

CAPITAL IMPROVEMENT ELEMENT

Goals, Objectives, and Policies

- Goal 1** The Village of El Portal shall continue to undertake capital improvements when necessary to ~~keep its present~~provide and maintain public facilities ~~in good condition~~that are reliable, equitable, efficient, and environmentally sound and to accommodate any major new development, ~~achieving the adopted level of services standards, within~~in a timely fashion and within sound fiscal practices.
- Objective 1.1** The Capital Improvement Element shall continue to be used as a means of assessing any public facility deficiencies and planning corrective capital projects.
- Policy 1.1.1** The operating budget shall continue to accommodate annual systematic replacements such as street ~~overlaying~~milling and resurfacing. If it is determined that capital projects are required, such projects shall be included in a Capital Improvements Schedule to be adopted as part of this Element.
- Policy 1.1.2** The Village, on an on-going basis, shall identify projects that will increase levels of service and improve quality of life for existing and future residents and visitors, and shall actively seek funding sources to implement such projects without increasing the tax burden on existing households or businesses.
- Policy 1.1.3** ~~By 1994, t~~The Village shall complete ~~the~~ preliminary engineering studies to determine the location and cost implications of a pilot project to discourage through traffic on one or two streets.
- Policy 1.1.4** Staff and engineering studies, adopted plans, and other appropriate mechanisms shall form the basis for the annual preparation of a five-year capital improvement program and annual Capital Improvements Schedule if it is determined that capital projects are required.
- Policy 1.1.5** Overall priority for fiscal planning shall be projects that enhance quality of life and levels of service for the Village's existing and future residents, visitors and businesses.

- Policy 1.1.6 In setting priorities, the Village shall continue to use the following kinds or criteria:
- Public safety implications: a project to address a threat to public safety will receive first priority.
 - Health implications: projects that improve the health and overall well-being of its residents.
 - Ecological implications: projects that improve the built environment and help in making the Village more sustainable and resilient.
 - Level of service or capacity problems: next in priority would be projects needed to maintain the stated Level of Service.
 - Ability to finance: ~~A third~~The next criteria is the budgetary - impact; will it exceed budget projections?
 - Quality or life projects: lowest priority would be those projects not in categories 1 ~~or 2~~to 4 but that would enhance the quality of life.
- Policy 1.1.7 The Village shall continue to pursue a prudent policy in terms of borrowing for major capital improvements; in no case borrow more than one percent or the total assessed value in any one bond issue.
- Policy 1.1.8 The Village shall formulate a master tree-scape plan that is consistent with the Miami-Dade County Street Tree Master Plan.
- Policy 1.1.9 The Village shall coordinate with Miami Shores Village, the City of Miami, and other appropriate agencies in the implementation of street tree planting and landscaping programs along N.E. 2nd Avenue that is consistent with the adjacent jurisdictions.
- Policy 1.1.10 Include funded projects from the ~~2002~~2019 Stormwater Master Plan in the Capital Improvements Schedule as appropriate.
- Objective 1.2** Village officials shall continue to implement concurrency requirements as specified in this Comprehensive Plan and in the Land Development Regulations, and other appropriate strategies, as a basis for reviewing development applications in order to maintain an adequate facility level of service, correct existing deficiencies, and address the impacts that will result from the development.
- Policy 1.2.1** The Level of Service Standard for potable water shall be 100 gallons per person per day from the County system.

Policy 1.2.2

The Level of Service Standard for sewage disposal shall be septic tanks except for the redevelopment area where any project generating more than 1,500 gallons per day shall require a County sewer extension.

Policy 1.2.3

The Level of Service for solid waste shall be five pounds per person per day.

Policy 1.2.4

Drainage facilities shall conform with the design criteria established in the 2002 Stormwater Master Plan in order to meet the detailed Level of Service standard established therein and outlined below:

The following design criteria have been established for the Plan and future developments within the Village.

Design Frequency: Based on the Village of El Portal's adopted LOS in the Comprehensive Plan, in order to provide flood protection development within the Village it is to be constructed with the lowest finished floor elevations, set at or above the stage produced by a zero discharge 100-year, 3-day design storm event. The storm frequency for residential roadway flood protection within the Village has been established at a 5-year return period as per Miami-Dade County criteria.

Rational Method for Runoff: Conventional stormwater design criteria utilizing the rational formula for runoff computations may be used to size stormwater collection systems. The formula is defined as follows:

$$Q=CIA$$

Where Q equals the total design flow in cubic feet per second (cfs), C is equal to the runoff coefficient (0.5 - 0.8, varying on percent impervious), I is equal to the average rainfall intensity in inches per hour, and A is the total drainage area in acres.

This method can take into account stormwater that is collected in depressions, swales, back lots and roofs, which are common in urban areas. Other methods for computing runoff have been established by the SCS and the FDOT.

Pipe Sizing Calculations: Historically, the Village has relied on an undersized stormwater network. Pipe sizes for the conceptual stormwater improvements were determined using a design storm event of a one (1) in 5-year return period as per Miami-Dade County criteria. Other criteria established were a minimum pipe size of 15 inches and a maximum velocity in the pipe of 6 feet per second.

A maximum hydraulic grade line of 0.25 feet below the grate elevation was maintained with a design tail water of 2.5 feet NGVD. The rainfall intensity used to establish runoff was derived from the Miami-Dade County Intensity

Duration Frequency curves. The intensity varied from 4.0 inches to 6.8 inches per hour. In recognizing that the lots are fairly large, the initial times of concentration were estimated by applying the relationship of 20 minutes per acre, which resulted in a range from 20 minutes to 90 minutes. The development of this Plan has in effect established criteria for pipe networks discharging into the C-7 Canal.

Infiltration and Percolation: Test data of percolation results have been obtained and are provided in this Report. Ground surface infiltration and percolation of the soil composition vary based on the soil classification and location within the Village. Soil conditions range from good to generally poor.

Infiltration flow rates were determined for specific soil conditions in various areas of the Village and used to determine an efficient exfiltration trench. Higher flow rates equated to a reduction in the proposed stormwater pipe size. Water quality needs were achieved or exceeded in the proposed basin design by utilizing exfiltration trench or water quality structures.

Minimum exfiltration trench standards have been established utilizing a minimum 15-inch pipe, a minimum trench width of six feet, maintenance sumps and debris baffles in all inlets connected to exfiltration trench.

Discharge: Discharge into the C-7 Canal (Little River Canal), via outfall pipes, existed prior to established regulatory criteria for allowable discharge rates. Initially the C-7 canal was designed and constructed to handle runoff from a one (1) in 100-year storm, essentially allowing for unlimited inflow from gravity connections. Subsequent development beyond the anticipated intensity within the basin has significantly increased the runoff and decreased the flood protection provided by the canal. For existing developments, allowable discharge rates to the C-7 Canal are now based on existing runoff conditions during a 25-year, 3-day design storm event, canal capacity and permitting restrictions.

Policy 1.2.5 The Level of Service Standard in the Recreation Element (.1 acre per 1,000 population) shall form the basis for assessing park improvement needs keeping in mind the role of nearby County parks.

Policy 1.2.6 The Level of Service Standards of C for arterials and D for collectors shall be used in reviewing land use proposals; these are County roads.

Policy 1.2.7 Adequate level-of-service standards as established in the adopted objectives and policies contained in this Comprehensive Plan shall be the measure for the financial analysis required under this Element.

Policy 1.2.78 The Village shall continue to monitor the impact of land use intensity regulations and development upon traffic flow.

- Policy 1.2.79 Necessary public schools facilities must be in place or under actual construction within three years after issuance of final subdivision or site plan approval, or the functional equivalent.
- Objective 1.3** Major future development projects shall continue to pay their fair share of the public improvement needs they generate.
- Policy 1.3.1 The building permit review process shall continue to require on-site detention and drainage structures acceptable to regional environmental agencies.
- Policy 1.3.2 The development code review shall continue to include the consideration of **impact-development** fees for major developments ~~such as any redevelopment of the mobile home park.~~
- Policy 1.3.3 Sidewalks shall continue to be installed as a part of all new development.
- Policy 1.3.4 ~~It is assumed that p~~Private redevelopers **will shall** pay the capital project costs resulting from redevelopment of the ~~mobile home park former Little Farm Trailer Park site e.g. sewer line extension. If not, a~~Any municipal project requirements shall continue to be reviewed as part of annual capital programming process.
- Objective 1.4** The Village shall continue to achieve mechanisms whereby public facility requirements generated by new development are adequately funded in a timely manner.
- Policy 1.4.1 The Land Development Regulations ~~requirements-require~~ that no development permit shall be issued unless assurance is given that the public facilities necessitated by the project (in order to meet level of service standards) will be in place concurrent with the impacts of the development shall be implemented through the development review and approval process.
- Policy 1.4.2 The Miami-Dade County Public Schools and Miami-Dade County have the responsibility for providing school concurrency related improvements and should continually seek to expand the funding sources available to meet those requirements.
- Policy 1.4.3 The Miami-Dade County Public Schools Facilities Work Program dated September ~~2009~~2012, 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 1.4.4 The Village in coordination with Miami-Dade County Public Schools shall by ordinance, include proportionate share mitigation methodologies and options for public school facilities in its concurrency management program and Interlocal Agreement for Public Facility Planning between Miami-Dade County Public Schools, Miami- Dade County and the Cities in Miami-Dade County, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities through mechanisms that might include, but are not limited to, 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.
- Policy 1.4.5 In implementing the redevelopment of the Little Farm Trailer Park site and any annexation proposals, the Village shall revisit its concurrency requirements and consider the institution of additional **impact development** fees, cost recovery mechanisms, and other assessments to maintain and improve service levels.
- Objective 1.5** The Village’s Land Development Regulations will direct recreational activities to areas of the Village where facilities and services are available.
- Policy 1.5.1 The Village shall encourage additional recreational opportunities within the existing urban service area, concentrating such activities where the capacity of existing public facilities can serve development meeting adopted level of service (LOS) standards.

Village of El Portal, Florida
Five-Year Schedule of Capital Improvements

Project/Location	2020-21	2021-22	2022-23	2023-24	2024-25	Five Year Total
Septic to Sewer Conversion	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$12,500,000
Stormwater Improvements	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,500,000
Streets and Sidewalks	\$70,600	\$32,300	\$32,300	\$32,300	\$32,300	\$199,800
Traffic calming rotunda	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Resilient Greenspace	\$300,000	-	-	-	-	\$300,000
Total	\$3,420,600	\$3,082,300	\$3,082,300	\$3,082,300	\$3,082,300	\$15,749,800
Source: Village of El Portal FY 2020-2021 adopted budget						