

FUTURE LAND USE ELEMENT

Goals, Objectives, and Policies

- Goal 1** To maintain the neighborhood structure of the Village, while increasing the diversity of uses and building types so that the Village may attract a diverse variety of households, business, and civic institutions and continue to pursue resiliency as a community.~~basically residential character of the Village, while maximizing opportunities to provide for additional compatible commercial, office and mixed uses at appropriate locations.~~
- Objective 1.1** The Village shall continue to ensure adequate water and sewer service and stormwater drainage as any land use changes occur; see policy for measurability for sewer extension.
- Policy 1.1.2 Sanitary sewer feasibility shall continue to be assessed as a part of reviewing any future land use intensity changes east of the railroad; require extension of sewer lines and the provision of needed sanitary sewer infrastructure for any new project which produces more than 1,500 gallons per day.
- Policy 1.1.3 The Village shall seek to provide stormwater drainage in accordance with the 2002-2019 Stormwater Master Plan, which is herein incorporated by reference into the Support Documents of the Comprehensive Plan.
- Policy 1.1.4 The Village, through the land development regulations will coordinate the land uses and future land use changes with the availability of water supplies and water supply facilities.
- Objective 1.2** The Village of El Portal shall continue to achieve a compatible and well-designed mix of land uses in the N.E. 2 Avenue corridor and a refined redevelopment plan for the former Little Farm Trailer Park site by the year 2017/2020.
- Policy 1.2.1 Through the zoning process, ~~along N.E. 2nd Avenue,~~ the Village shall encourage mixed-use, walkable redevelopment along N.E. 2nd Avenue. By encouraging a variety of uses such as offices, small-scale retail, places of worship, and civic and educational uses, a greater number of residential units will be within walking or cycling distance of these uses that will provide for their daily needs within the Village's boundaries along N.E. 2nd Avenue. — continue to achieve a mix of:
- ~~professional and other low intensity office uses in residential-scale structures~~

- ~~churches~~
- ~~one and two family housing~~

- Policy 1.2.2 The Village shall continue to encourage the redevelopment of the former Little Farm Trailer Park site into a well-planned mixed-use development that will include commercial, office, ~~institutional,~~ residential, institutional, civic, or recreation and open spaces uses. The plan shall follow the principles set during the 2013 Village Charrette.
- Policy 1.2.3 The Village of El Portal shall use the South Florida Regional Planning Council’s dispute resolution process when necessary to mediate the resolution of conflicts with other local governments and regional agencies. The Village may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by Section 163.3177, F.S., or other non-judicial approaches.
- Policy 1.2.4 The Village, although not currently impacted, shall enter into any appropriate agreement with the State of Florida University System or the Miami-Dade County School Board implementing the requirements of Section 240.155(11)(15), F.S., regarding campus master plans.
- Policy 1.2.5 During pre-development program planning and site selection activities, the Village, as service provider, will coordinate with the Miami-Dade County Public School system to consider all reasonable opportunities to co-locate new libraries, parks, and other facilities with public schools, where compatible, and the potential exists to create logical focal points for community activity. Early review and coordination activities will be modified as necessary to timely consider these potentials. In addition, the Village shall coordinate with Miami-Dade Public Schools to identify opportunities for joint use of Horace Mann Middle School for community activities, and shall seek joint use agreements as appropriate to act upon these opportunities.
- Policy 1.2.6 The Village of El Portal will maintain, as a particular area of attention in its planning program, a systematic review of the aesthetics and physical conditions between its boundary and those between unincorporated areas and other cities in an effort to improve the appearance of these areas and the compatibility and transition between the adjoining communities. Joint planning area agreements will be implemented if appropriate.
- Policy 1.2.7 Schools shall be allowed in the RSF Residential Single Family land use categories.
- Objective 1.3** The Village of El Portal shall continue to protect the limited existing natural resource base (see policies for measurability) and historic base by no loss of the 29 historic houses during the five-year planning period.

Policy 1.3.1 Through runoff and land use controls in the development code, the Village shall continue to improve the water quality of the Little River Canal by permitting no new direct drainage into the Canal and through implementation of the recommendations of the ~~2002-2019~~ Stormwater Master Plan.

Policy 1.3.2 Any new construction shall conform to the flood plain standards of the development code, particularly by achieving ground floor elevations above the flood plain in the proposed redevelopment project.

Policy 1.3.3 The Village shall continue to protect and maintain the Indian Mound Park, a unique historic and natural resource, by no net change in its character. The Indian Mound Park is recorded as the Little River Mound by the State of Florida and was designated by Miami-Dade County as the El Portal Mound Site. The Mound is protected by State Statute Chapter 872.05, Florida's Unmarked Human Burial Law. It is located within the designated El Portal Archaeological Zone, which is bounded by NE 87th Street to the north, Park Drive to the east, the Little River to the south, NE 2nd Avenue to the west, and contain remnants of a prehistoric Native American village. Any ground disturbing activities within the archaeological zone shall require coordination with Miami-Dade County Office of Historic Preservation and a Certificate to Dig permit.

Policy 1.3.4 With technical assistance from the Miami-Dade County Preservation Organization, Dade Heritage Trust and coordination with Miami-Dade County Office of Historic Preservation regarding potential historic designation, the Village shall survey the older housing stock to expand the list of architecturally and historically significant houses; then enact development code policies that provide for design review of historic building renovations. The Village shall consider historic resource preservation needs and concerns in the implementation and approval of redevelopment efforts, and in any expansions of the Village boundaries.

Policy 1.3.5 ~~By 2012~~†The Village shall amend its Land Development Regulations as appropriate to reflect recommendations of the 2019 Stormwater ~~Treatment~~ Master Plan.

Objective 1.4 The Village shall continue to ensure the availability of land needed if sewer lines are extended; see policy for measurability.

Policy 1.4.1 In reviewing the development plans for the former Little Farm Trailer Park redevelopment, the Village shall continue to require dedication of land for a sewage pumping station (as needed) as a part of the site plan review process.

Objective 1.5 The Village shall continue appropriate revisions to its development code

consistent with this Comprehensive Plan.

Policy 1.5.1 The Village shall include a provision that requires that the public facilities level of service standards be met concurrent with a request of any new development requiring such service.

Policy 1.5.2 The Village shall review the code with special attention to the ~~mixed-use or planned unit development~~ provisions for the Main Street Zone and Urban Center Zone and the on-site design standards and a general streamlining of the zoning code for easier understanding.

Policy 1.5.3 The Village shall continue to use the code to implement the following land use districts (with intensities and densities) as shown on the Future Land Use Map:

- Low Density Residential: This use includes single family dwelling units at a density up to 8 units per acre.
- Medium Density Mixed Use: This use includes multi-family residential dwellings at a density of up to 36 units per acre in addition to a broad range of mixed-use, office, and commercial uses, and a limited range of lodging uses.
- High Density Mixed Use: This use includes multi-family dwellings that exceed 36 units per acre in addition to a broad range of mixed-use, office, commercial, and lodging uses.
- Parks and Recreation: This use includes parks and other public places.
- Institutional: This use includes a broad range of governmental, utility, public safety, and public educational uses.
- As used in this policy, mixed uses include a combination of retail/office/ residential/public and semi-public, and open space uses in the appropriate environment. The design of mixed-use developments should conform to the principles of the Miami-Dade County Urban Design Manual or other appropriate design standards as adopted by the Village, such as regulations approved under a Special District Plan. Provisions for the inclusion of multimodal transportation options (i.e. pedestrian, bicycle, automobile and transit access) shall be incorporated into such design, as shall provisions to ensure connectivity between the mixed use and the remainder of the Village. The maximum residential density within a mixed use development shall range between 15 to 150 units per acre.

Objective 1.6 The Village shall seek to increase its tax base by 15% ~~by 2015, by 2025~~ and shall implement other strategies to increase its fiscal health, in order to provide adequate municipal services at reasonable tax rates.

Policy 1.6.1 The Village shall continue to investigate the feasibility of annexing adjacent unincorporated areas, and shall apply to annex such areas as feasible and appropriate. These unincorporated areas include, but are not

limited to, the blocks bounded by NW 91st Street on the North, NW 87th Street on the South, I-95 on the East, and NW 5th Avenue on the West.

Policy 1.6.2 The Village shall continue to enact zoning controls to assure quality, tax generating redevelopment of the former Little Farm Trailer Park site.

Policy 1.6.3 The Village shall continue to identify strategies to supplement its tax base with grants and other funding sources that might be available in order to implement specific projects, increase levels of service, and provide an improved quality of life to existing and future residents, businesses, and visitors.

Policy 1.6.4 In implementing the redevelopment of the former Little Farm Trailer Park site and any annexation proposals, the Village shall revisit its concurrency requirements and consider the institution of additional impact fees, cost recovery mechanisms, and other assessments to maintain and improve service levels.

Policy 1.6.5 The Village will support the use of the existing Florida East Coast (FEC) railway right of way for ~~future~~ passenger train service.

Policy 1.6.6 In reviewing the development plans for the former Little Farm Trailer Park redevelopment the Village shall encourage dedication of land for a passenger train station (as needed) or other civic space as a part of the site plan review process.

Objective 1.7 The Village shall strive to increase density in a sustainable manner that is that takes into consideration the need for expeditious and multi-modal evacuation. ~~have minimal increases in the number of housing units during the 2000-2010 planning period thereby ensuring a hurricane post evacuation time of less than 10.5 hours.~~

Policy 1.7.1 The Village shall continue to ensure that redevelopment opportunity sites such as the former Little Farm Trailer Park have high-quality, mixed-use, buildings that contribute to a diversity of housing types and transit-supportive densities. Through land use plan densities and mapping plus redevelopment of the Little Farm Trailer Park site as a mixed-use development that includes both residential and non-residential uses, the Village shall continue to scrutinize and control the net increase in housing units over the next 10-year planning period.

Policy 1.7.2 The Village shall direct the location of all future developments away from coastal or other high hazard areas or a 100-year floodplain.

- Objective 1.8** The Village of El Portal shall support and implement recommendations that have come from the ~~Miami Shores/El Portal Master Development 1999-2000-2013 Village of El Portal~~ Charrette Report.
- Policy 1.8.1 The Village shall encourage the establishment of a Little River Nature Preserve and Environmental Learning Center on the south bank of the Little River in the City of Miami.
- Policy 1.8.2 The Village shall establish a gateway entry into its community consistent with the models demonstrated in the ~~Miami Shores/El Portal Charrette~~2013 El Portal Charrette Report.
- Policy 1.8.3 The Village of El Portal shall support the reconstruction of the Little River Bridge in order to provide a more proper entry into this community.
- Policy 1.8.4 The Village shall encourage the revitalization of the area in and around Biscayne Boulevard within its City limits and to reintroduce the viable mix of uses for its community.
- Policy 1.8.5 The Village shall initiate a redevelopment plan for areas described in the ~~Miami Shores/~~ 2013 El Portal Charrette Report.