

# VILLAGE COMPREHENSIVE PLAN 2020



**Evaluation and Appraisal Review (EAR)  
Overview**

**October 2020**

### **What is the Village of El Portal's Comprehensive Plan?**

The Comprehensive Plan is the Village's blueprint for existing and future development. The Plan's goals, objectives and policies reflect the Village's vision for its future, and for how it will meet the needs of existing and future residents, visitors and businesses.

### **What are the benefits of a Comprehensive Plan?**

The Village gets a defensible, legal basis for consistent decision-making, a clear sense of direction that makes it more competitive for funding applications, provides a fact base to inform the location, timing, and type of future development, and provides a game plan to address opportunities and constraints.

### **Who uses the Comprehensive Plan?**

This document is not only used by planning and zoning staff, but rather by all members of the community, including residents, business owners, developers, planning and zoning consultants, committee members, and council members. The plan allows citizens to submit development proposals, staff to provide recommendations, and the Council to guide policy decisions.

### **What is an Evaluation and Appraisal Review (EAR)?**

An Evaluation and Appraisal Review (EAR) is a State-mandated assessment of a municipality's Local Comprehensive Plan.

- It is required every 7 years.
- It responds to major community issues, and changes in governmental policies relating to planning and growth management.
- Municipalities with populations of 5,000 or less can conduct an "Expedited State Review" focusing on major issues.

### **What needs to be done?**

-Identify and analyze major planning issues.

- Florida Statutes require local governments to identify the key community-specific planning issues that will be addressed in the EAR.
- The evaluation and appraisal process is resident-driven and requires public engagement throughout every step receive public input on the key planning issues that the Village will address. There were two public workshops at the beginning of the process on June 13 and September 7 of 2019 to go over the general concepts that are covered in a comprehensive plan and an additional workshop on September 2, 2020 to review the elements and amendments specific to El Portal. There was also an ongoing online survey to collect feedback from those who were not able to attend the workshops.
- The following was identified as a result of these workshops and input received via the online survey:
  1. Pedestrian mobility throughout the Village and the incorporation of a sidewalk system.

2. Encourage the development of small businesses and development of the former Little Farm Trailer Park.
3. Maintain the existing tree canopy and increase parks and green open spaces.
4. Maintain a small Village character.
5. Resilience and response to climate change.
6. Increase safety and security within the Village.
7. Update outdated infrastructure, ie septic to sewer, street lighting.
8. Improve internal thoroughfares.

-Evaluate changes to State and regional policies relating to planning and growth management.

-Make recommendations based on analyses.

-Submittal and Adoption of EAR Based Amendments

-Present the draft of the EAR Based Amendments to the Village Council and revise as required.

-Transmit draft of the EAR Based Amendments to the Florida Department of Economic Opportunity (DEO) and additional regional agencies for review and revise to reflect any changes.

***-Present final EAR Based Amendments for formal adoption by Village Council and transmittal to DEO and reviewing agencies.***

-If additional changes are required, revise to obtain a finding of sufficiency.

-Adopt EAR Based Amendments within 18 months of Finding of Sufficiency.

## Recommendations

### Issue 1

Pedestrian mobility throughout the Village and the incorporation of a sidewalk system.

- Ensure the provision of multi-modal transportation access.
- Reorient transportation priorities towards people over cars and offer more options for travel modes.
- Create a multimodal network that helps make the built environment efficient by ensuring that every member of the community can complete a journey safely - from origin to destination - and in an enjoyable way.
- Encourage designs that promote walking to increase residents' physical and mental health.
- Decrease the need to use an automobile for immediate needs.

### Issue 2

Encourage the development of small businesses and development of the former Little Farm Trailer Park.

- Amend land use districts to create Multi-Family and Business/Office designations to address existing and potential uses in annexed area.
- Call for well-planned mixed-use development at appropriate locations.
- Revise the Mixed-Use designation to ensure appropriate redevelopment of the site.

### Issue 3

Maintain the existing tree canopy and increase parks and green open spaces.

- Provide universal access to open spaces and nature to all residents in the community to increase physical and mental health.
- Coordinate with Miami Shores, Miami, and the County on tree planting and landscaping programs along corridors.
- Enter into a joint-use agreement with School Board to make recreation facilities at Horace Mann available for Village use.
- Provide adequate recreation and open space at site and maintain canal views.

### Issue 4

Maintain a small Village character.

- Encourage the adoption of design guidelines for future development that promote architectural and design excellence in buildings, landscape, open space, and public space.
- Preserve a city's character and scale.
- Create Urban Design Guidelines establish that new buildings have the responsibility to sensitively respond to their context and existing patterns of development while being of their moment

### Issue 5

Resilience and response to climate change.

- Incorporate a plan for El Portal to withstand the social, economic, and physical challenges of this century to become more resilient.
- Prepare the Village for the threat of acute shocks, particularly natural disasters and flooding and chronic stresses, such as sea level rise.
- Seek funding to implement projects identified in the Stormwater Drainage Master Plan, and include such projects in the Capital Improvements Schedule.
- Provide stormwater drainage in accordance with the adopted Stormwater Drainage Master Plan.

#### Issue 6

Increase safety and security within the Village.

- Investigate strategies to address affordable housing needs.
- Ensure that a relocation plan is in place to address the needs of displaced residents.
- Seek funds to assist low income households with home repair.

#### Issue 7

Update outdated infrastructure, ie septic to sewer, street lighting.

- Coordinate with Miami Shores, Miami, and the County on maintaining consistency and levels of service along traffic corridors.
- Support the County in Implementing the Water Supply Workplan.
- Address new Intergovernmental Coordination requirements.
- Ensure the provision of adequate infrastructure (including sewer service).

#### Issue 8

Improve internal thoroughfares.

- Coordinate with Miami Shores, Miami, and the County on maintaining consistency and levels of service along traffic corridors.
- Promote street designs to provide connections to all destinations for all users - pedestrians, bicycle riders, transit riders, and motorists - while acknowledging that not all modes are proper for all streets.
- Implement a well-connected street network that acknowledges the relationship between land use and transportation by considering context-sensitive street design.