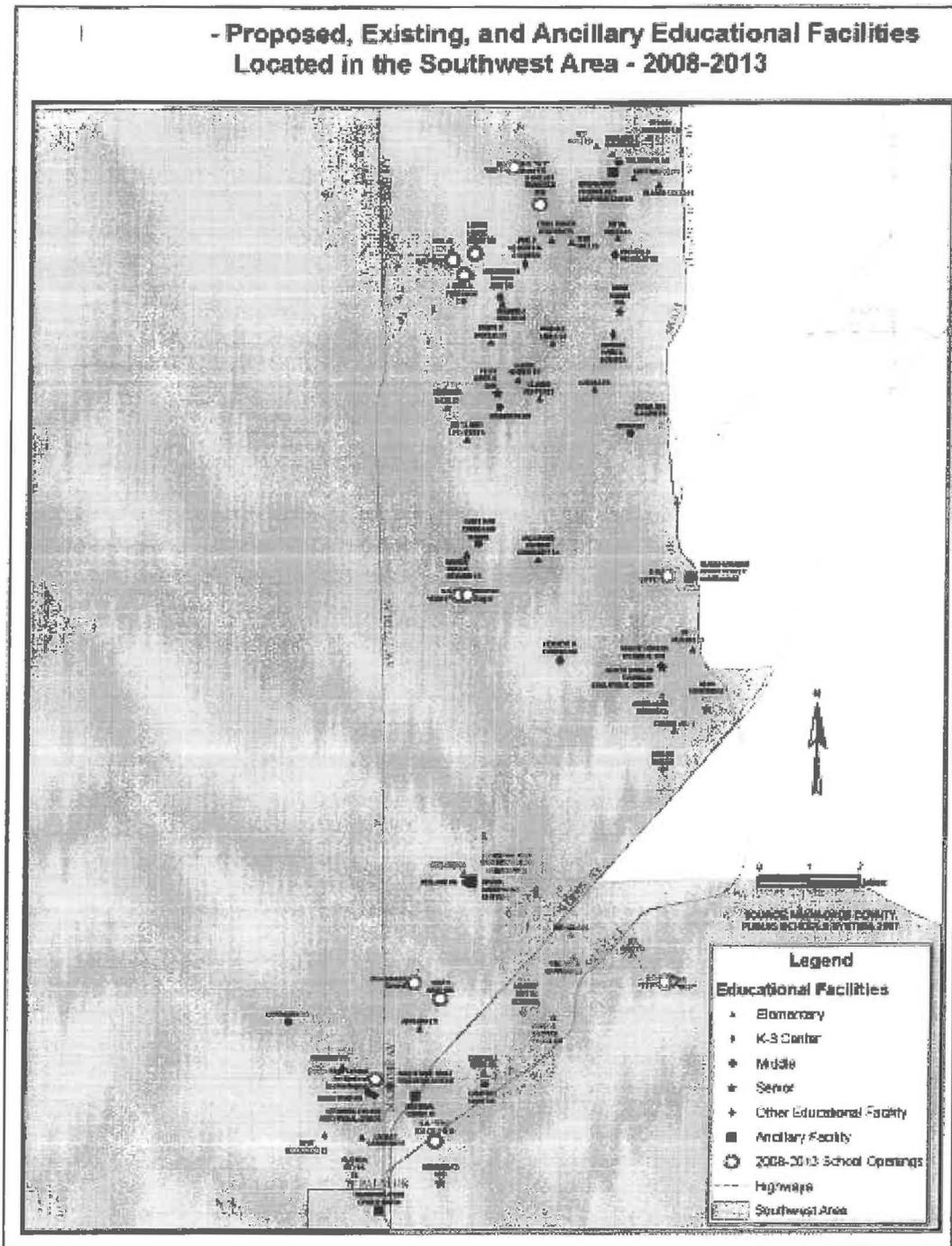
Policy 4.5: The City and the Miami-Dade County Public Schools shall coordinate efforts to ensure the availability of adequate sites for the required educational facilities.

- Policy 34.6:*** The City will account for the infrastructure needs of new, planned or expanded educational facilities when formulating and implementing the City's capital improvements plans.
- Policy 4.7:*** Coordinate the City land use planning and permitting processes with the School Board's site selection and planning process to ensure future school facilities are consistent and compatible with land use categories and enable a close integration of between existing and planned school facilities and the surrounding land uses.
- Policy 4.8:*** The City will notify Miami-Dade Public Schools of land use and zoning decisions as outlined in the Interlocal Agreement.
- Policy 4.9:*** The City and the School Board shall coordinate to prepare projections of future development and public school enrollment growth and to ensure such projections are consistent with the City's future land use maps and the School Boards Long Range Public School Facilities Map consistent with the procedures and requirements identified in the Interlocal Agreement.
- Policy 4.10** Coordinate the City land use planning and permitting processes with the School Board's site selection and planning process to ensure that future school facilities are consistent and compatible with the HARBMZ.

Education Element Map Series:

Consistent with Section 163.3177(12) (g), Florida Statutes, a map showing existing and future conditions is included in the element. ~~Figure 1C~~ Exhibit 7 has been included in this Element which indicates the location of existing and proposed schools and ancillary facilities over the 5 year planning period. The map was prepared by Miami Dade County and is included, along with maps for existing and proposed public schools in four areas of the County that are generally equivalent to the proposed Educational Impact Fee Benefit Districts in the County's Education Element. The entire map series prepared by Miami Dade County as part of its support data, inventory and analysis dated October 30, 2007 are hereby adopted by reference.

Exhibit 7: Proposed, Existing and Ancillary Educational Facilities Located in the Southwest Area – 2008-2013



IX. INTERGOVERNMENTAL COORDINATION ELEMENT

Objective 1: Continue and Improve Coordination Activities

Continue and improve coordination activities with governmental agencies including the Miami-Dade County School Board, Miami-Dade Water and Sewer Department (WASD), and the South Florida Water Management District (SFWMD), possessing planning and regulatory authority, which affects City land use, utilities, transportation, water supply, financial affairs, environmental issues and other applicable areas.

Measure: Establishment of a formal monitoring function within City government for intergovernmental coordination.

Policy 1.1: Maintain an active program of monitoring and communication with area communities, federal, state, regional and county agencies.

Policy 1.2: Participate in federal, state, regional and area workshops, meetings and public hearings relating to topics affecting Homestead and its environs.

Policy 1.3: Special coordination emphasis shall be placed on maintaining effective lines of communication with county, regional and state agencies charged with setting levels-of-service and/or permitting requirements, and initiating maintenance and capital improvement projects for public facilities located in and around Homestead.

Policy 1.4: The City of Homestead's Development Services Department shall be the designated liaison to disseminate information on proposed growth management amendments by the City, which affect any of the entities listed in the Element Goal.

Policy 1.5: The Development Services Department shall prepare and review the annual level-of-service monitoring report specified in the Adequate Public Facilities Ordinance. The purpose of this report is to provide the affected entities with information in order to evaluate and coordinate level-of-service standards.

Policy 1.6: The Development Services Department shall recommend procedures to be undertaken if the entity that has maintenance responsibility for a public facility does not plan for the necessary improvements in a timely manner in order to maintain the City's adopted level of service.

Policy 1.7: In situations where other public or private entities are providing a public facility or service with the City for roads, water, sewer, drainage, parks or solid waste, the City will coordinate its adopted level-of-service standard within the parameters allowed by the Capital Improvements Element of this Plan.

Policy 1.8: Coordinate the Comprehensive Plan with the State of Florida Strategic Plan, the South Florida Strategic Regional Policy Plan, the Miami-Dade County

Comprehensive Development Master Plan, ~~and~~ the City of Florida City Comprehensive Plan, and the Lower East Coast Regional Water Supply Plan.

- Policy 1.9:*** Continue to collaborate with Miami-Dade County and the South Florida Regional Planning Council in joint planning processes for the annual updating of local, countywide, and regional population projections, and the siting of facilities of countywide significance, including locally unwanted uses.
- Policy 1.10:*** Implement activities associated with the Amended and Restated Interlocal Agreement for Public School Facility Planning in Miami-Dade County, including, but not limited to coordinating City, County and School Board plans based upon consistent projections of the amount, type and distribution of population growth and student enrollment; participating in decision-making through floating membership on potential school sites for new schools and proposals for significant renovation, the location of relocatables or additions to existing buildings, and potential closure of existing schools; and collaborating to identify options aimed to provide the capacity to accommodate anticipated student enrollment demand associated with increases in residential development potentials.
- Policy 1.11:*** Participate in the water supply planning process with the SFWMD and Miami-Dade WASD, with the objective to assist in the development of a regional water supply plan that will ensure adequate quantity and quality of potable water resources needed to meet the future demands without creating water use conflicts or unacceptable impacts to natural resources. Policies, programs, and projections shall be based on quantifiable measures developed in coordination with the SFWMD and Miami-Dade WASD County.
- Policy 1.12:*** Maintain a water supply facilities work plan that is coordinated with Miami-Dade WASD, the SFWMD's regional water supply plan by updating the adopted City Water Supply Facilities Work Plan at a minimum of every 5 years and within 18 months of an update to the LEC Regional Water Supply Plan.
- Policy 1.13:*** Participate in water supply development-related activities facilitated by the SFWMD and the County that affects the City.
- Policy 1.14:*** Continue to coordinate with Miami-Dade County WASD, the City of Florida City, and the SFWMD regarding water service area boundaries and projected service area populations, and continue to share information regarding water supply needs, bulk sales projections, alternative water supply projects (including reuse and other conservation methods), annexations, and level of service standards.

Objective 2: Communicate Homestead's Plans

Ensure the impact of Homestead's plans and programs, proposed in the Comprehensive Plan, upon development in adjacent communities, Miami-Dade and Monroe counties, the region and the state are fully communicated and considered through coordination mechanisms.

- Measure:** Maintenance of regular communication channels with affected governmental agencies, communities and private landowners.
- Policy 2.1:** Participate in review and discussions with adjacent affected communities and involved agencies in the potential annexation of unincorporated lands into the City, as needed.
- Policy 2.2:** The review of proposed development within the City of Homestead shall include findings, where appropriate, indicating any significant impacts on adjacent communities.
- Policy 2.3:** Identify, develop and pursue areas where intergovernmental land use planning and level of service agreements are needed between respective governmental or private entities.
- Policy 2.4:** The intergovernmental planning agreements referenced in Policy 2.3 shall include provisions for review and comment on the City of Homestead's land use plans along jurisdictional lines, facility planning for water, sewer, roads, and any other public facilities that may have an impact on other entities or cause inconsistencies between comprehensive plans.
- Policy 2.5:** Continue to participate in cooperative planning programs with other governmental entities.
- Policy 2.6:** Where appropriate, mutual planning and management programs for natural resources shall be undertaken. This shall include, but not be limited to, a mutual program for: management of the Everglades; management of a certain estuarine area that falls under the jurisdiction of more than one local entity; management of groundwater resources with Miami-Dade and Monroe counties, and the City of Florida City; and delineation and management of watersheds.
- Policy 2.7:** Coordinate plans, programs, regulations and activities for the provision of affordable housing with those of adjacent governments, particularly the City of Florida City.
- Policy 2.8:** Coordinate with the Miami-Dade County School Board on site selection for new schools and provision of infrastructure, particularly roads, to support existing and proposed school facilities.
- Policy 2.9:** To achieve coordination with different agencies, the City will provide effective coordination through intergovernmental agreements, joint planning and service

agreements, special legislation and joint meetings or work groups which are used to further intergovernmental coordination.

- Policy 2.10:** Utilize the conflict resolution procedures established by the South Florida Regional Planning Council where appropriate.
- Policy 2.11:** Establish a mechanism to coordinate annexation plans of all incorporated areas in the City.
- Policy 2.12:** Identify any proposed annexation areas on the Future Land Use Map when possible.
- Policy 2.13:** Complete an evaluation of informal and formal coordination mechanisms between the City, other units of local, regional, state, and federal government, and any private entity which provides an essential public service that affects levels-of-service and/or land use planning in the City.
- Policy 2.14:** Continue to implement procedures and activities that will improve communications between the City and other units of local, regional, state, and federal government, and private entities which provide an essential public service that affects levels-of-service and/or land use planning in the City. These procedures and activities will be based on data derived from the update of the evaluation of informal and formal coordination mechanisms.
- Policy 2.15:** Support and assist in the development of goals, objectives and policies of surrounding municipal, county, regional and state comprehensive land use plans.
- Policy 2.16:** Coordinate planning activities mandated by various Elements of the City's Comprehensive Plan with other affected communities.
- Policy 2.17:** Establish interlocal agreements, where possible, with adjacent jurisdictions regarding impacts from development projects in one jurisdiction expected to have significant impacts on another jurisdiction.
- Policy 2.18:** Actively seek public and private grant opportunities that will enhance the City's services and facilities.

Objective 3: Coordinate with the Homestead Air Reserve Base

Coordinate with Homestead Air Reserve Base (HARB) to encourage a long-term development strategy.

Measure: Number of policies and/ or programs successfully adopted.

Policy 3.1: Coordinate with the Miami-Dade County Property Appraiser to graphically link noise contours, accident potential zones and existing safety easements to the

property search function of the website and to disclose notification that a property for sale or rent is within the HARBMZ.

- Policy 3.2:** Establish a procedure so that the HARB is able to review, at the earliest initiation of the process, all proposed comprehensive plan amendments, land development code changes, applications for planned unit developments, rezonings, waivers, exceptions, variances and other similar applications within the HARBMZ.
- Policy 3.3:** Create and or/ maintain position for a non-voting ex-officio member on the City's Planning and Zoning Board, to advise on the comprehensive plan, plan amendments, and land development regulations that would affect the intensity, density, or use of the land adjacent to or in close proximity to the HARB.
- Policy 3.4:** Seek out conservation partnerships with other regional stakeholders, including Miami-Dade County, the Air Force, the South Florida Water Management District, the State of Florida and other non-profit conservation entities, such as the Nature Conservancy to secure conservation easements or purchase development rights from willing sellers of environmentally sensitive lands inside the HARB's high noise and air safety zones.
- Policy 3.5:** Notify the Air Force of any proposed vertical structures in excess of 200 feet in the HARBMZ and in excess of 500 feet within a ten mile radius of the HARB.
- Policy 3.6:** Develop coordination mechanism among local, state and federal entities, including the NPS and Air Force on the future placement and design of facilities that would attract a significant bird population near HARB.
- Policy 3.7:** Develop a coordination mechanism between Miami-Dade County, City of Homestead, and HARB that ensures HARB consultation and guidance in the extension of the urban service district that would allow local public facilities, infrastructure, or other capital improvements located in close proximity to HARB.

X. CAPITAL IMPROVEMENTS ELEMENT

GOAL

To rebuild and improve infrastructure and facilities, and provide public facilities and services necessary to accommodate new growth for all residents in the most cost-efficient manner possible consistent with the level of service standards established in this Comprehensive Plan.

Objective 1: Public Facility Provision

Replace worn out public facilities, correct service deficiencies ~~and~~, accommodate planned future growth ~~by providing, and implement master planning efforts by identifying the necessary capital improvements and needed to maintaining~~ adopted level of service (LOS) standard in the Five-Year Schedule of Capital Improvements.

Measure: The City shall ~~Implementation of the~~ update the Capital Improvements Element, including the Five-Year Schedule of Capital Improvements (SCI) contained in this Element ~~within the specified timeframes, as amended from time to time. To ensure public facilities are concurrent with new development, the City will conduct an Annual Update and Inventory Report (AUIR). during the annual budget process, including adding the next year onto the SCI, updating schedules of projects and updating cost estimates based on the latest information.~~

Policy 1.1: Provide needed capital improvements for reconstruction, redevelopment and future growth.

Policy 1.2: Decisions regarding land use planning and the issuance of development orders and permits will ensure the availability of public facilities and services necessary to support such development at the adopted level-of-service standards concurrent with the associated impacts by means of the City's Land Development Code (LDC).

Policy 1.3: The City shall manage the land development process so public facility needs external to the Villages of Homestead Development of Regional Impact (DRI) created by previously issued development orders and future needs do not exceed the City's ability to fund and provide, or require the provision of, needed improvements. This shall be accomplished through continued use and implementation of City's LDC contained in the Homestead City Code, as may be amended from time to time, and other land use regulations.

Policy 1.4: Include the capital improvement projects identified in the other Elements of this Plan on the Five-Year Schedule of Capital Improvements and/or during the annual CIE update with priority for implementation in accordance with Policy 1.5, below.

Policy 1.5: Evaluate and rank proposed capital improvement projects in order of priority according to the following guidelines:

- (1) Protects public health, safety and welfare;
- (2) Fulfills existing legal commitment of the City to provide facilities and services;
- (3) Corrects an existing public facility deficiency identified in this Plan;
- (4) Permits the most efficient and effective use of existing and/or future facilities;
- (5) Provides new capacity to accommodate future growth consistent with this Plan;
- (6) Prevents or reduces future improvement costs;
- (7) Promotes cost-effective use of time and revenue (related projects).

Policy 1.6: Repair, rehabilitate and replace City capital facilities according to generally accepted engineering principles and guidelines.

Policy 1.7: Assess new development a pro rate share of the costs necessary to finance public facility improvements through the enforcement of existing public facility funding mechanisms and consideration of new alternatives, such as impact fees.

Policy 1.8: Establish a high priority in the capital improvements planning process for the housing, redevelopment, public facility and infrastructure projects, contained in the Five-Year Schedule of Capital Improvements, as it may be amended from time to time, in the City's Urban Infill Area (UIA), established in FLUE Policy 7.5 and depicted in Exhibit 2.

Policy 1.9: Implement Alternative 1 in the City's adopted 10-Year Water Supply Facilities Work Plan (May 2011).

Policy 1.10: Develop a coordination mechanism between Miami-Dade County, City of Homestead, and HARB that ensures HARB consultation and guidance in the extension of public facilities, infrastructure, or other capital improvements planning to be located in close proximity to HARB.

Objective 2: Fiscal Resources

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

- Policy 2.1:** Prior to the issuance of new development orders, ensure capital revenues and/or secured developer commitments are in place to provide all public facilities needed to serve previously approved development at adopted level of service standards.
- Policy 2.2:** Prepare and adopt a Five-Year Capital Improvement Program (CIP) and One-Year Capital Budget as part of the City's annual budgeting process.
- Policy 2.3:** Aggressively pursue potential grants and private funds, whenever available, to provide additional capital revenues for the implementation of the Five-Year Schedule of Capital Improvements.
- Policy 2.4:** Evaluate the feasibility of impact fees and other appropriate techniques for new development to bear a reasonable proportionate cost for public facility improvements required by new development and partially relieve the burden for capital improvements from property tax collections and existing residents. Specifically, the City shall examine the feasibility of developing a water and sanitary sewer impact fee to assist in offsetting potential development impacts on future capacity of its alternative water supply and wastewater treatment facilities and services.
- Policy 2.5:** Capital improvements associated with the construction of educational facilities are not addressed in the City's Capital Budget and Multi-Year Capital Plan but rather are the responsibility of Miami-Dade County Public Schools. To address financial feasibility associated with school concurrency, the Miami-Dade County Public School Facilities Work Program, dated September 2007, for educational facilities will be incorporated by reference into the Capital Improvements Element.
- Policy 2.6:** The City shall ensure the Capital Improvements Element (CIE) and the Comprehensive Plan remains financially feasible, as defined by s. 163.3164(32), Florida Statutes (F.S.).

Objective 3: Level of Service (LOS) Standards and Concurrency Management

Base decisions regarding the issuance of development orders and permits, in part, on the availability of necessary public facilities at the adopted level-of-service standards concurrent with the impacts of the subject development project and require future development to pay a proportionate cost of facility improvements to maintain the LOS standards.

- Policy 3.1:** Prior to the issuance of any development order for new development or redevelopment, require proof of availability of public facilities needed to support the development at adopted LOS standards by methods set forth in the Land Development Code in the form on one of the following standards:

- (1) The necessary facilities and services are in place at the time a building permit is issued; or

- (2) The necessary facilities and services are under construction at the time a building permit is issued; or
- (3) The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities at the time the building permit is issued; or
- (4) The necessary transportation or park facilities are funded and programmed for construction in the annual City Capital Budget; or
- (5) The necessary transportation facilities or services are programmed in the CIE for construction in or before year three, or necessary parklands are programmed for acquisition in or before year two; or
- (6) The necessary facilities and services are guaranteed in an enforcement development agreement. An enforceable development agreement may include, but not be limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee the necessary facilities will be in place when the impacts of development occur.
- (7) For public school facilities, the necessary facilities must be in place or under actual construction within three (3) years after issuance of final subdivision of site plan approval, or the functional equivalent.
- (8) All transportation facilities shall be in place or under construction within three (3) years after approval of building permit.

To ensure the availability of public facilities and services needed to support development concurrent with the impacts of such development, the City shall continue and improve the Concurrency Management System, established under the Adequate Public Facilities Ordinance consistent with Chapter 163, Part II, Florida Statutes and Rule 9J-5,055, Florida Administrative Code. In addition, the City shall continue and improve the regulatory and monitoring program, also established under the Adequate Public Facilities Ordinance, to ensure the scheduling, funding and timely construction of public facilities, consistent with the ~~six (6)~~ eight (8) standards stated above, to achieve and maintain adopted level-of-service standards.

Policy 3.2: Public facilities and services shall be available concurrent with the impacts of development. One option to accomplish this policy will be the phasing of proposed developments consistent with the availability of infrastructure necessary to meet LOS standards.

Policy 3.3: Public facilities and services must meet or exceed the LOS standards established in this Element of the Comprehensive Plan. Public facilities must be available at the adopted LOS standards when needed for development. If facilities are not available at the time of approval, development orders or permits are to be conditioned on the availability of public facilities and services, or the necessary facilities must be guaranteed either in an enforceable development agreement adopted pursuant to Chapter 163, F.S., or in a development order issued pursuant to Chapter 380, F.S.

Policy 3.4: Evaluate proposed Plan amendments and requests for new development or redevelopment according to the following guidelines:

- (1) Will the action contribute to a condition of public hazard as described in the Infrastructure Element?
- (2) Will the action exacerbate any existing public facility capacity deficiency, as described in the Transportation Element, Infrastructure and Recreation and Open Space Elements?
- (3) Will the action generate public facility demands that may be accommodated by capacity increases, which will maintain adopted level-of-service standards either planned in the Five-Year Schedule of Capital Improvements or by developer commitment?
- (4) Is the action consistent with the goal, objectives and policies of the Future Land Use Element, including the Future Land Use Map?
- (5) If public facilities are provided, in part or whole, by the City, is the action financially feasible pursuant to this Element?

Policy 3.5: As indicated in the applicable Elements of this Comprehensive Plan, the City of Homestead has adopted the following minimum level-of-service (LOS) standards:

- *Transportation* (all standards are measured at peak hour):
 - State Freeways – LOS D
 - State Principal Arterials – LOS D
 - State Minor Arterials – LOS E
 - County Minor Arterials and Collectors – LOS E
 - City Roads and Streets – LOS E
 - Transit – Current route configuration and headways provided by Routes #35, #38 and #70 currently (3/2001) serving the City Miami-Dade Transit Authority as amended from time to time.

State freeways, principal arterials and minor arterials may operate below the applicable minimum LOS if transportation project, which would raise the LOS to the applicable minimum, are included in the first three (3) years of the adopted FDOT Five-Year Transportation Program. County and City roads may operate

below the applicable minimum LOS where the applicable schedule of capital improvements demonstrates the actual construction of road facilities is scheduled to commence in or before the third year of the applicable five-year schedule of capital improvements provided the requires of Rule 9J-5.0055(2)8, F.A.C., as amended from time to time, are met.

- *Recreation:* 3 acres per 1,000 population.
- *Potable Water:* ~~19975~~ 200 gallons per capita, ~~except in the Villages of Homestead DRI/PUD where the standard shall be 275 gallons daily per capita~~ City-wide.
- *Sanitary Sewers:* 100 gallons per capita per day.
- *Solid Waste:* Disposal shall not exceed a generation rate of seven (7) pounds per capita per day.
- *Drainage:* Minimum acceptable flood protection/drainage level-of-service standard shall be protection from degree of flooding that would result for a duration of one day during a storm that statistically occurs once every five (5) years. All land on which urban development is to occur shall be filled to meet or exceed the County's flood criteria adopted by Miami-Dade County resolution R-951-82, as may be amended from time to time. All structures shall be constructed at or above the minimum floor elevations specified in the Federal Flood Insurance Rate Maps for Miami-Dade County. The water quality of all water exiting City drainage systems shall meet or exceed the standards for such water contained in Chapters 17-40 and 62-25, F.A.C., and all other applicable federal, regional and county water quality standards.
- *Public School Facilities:* The adopted level of service (LOS) standard for all public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (with relocatable classrooms). This LOS standard, except for magnet schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools. The adopted LOS standard for magnet schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a districtwide basis. Level of service standards for public school facilities apply to those traditional educational facilities, owned and operated by the Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Level of service standards do not apply to charter schools. However, the capacity of both charter and magnet schools will be credited against the impact of development.

School concurrency approval for the development and anticipated students shall be valid for up to two (2) years, beginning from the date the application received final approval from the City.

Policy 3.6: Future development will be required to contribute a proportionate cost of facility improvements to maintain required LOS standards through the payment of applicable fees and charges pursuant to City codes and ordinances in effect at the time.

Policy 3.7: For public school facilities, a proportionate share mitigation agreement, is subject to approval by Miami-Dade County School Board and the City and must be identified in the adopted Miami-Dade County Public School Facilities Work Program.

Policy 3.8: Consistent with public health and safety, sanitary sewer, solid waste, drainage, water supply, potable water facilities shall be in place and available to serve new development no later than the issuance by the City of a certificate of occupancy or its functional equivalent. Prior to issuance of a building permit or its functional equivalent, the City shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by City of a certificate of occupancy or its functional equivalent.

Objective 4: Debt Management

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

Policy 4.1: Incur debt within generally accepted municipal finance principles and guidelines, and only in relation to the City's ability to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

Policy 4.2: When evaluating the debt to be incurred for a facility, the increase in operating costs for that new or additional facility must also be considered.

Policy 4.3: The City will not provide a public facility, nor accept the provision of a public facility by others, if it is unable to pay for the subsequent annual operation and maintenance costs of the facility.

Policy 4.4: Pursue alternative funding sources, such as grants and bonds, whenever it is feasible to assist with funding of capital improvements.

Five-Year Schedule of Capital Improvements

This section contains the City of Homestead Schedule of Capital Improvements (SCI). ~~Table 1a~~ presents key information relating to the future projects proposed in various Elements of this Comprehensive Plan during the period of FY 2004 ~~09/10~~ through FY 2005 ~~13/14~~, and ~~Table 1b~~ presents the supplemental SCI for the alternative water supply project from FY 2011/12 through FY 2016/17. The SCI also outlines the Revenue Sources available to fund each Capital Improvement and projects (in most cases) project-related expenses over the next five (5) years.

The SCI is presented in a series of separate tables for major areas as follows:

~~Table 8a — Utilities: Potable Water, Sanitary Sewer, and Electric Service~~

~~Table 8b — Public Works (Transportation and Solid Waste)~~

~~Table 8c — Parks and Recreation~~

~~Table 8d — Housing, Infill and Community Redevelopment~~

~~The City's Five Year Schedule of Capital Improvements for FY 2001 – 2005 2010 – 14 is presented below in Table Series 8a – 8d 1. Tables 1a and 1b are attached.~~

Table 1a: Five-Year Schedule of Capital Improvements

Project Name	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	Total 5-Year Cost (2009/10-2013/14)	Funding Source ¹
Water & Wastewater								
Water Wells System Upgrade	\$90,000	\$ -	\$90,000	\$ -	\$ 90,000	\$ -	\$180,000	Water Funds
Water Main Upgrade	\$50,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000	Water Funds
Upgrade Pump Stations & System Improvements	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000	Wastewater Funds
Infiltration/Inflow Project	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000	Wastewater Funds
Refurbish 2 Centrifuge	\$80,000	\$ -	\$40,000	\$ -	\$40,000	\$ -	\$80,000	Wastewater Funds
Wastewater Telementary	\$800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Wastewater Funds
Influent Headwork Facility at Wastewater Treatment Plant— Design (Part of the AWSP)	\$300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Wastewater Funds
Influent Headwork Facility at Wastewater Treatment Plant— Construction (Part of the AWSP)*	\$ -	\$4,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	Wastewater Funds
Gravity Sewer Line from PS1 to Influent Headwork Facility— Design (Part of the AWSP)	\$100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Wastewater Funds
Gravity Sewer Line from PS1 to Influent Headwork Facility— Construction (Part of the AWSP)*	\$ -	\$1,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	Wastewater Funds
Polymer Pump Mixing Chamber (Part of the AWSP)	\$25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Wastewater Funds
New High Level Disinfection (HDL) WWTP (Part of the AWSP)*	\$ -	\$5,610,000	\$6,550,000	\$6,550,000	\$ -	\$ -	\$18,710,000	Reserve Fund
Existing HDL Plant Improvements (Part of the AWSP)*	\$ -	\$5,360,000	\$6,250,000	\$6,250,000	\$ -	\$ -	\$17,860,000	Reserve Fund
Raw Water Booster Pump Station (Part of the AWSP)*	\$ -	\$1,260,000	\$1,470,000	\$1,470,000	\$ -	\$ -	\$4,200,000	Reserve Fund
Biscayne Aquifer WTP Upgrades (Part of the AWSP)*	\$ -	\$1,050,000	\$1,230,000	\$1,230,000	\$ -	\$ -	\$3,510,000	Reserve Fund
Drainage								
Storm Drain Upgrade/Installations	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000	Stormwater Fund
Solid Waste								
Roll Off/Dumpsters	\$100,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$300,000	Solid Waste Fund
Transportation								

Project Name	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	Total 5-Year Cost (2009/10-2013/14)	Funding Source ¹
Roadways/Asphalt/Swales	\$147,633	\$147,633	\$147,633	\$147,633	\$147,633	\$147,633	\$738,165	Local Option Gas Tax
Sidewalk Installation and Improvements	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,000,000	Local Option Gas Tax
Drainage Swale & Sidewalk Rehab & Improvements	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$1,375,000	People's Transportation Plan Fund
Road Construction & Improvements	\$325,800	\$655,800	\$655,800	\$655,800	\$655,800	\$655,800	\$3,279,000	People's Transportation Plan Fund
Transit	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000	\$1,300,000	People's Transportation Plan Fund
SW 162 Avenue from Campbell Drive to North Canal Drive	\$ -	\$4,000,000	\$ -	\$ -	\$ -	\$ -	\$4,000,000	Local Option Gas Tax, People's Transportation Fund and Developer Funded
US-1 and Campbell Drive Intersection	\$ -	\$1,000,000	\$ -	\$ -	\$ -	\$ -	\$1,000,000	Local Option Gas Tax, People's Transportation Fund and Developer Funded

Note: 1. Revenue sources and projections for all capital improvement projects are provided in ~~Table 3-6~~ of the Data, Inventory and Analysis document (dated 5/25/2011) this chapter.

~~* Cost contingent on evaluation of other alternatives based on financial feasibility, including the possible diversion of flows to Miami Dade County. All Cost listed above are subject to change based on continuing and future evaluations of financially feasible alternatives. The funds needed for the City's alternative water supply Capital Improvement Program will be available through Reserve accounts and/or other possible sources. The City is also working on an agreement with Miami Dade County Water and Sewer Department (WASD) to possibly divert City overflows to the County's wastewater service system. This may provide additional flexibility to the City by freeing up additional capacity and/or providing needed capacity. In addition, the City is pursuing grants from the South Florida Water Management District (SEWMD) for its alternative water system, and may also consider bond issues to fund these costs.~~

Table 1b: Supplemental Schedule of Capital Improvements - Alternative Water Supply Project

<u>Project Name</u>	<u>2011-2012</u>	<u>2012-2013</u>	<u>2013-2014</u>	<u>2014-2015</u>	<u>2015-2016</u>	<u>2016-2017</u>	<u>Total</u>	<u>Funding Source</u>
RO Water Treatment Plant: Engineering and Design	-	\$5,300,000	\$5,300,000	-	-	-	\$10,600,000	Wastewater Fund Reserve and bonds
RO Water Treatment Plant: Construction	-	-	-	\$21,294,000	\$21,293,000	\$21,293,000	\$63,880,000	Wastewater Fund Reserve and bonds
TOTAL	\$0	\$5,300,000	\$5,300,000	\$21,294,000	\$21,293,000	\$21,293,000	\$74,480,000	-

ILER PLANNING

2074 West Indiantown Road
Suite 202

Jupiter, FL 33458-4637

561 626 7067

561 972 6075 Fax

ilerplanning.com

