



THE CITY OF AVENTURA

Comprehensive Plan

Adopted December 1998
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Figure 1 - City of Aventura Government Center

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INTRODUCTION

In 1995, the City of Aventura was incorporated through the tireless efforts of a small army of individuals dedicated to the ideal of controlling their own destiny. While the reasons for this shared belief were varied, few issues were more frequently discussed than those relating to planning and zoning. It was for this reason that the City of Aventura welcomed the opportunity to prepare a Comprehensive Plan. Having completed the planning process, the City was pleased to adopt the inaugural Plan that more than met the State mandated requirements for Comprehensive Plans.

The Aventura story began approximately thirty (30) years ago, when developer Don Soffer purchased 785 acres of vacant shoreline property in Northeast Dade County. Currently, those 785 acres are fully incorporated within the 3.2 square mile City of Aventura. Soffer's vision was to create a "community with character", through the formation of Turnberry Associates. The goal has been realized.

The objectives and policies presented in the 1998 document were established to reflect the City's continued vision. The main objectives of this vision include:

- the protection of the high-quality residential character of the City;
- continued maintenance and enhancement of the City's retail and office inventory;
- selected investment in "public identity" facilities, such as a local transit system, parks and administrative centers;
- the promotion of a Town Center; and,
- redevelopment and upgrading of the nautical industry and hospital areas.

The Comprehensive Plan is the City's blueprint for existing and future development. The Plan's goals, objectives and policies reflect the City's vision for its future and how it will meet the needs of existing and future residents, visitors and businesses. Although the Plan may be amended periodically through the years, State statute requires that cities conduct a holistic review of the entire Comprehensive Plan once every seven years to ensure that the plan continues to reflect the goals and objectives of the community, to see how well the Plan is working and to address any community-specific issues and challenges.

The 2005 Evaluation and Appraisal Report was prepared, public meetings were held with governmental agencies and residents and the final Report was adopted by the City Commission on November 1, 1995. In addition to the objectives listed above in the 1998 document, the City desired to re-examine the Plan to address key issues facing the City in 2005, those being: development and re-development, housing, emergency management, transportation, quality of life and intergovernmental co-ordination.

Amendments to the Comprehensive Plan based upon the Evaluation and Appraisal Report were adopted by the City Commission on January 9, 2007 and found sufficient by the State of Florida Department of Community Affairs on March 15, 2007. Those amendments are incorporated into this document. In addition, amendments were incorporated to address changes in the State of Florida Growth Management legislation since 1995 and to generally update the Plan.

Generally, the 2007 amendments to the 1998 Plan include the following:

1. New standards for development and re-development that are intended to accommodate growth while maintaining the integrity of the built and natural environment;
2. Add a new “Water” future land use designation and description to address the use of water in the City;
3. Update the Plan to address maintenance and improvement of the hurricane evacuation clearance time standard;
4. Policies to address growth management requirements of the State pertaining to military installations, historic preservation, transportation concurrency exception areas, water supply planning, financial feasibility of capital improvements and public-school facility planning;
5. Policies to ensure that new development enhances mobility option and redevelopment does not further degrade transportation levels of service;
6. Policies to support public and private sector efforts to provide an adequate supply of housing units and encourage developers to provide a variety of housing types, including housing affordable to City residents of all income levels; and
7. Add a new Element entitled “Redevelopment Element” to update the former “Economic Development Element” and “Urban Design Element”, the latter two being deleted from the Plan and incorporated in the new Element.



In 2011, Part II of Chapter 163 of the Florida Statutes governing comprehensive planning was revised. The former “Local Government Comprehensive Planning & Land Regulation Act” was changed to the “Community Planning Act”. Along with other modifications, the requirement for evaluation and appraisal of comprehensive plans was modified. While still providing that the City shall evaluate its

Plan at least once every seven years, the process was modified to allow local governments to determine if amendments are necessary to the Plan to reflect changes in State law and to reflect changes in local conditions. If amendments are determined to be necessary, the City notifies the State of its determination by letter, which letter is due to the State on a schedule prescribed by Rule, and then transmits the amendments within one year for review under the State Coordinated Review process.

The City Commission has reviewed the Plan and has determined that amendments are necessary to reflect changes in State law and to reflect changes in local conditions. The City has notified the State, as required by Chapter Rule 73C-49 of the Florida Administrative Code, of its determination.

The 2014 amendments to the Plan included the following:

1. Delete all references to Rule 9J5 of the Florida Administrative Code, which was repealed in its entirety.
2. Update the Future Land Use Element to include the new evaluation and appraisal procedures in the Community Planning Act.
3. Update the map series in the Future Land Use Element, Transportation Element and Education Element.
4. Add a new policy to the Future Land Use Element to encourage green building practices as provided in Article VI of Chapter 14 of the City Code.
5. Add new policies to the Intergovernmental Coordination Element to provide that the City will coordinate with and participate in Federal, State, County and local initiatives on climate change, sustainability and resilient communities.
6. Updates existing policy and adds a new policy to our Housing Element to support public and private sector efforts to provide an adequate supply of housing units that are affordable to households of all incomes and ethnicities and to support efforts to reduce the housing cost burden.
7. Updates the Objective on reduction of per capital water use and its measure in the Infrastructure Element and in the Conservation Element to be consistent with the plans of our water suppliers, Miami-Dade County and North Miami Beach and with the South Florida Water Management District plan.

The City Commission reviewed its Comprehensive Plan in 2021 and determined that amendments are necessary to reflect changes in State law and to reflect changes in local conditions. The City notified the State, as required by Chapter Rule 73C- 49 of the Florida Administrative Code, of its determination. The City sought community input regarding the Comprehensive Plan and needed amendments throughout 2021 and incorporated the input received in the amendments.

Thus, the 2021 amendments to the Plan address the following:

1. In 2015, the Florida Legislature passed Senate Bill 1094, titled "Peril of Flood". The law, which became effective July 1, 2015, specified new requirements to be incorporated in a local government' s comprehensive plan related to coastal flooding and the related impacts of sea level rise. The 2021 E. A. R.- Based Amendments included herein fulfil these requirements.
2. In 2021, the Florida Legislature passed House Bill 59 regarding Growth Management. The new law, which became effective on July 1, 2021 includes, amongst other things, a requirement that

a local government's comprehensive plan add a property rights element to assure open and transparent decision making as a protection of property rights. The 2021 E.A.R.-Based Amendments included herein fulfils this requirement.

3. An update regarding the condition of local land use and transportation conditions.

The planning horizon of the Comprehensive Plan, as of the adoption of the 2021 Evaluation and Appraisal Report- Based Amendments, is 2032. The Policies included herein are guidelines for the implementation of the Plan within that timeframe, while a time period of 5 years was utilized for identification and evaluation of study parameters and policy development.

The following sections describe the purpose for each of the various Elements in which this document is organized.

Future Land Use

The purpose of the City of Aventura's Future Land Use Element is to inventory the existing land uses within the City, designate future land use patterns and analyze the anticipated impacts of projected populations on available vacant land and designated land uses.

As inventoried in 1997, the City was 94 percent developed with 146 vacant acres and 143 acres under construction. The City adopted land development categories that were largely consistent with those included within the Miami-Dade County Comprehensive Development Master Plan (CDMP). The Future Land Use Element created one additional category to facilitate the establishment of the Town Center. The Town Center area has become a hub for urban development in Aventura. This Element also identified three redevelopment areas including Thunder Alley, the Hospital District, and the Biscayne Boulevard (US 1) corridor.

In 2005, there were 523.89 acres of residential uses, 319.97 acres of commercial uses, 2.04 acres of industrial uses, 8.81 acres of community facilities, 257.07 acres of recreational lands, 284.87 acres in utilities and rights of way, 104.5 acres of vacant land and 531.61 acres of water in the City. The most significant change in land use in the City from 1995 to 2005 was the transition of approximately 41.53 acres of industrial land to residential uses. This change was largely attributable to the conversion of NE 188 Street between NE 29 Avenue and the Intracoastal Waterway from marine construction and repair operations to residential uses.

In 2014, there were 536.78 acres of residential uses, 305.50 acres of commercial uses, 2.04 acres of industrial uses, 8.81 acres of community facilities, 265.57 acres of recreational lands, 284.87 acres in utilities and rights of way, 92.68 acres of vacant land and 531.61 acres of water in the City. The changes in existing land use in the City from 2005 to 2014 were attributable to the transition of approximately 12.89 acres of commercial land to residential uses, acquisition of 8.5 acres of recreational lands, conversion of a 7.39-acre commercial site to mixed use zoning and construction on 11.82 acres of former vacant land.

As of 2021 approximately 45% of the City's land area (not counting water, utilities nor rights of way) is residential, 24% is commercial, and 22% is recreation. Less than 10% of the City's land area is made up of industrial uses, community facilities, mixed use development, and vacant land. Of note is that the

distinction between lands with residential use and lands with commercial use has begun to fade. The expansion of the mixed- use Town Center districts facilitated many of the changes that have occurred since 2014 when considering land use. Since 2014, three developments substantially reduced the already limited amount of vacant land in the City (Prive', Park Square and 1212 Aventura). Prive' is purely residential, while the other two developments are mixed use. It is anticipated, based on currently approved and proposed development projects that in the ensuing years, mixed use development and redevelopment will consume the few remaining vacant parcels in the City and continue to transform properties with existing residential or commercial uses.

Transportation

The Aventura Transportation Element emphasizes the use of the local roadway and pedestrian network for movement internal to the city. In addition, opportunities to promote use of the local network while minimizing reliance on the regional network are identified.

Public transportation within the City of Aventura is currently accomplished via fixed-route service provided by the Miami-Dade Transit Agency, Broward County Mass Transit, and a local city operated shuttle bus system.

As of 2014, the City's shuttle bus system had an average monthly ridership of 25,000 and has had a total ridership of 2,916,150 since its inception in 1999. The inter-county fixed-route Tri-Rail commuter service was accessible to the residents of Aventura through use of the Golden Glades station. Public transportation needs were also addressed through the use of paratransit services.

As of 2021, the City's shuttle bus system boasts an average monthly ridership of 25,000 and has had a total ridership of 2,916,150 since its inception in 1999. The inter-county fixed-route Tri-Rail commuter service is accessible to the residents of Aventura through use of the Golden Glades station. Public transportation needs are also addressed through the use of paratransit services. The Florida East Coast (FEC) Railroad runs along the western border of the City. There is currently a train station being constructed on the west side of the train track that will provide access to Aventura Mall patrons and people that want to access the other City amenities and businesses. This station will be run by Brightline and will have a train that runs from downtown Miami to Orlando.

Parks and Recreation

The City of Aventura's Parks and Recreation Element is intended to inventory and plan for recreation and open space facilities within the City of Aventura that are accessible to the public.

Currently, the City possesses more than adequate recreational facilities. However, the City's desire to provide residents with full service amenities point to future expansions and improvements to the City's recreation/open space inventory. The Goals, Objectives and Policies aim to maintain the current level of service by acquiring and utilizing open space within the city including three new park sites, generally in the following locations: Town Center area; north of 207 Street; and the northwestern corner of the city. Since 2005, the City has acquired two new park sites; one 7.0-acre park on NE 207 Street and one 1.5-acre site on NE 188 Street.

Housing

The purpose of the Housing Element is to identify those appropriate plans and policies to meet projected deficits in the supply of housing for low to moderate income individuals, group homes, foster care facilities, and households with special needs.

Housing in Aventura ranges from condominiums and luxury townhouses to single family homes and upscale rental communities, with designs often reflecting a Mediterranean influence. The majority of the housing stock within the City of Aventura is characterized by high-rise multi-family condominium development. Approximately fifty (50) condominium developments existed within the City upon adoption of the 1998 Plan. As of 2014, there are approximately ninety-two (92) condominium developments.

Infrastructure

The City of Aventura relies on Miami-Dade County and the City of North Miami Beach for potable water, sanitary sewer and solid waste disposal services. Aventura consumes three percent or less of the annual capacity at each of these facilities. Solid waste services also are provided through privately negotiated agreements with independent contractors. Presently, five (5) companies provide solid waste disposal services to the City, with the disposal sites for these services located outside the City. Stormwater drainage facilities are the responsibility of the City and are accomplished through a system of canals, positive drainage, and on-site retention. There are no existing or proposed well fields contemplated within the municipal limits.

Capital Improvements

The most significant characteristic of the Capital Improvements Element (CIE) is that it produces a “financially feasible” Comprehensive Plan. That is, the CIE five-year forecast of infrastructure expenditures clearly demonstrates the City’s ability to finance investments aimed at correcting existing deficiencies or expanding services as identified in other elements of the Comprehensive Plan.

The purpose of the Aventura CIE is to:

- evaluate the need for public facilities as identified in the other comprehensive plan elements;
- estimate the cost of improvements for which the City has responsibility;
- analyze the fiscal capability of the City to finance and construct improvements;
- adopt financial policies to guide the funding of improvements and to schedule the timely implementation of improvements based on needs identified in other comprehensive plan elements; and,
- include requirements to ensure that an adequate concurrency management system will be implemented by the City

Overall, the CIE presents an inventory of the public facility needs, existing revenue sources and funding mechanisms as they apply to the City of Aventura. The CIE is updated annually in conjunction with the City's budgeting process.

Conservation and Coastal Management

The purpose of the Conservation sub-element is to identify and assess existing natural resources within the City of Aventura and provide the framework to guide the prudent future use and management of these resources. Currently, the entire city lies within a salt-water intrusion area of the Biscayne aquifer and features two identified Mangrove wetlands. No state or county Environmentally Endangered Lands (EEL) or Conservation and Recreation Lands are designated or proposed within the city.

The Coastal Management sub-element has been written to reflect the uniqueness of the Aventura coastal area, and the realities of planning for a highly developed coastal community. Aventura is not located on a barrier island, but it is on the Intracoastal Waterway, and contains an access route to the barrier islands. Several high-rise waterfront developments allow views of the ocean shoreline.

Economic Development

The City of Aventura has a strong economic base anchored by the two-million plus square foot Aventura Mall, the Aventura Hospital, the Turnberry Country Club and signature residential communities, such as Williams Island. Many larger cities cannot boast of such recognizable and desirable residential and nonresidential developments.

While the upscale nature of the City is obvious to all that enter the community, the City must continue to insure the future economic vitality of its nonresidential and residential assets. The continued development, and perhaps of greater importance, redevelopment of the City must include several key management and marketing components including the retention and expansion of existing assets and the attraction of new business.

(Note: This element was deleted in the 2005 EAR based amendments and replaced by the "Redevelopment Element" below)

Urban Design

The Urban Design guidelines described in the Urban Design Element consist of land use and design criteria that will further shape the desirable urban fabric of Aventura. The guidelines are defined in general terms, and discussed in the form of recommendations relative to new development and redevelopment within the City. The goals, objectives and policies encourage the redevelopment of specific areas of the city including the "Hospital Area", Thunder Alley marina area and Biscayne Boulevard (US 1) corridor. They also provide a design concept for the Town Center area. The goals, objectives and policies of this Element aim to encourage a mix of uses, transit-oriented development, and pedestrian-friendly parking, street, and circulation systems.

(Note: This element was deleted in the 2005 EAR based amendments and replaced by the "Redevelopment Element" below).

Redevelopment Element

This new Element is added as recommended in the adopted 2005 Evaluation and Appraisal Report.

The City faces a number of challenges related to development and redevelopment. There have been growing concerns about the intensity of development and overbuilding in the City and the impacts of this development on quality of life. In particular, the City faces heavy traffic congestion which is raising concerns about emergency management and the public health, safety and welfare. In addition, compatibility of new development and redevelopment with existing development, building heights and maintaining the quality of the built environment were all cited as concerns during the EAR-scoping process. The redevelopment goal is to provide for redevelopment and economic development in the City that accommodates growth while maintaining and improving the integrity of the built and natural environment, promotes an identifiable aesthetic urban character and maintains or improves economic vitality in order to maintain a low municipal property tax rate.

Education Element

This Element is added in September of 2008 after adoption by City Commission and publication of a Notice of Intent to find in compliance by the Department of Community Affairs (now Department of Economic Opportunity). The intent of the Element is to comply with the State mandate that public school concurrency be adopted by all Florida school boards, counties and non-exempt municipalities by the end of 2008.

The goal of this Element is to develop, operate and maintain a system of public education in co-operation with Miami-Dade County Public Schools and other appropriate governmental agencies, which will strive to improve the quality and quantity of public educational facilities available to the citizenry of the City of Aventura.

Comprehensive Plan

FUTURE LAND USE ELEMENT

LAND USE GOAL

Provide the best possible distribution of land use and services to meet the physical, social, cultural and economic needs of the present and future populations of the City.

OBJECTIVE 1

The Land Development Regulations shall provide a cohesive blueprint for development and redevelopment of the City that accommodates growth while maintaining the integrity of the built and natural environment.

Measure: Incorporation of policy provisions into the Land Development Regulations.

Policy 1.1

Development is herein defined as construction, alteration, or material change on/to vacant land, and is limited to the vacant lands shown on Map 1-10. In the event that development has occurred on vacant land, Map 1-10 shall be amended to reflect such development during the next regularly scheduled Comprehensive Plan amendment cycle.

Policy 1.2

Redevelopment is herein defined as the demolition and reconstruction, renewal, alteration, or material change on/to lands not shown as vacant on Map 1-10, as it is periodically amended.

Policy 1.3

Development and redevelopment shall conform to the building height limitations, site development standards, and design guidelines established in the Land Development Regulations and/or the Comprehensive Plan.

Policy 1.4

In order to minimize negative impacts to the City's infrastructure, traffic congestion, hurricane evacuation clearance times, and quality of life, the density and intensity of development and redevelopment shall be limited to reflect existing development patterns, in accordance with the Land Development Regulations.

Policy 1.5

The Land Development Regulations and/or the Comprehensive Plan shall contain provisions that provide for appropriate transitions between different Future Land Use Districts, Zoning Districts, uses and neighborhoods, and that buffer existing neighborhoods, buildings, uses and natural areas from the encroachment of incompatible uses.

Policy 1.6

The City shall encourage pedestrian friendly design and walkable neighborhoods through its development review processes, design guidelines, and targeted redevelopment efforts.

Policy 1.7

Redevelopment shall conform to site development standards as outlined in the Land Development Regulations.

OBJECTIVE 2

The following land use densities, intensities and approaches shall be incorporated in the Land Development Regulations.

Measure: Incorporation of the stated land use designations into the Land Development Regulations.

Policy 2.1

The Future Land Use map shall identify all residential land as one of the following Residential Land Use Categories:

Low Density. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single-family housing (e.g., single family detached, cluster, zero-lot-line and townhouses). It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

Low-Medium Density. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

Medium Density. This category allows a range of densities from 13 to 25 dwelling units per gross acre. The types of housing structure typically permitted in this category include townhouses and low-rise and medium-rise apartments, but may also include single family detached, duplexes, triplexes, quadruplexes and townhouses.

Medium-High Density. This category allows a range of densities from 25 to 60 dwelling units per gross acre. In this category, the height of buildings, and, therefore, the attainment of densities approaching the maximum, depends to a great extent on the dimensions of the site, conditions such as location and availability of services, zoning, type of housing structure, the ability to provide sufficient off-street parking, and the compatibility with and impact of the development on surrounding areas. The type of

housing structure typically permitted in this category includes low, medium and high-rise apartments, but may also include single family detached, duplexes, triplexes, quadruplexes townhouses, and Limited- Service Hotel in combination with Multifamily Residential Use. Additionally, the height of buildings and attainment of densities approaching the maximum shall also be contingent on the ability of the developer to ensure appropriate transitions and buffers with the surrounding neighborhood, and to alleviate impacts that will adversely impact service levels and quality of life.

Policy 2.2

The Future Land Use map shall identify all nonresidential land as one of the following nonresidential land use categories:

Industrial and Office

Marine industries, marine manufacturing operations, marine warehouses, marine showrooms, mini-warehouses, office buildings, hospitals and medical buildings and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are utility plants and public facilities. Only by conditional use approval as contained within the land development regulations may Marine industries, marine manufacturing operations, marine warehouses, marine commercial uses be permitted within this land use category. The specific range and intensity of uses appropriate in a particular Industrial and Office property is dependent on the particular land use, design, urban services, transportation, environmental and social conditions on and around the subject parcel at the time of approval including consideration of applicable goals, objectives and policies, and the provisions of applicable land development regulations which serve to implement the comprehensive plan.

The maximum allowable development intensity shall be a floor area ratio of total building square

footage (not including parking structures) divided by the net lot area of the development parcel of 2.0. Actual intensities approvable to a given site may be significantly lower than the maximum where necessary to conform to an overriding Plan policy, or to maintain compatibility of the development with its surroundings.

Business and Office

This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments. However, private commercial marinas may only be permitted as a conditional use as contained within the land development regulations. Residential uses with density not exceeding 57 dwelling units per acre on properties zoned MO, Medical Office District, under the City's Land Development Regulations and contiguous Business and Office designated properties developed as part of an approved development agreement, may be permitted subject to conditional use approval. These uses may occur in self-contained centers, high-rise structures, campus parks, Town Centers or in nodes defined by the intersection of two arterial roadways or the intersection of an arterial and a local or collector street. Additionally, the Metropolitan Urban Center (MUC) designation as described and adopted within the Miami-Dade Comprehensive Master Development Plan may be applied as an overlay within this land use category.

The specific range and intensity of uses appropriate in a particular Business and Office property is dependent on the particular land use, design, urban services, transportation, environmental and social conditions on and around the subject parcel at the time of approval including consideration of applicable goals, objectives and policies, and the provisions of applicable land development regulations

which serve to implement the comprehensive plan.

The maximum allowable development intensity shall be a floor area ratio of total building square footage (not including parking structures) divided by the net lot area of the development parcel of 2.0. Notwithstanding the foregoing, developments that dedicate a minimum of 35,000 square feet of land for public road construction purposes as part of an overall development and construct the public road at the owner's or developer's expense, shall have a maximum allowable floor area ratio of 2.49, subject to conditional use approval. Actual intensities approvable to a given site may be significantly lower than the maximum where necessary to conform to an overriding Plan policy, or to maintain compatibility of the development with its surroundings. The maximum intensity allowable on a given site shall also be contingent on the ability of the developer to ensure appropriate transitions and buffers with the surrounding neighborhood, and to alleviate impacts that will adversely impact service levels and quality of life.

Town Center

Town Centers are encouraged to become hubs for future urban development in Aventura, around which a more compact and efficient urban structure will evolve. Town Centers are not intended to be Regional Activity Centers, but instead are intended to serve the City's existing and future residents and businesses. Town Centers are intended to be design-unified areas which will contain a mixture of different urban functions integrated both horizontally and vertically. Town Centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design. The development of each Town Center will be managed through the creation of a thematic plan, which shall outline its major characteristics and specify the design and regulatory tools necessary to achieve those characteristics. The implementation Town Centers may be directed through the

establishment of zoning and other land use regulations unique to each zone. Town Centers will act as the primary method by which the City shall implement Miami-Dade County's network of urban centers, and the planning and regulatory measures used to designate and guide such areas will be developed in general conformity with the County's urban center designation, where the urban center designation adheres to those land development regulations that serve to implement the City's comprehensive plan.

The locations and the mix and configuration of land uses with a Town Center should be designed to encourage convenient, internal pedestrian circulation to provide more efficient land use than recent suburban development forms, and to create identifiable centers of activity. They shall be designed to create and identify a distinctive sense of place through unity of design and distinctively urban architectural character of new development and redevelopment.

The Town Center designation can be applied as an exclusive land use category on the future land use plan map, or can be overlaid on any existing Business and Office and Industrial and Office land use plan map designation meeting all the criteria set forth in the Land Use Element. No Town Center shall be less than 5 acres in size. All Town Centers shall be contiguous and directly accessible from an arterial or urban collector roadway. The core of the center should contain business, employment, civic, and/or high- or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in the center, but the Town Center shall contain numerous moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort over the rapid and convenient movement of motor vehicles. Transit and

pedestrian mobility will be increased and area-wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.

The designation of an area as a Town Center indicates that governmental agencies encourage and support such development. The City will give special emphasis to providing a high level of pedestrian conveniences and public mass transit services to the Town Center. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development over time.

Because some Town Centers are proposed to evolve from existing non-residential areas, the proportion of land given to residential uses will vary over time. However, any area designated as a Town Center should have the capability of being developed or redeveloped with an ultimate residential population of no less than approximately 1,000 persons, and a combined density of 13 dwelling units and 50,000 square feet of non-residential use per acre. Within Town Centers, a maximum floor area ratio of 2.0 and a maximum residential density of 70 dwelling units per gross acre shall be allowed.

Parks and Recreation

The Land Use Plan map specifically illustrates parks and recreation areas of particular significance. The general location of future proposed parks, are reflected on the Future Land Use Map as dashed line areas, these are intended to only be generalized locations. As such, these park facilities should not be assumed to be located upon any specific property, until such time as the City Commission specifically designates a park site. Also

illustrated are golf courses and other parks of significant community significance. Compatible parks are encouraged in all of the residential categories and may be allowed in all other categories of the LUP map. The siting and use of future parks and recreation areas shall be guided by the Parks and Recreation, and Capital Improvement Elements, and by the goals, objectives and policies of the Plan. Both governmentally and privately-owned lands are included in areas designated for Parks and Recreation use. Most of the designated privately-owned land either possesses outstanding environmental qualities and unique potential for public recreation, or is a golf course included within a large-scale development. The long-term use of such golf courses is limited by deed restriction.

Certain commercial activities that support the recreational uses and relate to the resources of the park, such as marine supply stores, fuel docks or tennis clubhouses may be considered for approval in the Parks and Recreation category. Other commercial recreational, entertainment or cultural uses may also be considered for approval in the Parks and Recreation category if they are related to, and would increase the quality, utility or enjoyment of the site and its natural, historical, and archaeological resources and facilities.

Water

The areas that are designated Water on the Future Land Use Map reflect natural and man-made bodies within the City. These areas provide numerous benefits to the City of Aventura and are an important component of the City's multi-modal transportation network, stormwater drainage infrastructure, and natural and built environments. The use of these areas shall be limited to recreational and commercial boating facilities and uses (including water taxis and ferries), the provision of open space and urban relief; recreation, waterways, wetlands, flood control, stormwater drainage and storage, and natural resource protection and

enhancement, and comply with the requirements of Chapter 24, "Environmental Protection..." of the Miami-Dade County Code of Ordinances. Development in or above areas designated "Water" that will diminish these functions will be prohibited, and development and redevelopment adjacent to these areas shall include provisions to enhance these functions where appropriate.

Policy 23

Community facilities (including schools) and places of worship shall be allowed on property with a residential or business and office land use designation through the conditional use procedures found in the City's land development regulations, and shall also be encouraged within Town Centers when such placement results in the co-location of schools with other educational and cultural resources such as libraries, museum, conservatories, and auditoriums.

OBJECTIVE 3

The Future Land Use Plan shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas.

Measure: Residential and non-residential land use densities within the City by LUP map category.

Policy 3.1

In planning and designing all new development and redevelopment, the City shall vigorously promote implementation of the guidelines contained in the redevelopment plans, the Redevelopment Element, the Land Development Regulations and the Green

Building Program set out in Article VI of Chapter 4 of the City Code.

Policy 3.2

To promote housing diversity and to avoid creation of monotonous developments, Aventura shall vigorously promote a variety of housing types in residential communities and Town Centers through its planning, zoning, subdivision, site planning and other regulatory activities.

Policy 3.3

Business developments shall preferably be placed in clusters or nodes in the vicinity of collector or greater roadway intersections and not in continuous strips or, with the exception of small neighborhood nodes, in isolated spots. Business developments shall be designed to anchor adjoining smaller businesses or the adjacent business district. Non-residential zoning will not necessarily be warranted on a given property merely due to adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

Policy 3.4

The City shall promote good urban design, water and energy conservation and wildlife habitat when designing sites and selecting landscape material for all public projects. Native landscaping materials shall be used where feasible and appropriate in public projects.

Policy 3.5

Public facility and service provided shall give priority to eliminating any infrastructure deficiencies to facilitate rehabilitation or renewal of areas.

Policy 3.6

In formulating or amending development regulations, Aventura shall avoid creating disincentives to redevelopment that otherwise conforms to the Comprehensive Plan.

OBJECTIVE 4

Decisions regarding the location, extent and intensity of future land use in Aventura will be based upon suitable environmental conditions, compatibility with the natural and built environment, the minimization of adverse impacts to neighborhoods, the ability to maintain a hurricane evacuation clearance time of 12 hours or less, and the financial feasibility of providing services at levels of service (LOS) that meet or exceed the minimum standards adopted in the Capital Improvements Element.

Measure: Number of development actions that exceeded adopted level of service standards.

Policy 4.1

All development orders authorizing new, or significant expansion of existing land uses, shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE) at the same time as the land uses are authorized.

Policy 4.2

Aventura shall maintain and enhance, as necessary, impact fee and comparable programs and procedures to require all development, regardless of size, to contribute its proportionate share of capital facilities, or funds or land thereof, necessary to accommodate impact of the proposed development or increment of redevelopment over and above preexisting development on a site. Aventura shall periodically review and

update fee schedules to ensure that all public marginal costs are appropriately recognized, and that fee structures reflect pertinent geographic variability in facility usage.

Policy 4.3

Municipal agencies shall continue and, where possible, improve their efforts to coordinate projects to construct or repair infrastructure such as roadways and utilities in order to minimize the disruption and inconvenience caused by such construction activities.

Policy 4.4

The Community Development Department shall coordinate and centralize the compilation of monitoring information necessary to make determinations regarding existing and projected Levels of Services and to evaluate and appraise the provisions of the Comprehensive Plan for submittal to the State land planning agency, as required by Chapter 163, F.S.

OBJECTIVE 5

Upon the adoption of the Plan, the location, design and management practices of development and redevelopment shall ensure the protection of natural resources and systems by recognizing, and sensitively responding to these constraints including historical resources. [9J-5.006(3)(b)4]

Measure: Acres of environmentally sensitive lands preserved within the City.

Policy 5.1

Development orders in Aventura shall be consistent with the goals, objectives and policies contained in the Conservation and Coastal Management Elements of this Plan, and

with all applicable environmental regulations, as well as all other Elements of the Plan.

OBJECTIVE 6

Aventura shall, by the year 2025, continue to reduce the number of land uses inconsistent with the uses designated on the LUP map or with the character of the surrounding community.

Measure: Acreage of inconsistent or incompatible properties by LUP map category.

Policy 6.1

When evaluating compatibility among proximate land uses, the City shall consider such factors as the character and function of the surrounding neighborhood, consistency with the goals and objectives of the Comprehensive Plan, specific neighborhood and redevelopment plans, noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, heights, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

Policy 6.2

Through implementation of the land development regulations, neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood.

Policy 6.3

Supportive but potentially incompatible uses shall be permitted on site within functional neighborhoods, communities or districts only where proper site design can and will be used to integrate the compatible and complementary

elements and buffer any potentially incompatible elements.

Policy 6.4

Through its planning, regulatory, capital improvements and intergovernmental coordination activities, Aventura shall ensure that suitable land is provided for placement of utility facilities necessary to support proposed development. Necessary utility facilities may be located in all land use categories.

Policy 6.5

Although there are currently no military installations within or proximate to Aventura, the City shall adhere to State statutory requirements to ensure compatibility of new development and redevelopment with military operations if a military installation is located within or within one-half mile of its boundaries in the future.

OBJECTIVE 7

All public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goals, objectives and policies of this and all elements of the Comprehensive Plan, recognized Population Estimates and Projections, and future uses designated on the adopted Future Land Use Plan (FLUP) map.

Measure: Number of development actions that are inconsistent with the Goals, Objectives and Policies of the adopted Aventura Comprehensive Plan.

Policy 7.1

All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be

contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the Plan including the Land Use Plan Map.

Policy 7.2

The City, through its Land Development Regulations and in coordination with the Ten-Year Water Supply Facilities Work Plan will coordinate current land uses and any future land use changes with the availability of water supply system.

Policy 7.3

The City shall require proposed amendments to the Future Land Use Map provide data and analysis demonstrating adequate water supply and facilities are available.

OBJECTIVE 8

The City of Aventura shall protect, preserve, ensure the proper management, and promote public awareness of historical, architectural and archaeologically significant sites.

Measure: Acres of identified historical, architectural and archaeologically significant sites preserved by LUP map category.

Policy 8.1

If any historically-, architecturally-, or archaeologically significance sites are identified within the City, the City shall co-ordinate with the appropriate agencies to take timely and appropriate measures to preserve these sites.

OBJECTIVE 9

The City of Aventura Community Development Department shall maintain a process for

periodic amendment to the Land Use Plan map, consistent with the adopted Goals, Objectives and Policies of this Plan.

Measure: Number of opportunities to amend the Aventura Comprehensive Plan.

Policy 9.1

The City of Aventura shall propose or consider applications to amend the Comprehensive Plan twice a year, on dates established in the Code of Ordinances, with exceptions to this limitation as provided for in State law.

Policy 9.2

Applications to amend the City's Future Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

1. Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the City;
2. Enhance or impede provision of services at adopted LOS Standards;
3. Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;
4. Enhance or degrade environmental or historical resources, features or systems of significance; and
5. Impact the City's ability to maintain hurricane evacuation clearance times of 12 hours or less.

Policy 9.3

The City shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; projected availability of service and infrastructure capacity; proximity and

accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities.

OBJECTIVE 10

Aventura shall continue to maintain, update and enhance the municipal code, administrative regulations and procedures, to ensure that future land use and development is consistent with the Plan, and to promote better planned development and communities with well designed buildings.

Measure: Number of City sponsored amendments to the Land Development Code.

Policy 10.1

Aventura shall continue to maintain, and enhance as necessary, regulations consistent with the Plan which govern the use and development of land and which, as a minimum, regulate:

1. Land use consistent with the Land Use Element and Level of Service Standards;
2. Subdivision of land;
3. Areas subject to seasonal or periodic flooding;
4. Stormwater management;
5. Protection of environmentally sensitive lands;
6. Protection of the character and function of the surrounding neighborhood and uses;
7. Signage; and
8. On-site traffic flow and parking to ensure safety and convenience and that no avoidable off-site traffic flow impediments are caused by development.

Policy 10.2

Aventura shall continue to investigate, maintain and enhance methods, standards and

regulatory approaches that facilitate sound, compatible mixing of uses in projects and communities.

Policy 10.3

The City shall implement land development regulations, as may be amended from time to time, that include provisions for:

1. Open space in the form of squares, plazas, or green areas in residential and commercial zoning categories;
2. Diversity of uses in or adjacent to residential districts, including neighborhood designs that have a mixture of retail, residential, office, institutional and service business uses in close proximity;
3. Diversity of housing and construction types;
4. Parking requirements for all zoning districts to allow and retain on-street parking where appropriate; and
5. A hierarchy of street types and designs, ranging from pedestrian and bike paths to boulevards that serve both neighborhood and area-wide vehicular and pedestrian trips.

OBJECTIVE 11

Energy efficient development shall be accomplished through land use patterns, site planning, landscaping, building design and development of multi-modal transportation systems.

Measure: No feasible measure exists. Surrogate measure: Residential and non-residential land use densities within the City by LUP map category.

Policy 11.1

Aventura shall facilitate redevelopment of substandard or underdeveloped areas, high intensity activity centers, mass transit

supportive development and mixed-use projects to promote energy conservation.

OBJECTIVE 12

The location, design and management practices of development and redevelopment shall ensure the protection of natural resources and systems by recognizing, and sensitively responding to constraints posed by soil conditions, topography, water table level, vegetation type, wildlife habitat, and hurricane and other flood hazards.

Measure: Acres of environmentally sensitive land by LUP map category; acres of developed land not serviced by sanitary sewer system by LUP map category; acre-days of land flooded by LUP map category.

Policy 12.1

Development orders in Aventura shall be consistent with the goals, objectives and policies contained in the Conservation and Coastal Management Elements of this Plan, and with all applicable environmental regulations, as well as all other elements of the Plan.

Policy 12.2

All significant natural resources and systems shall be protected from incompatible land use including inland wetlands and forested portions of Environmentally Sensitive Sites as identified in the Conservation Element, as may be amended from time to time.

OBJECTIVE 13

The City of Aventura shall coordinate its coastal planning area population densities with the South Florida Regional Planning Council, adjacent jurisdictions, and the Miami-Dade County Office of Emergency Management.

Policy 13.1

All proposed Comprehensive Plan amendments that increase density (population) shall be required to submit, at the time of application, an analysis of the impacts of the proposed amendment on evacuation clearance times based on the best and most recent South Florida Regional Planning Council data regarding hurricane evacuation routes and clearance times in the City.

Policy 13.2

The City shall not approve any Comprehensive Plan amendment that increases density (population) and results in evacuation times exceeding 12 hours.

Policy 13.3

The City shall coordinate with the appropriate agencies to ensure that updated data and methodologies are being utilized in hurricane evacuation clearance time formulas, and encourage the use of consistent evacuation clearance time standards by northeast Miami-Dade County and southeast Broward County municipalities.

OBJECTIVE 14

To address the current school siting needs and to coordinate with other governmental entities to discuss projected student membership and site size deficiencies.

Policy 14.1

The City shall continue to coordinate with Miami-Dade County Public Schools, Miami-Dade County, other northeast Miami-Dade County municipalities, South Florida Regional Planning Council and other agencies as appropriate in order to develop alternative

solutions to projected public school siting needs, including but not limited to the utilization of existing vacant sites, vacant office space, and the addition of stories to existing schools.

OBJECTIVE 15

The City shall consider the impacts of sea level rise in all planning and decision-making processes, including but not limited to, land use, infrastructure planning, project designs, building and safety codes, emergency management, stormwater management, and water supply.

Policy 15.1

The City shall use the most recently updated Southeast Florida Regional Climate Change Compact's Unified Sea Level Rise Projection when determining the risks of coastal flooding due to sea level rise.

Policy 15.2

The City will update the supporting data on sea level rise impacts on infrastructure and land use with future updates of the Comprehensive Plan to reflect the latest predicted and observed impacts.

AVENTURA COMPREHENSIVE PLAN MONITORING PROGRAM

An important part of the implementation of the Aventura Comprehensive Plan will be the programs for monitoring of progress and evaluation of accomplishments. These programs are set forth in the Elements of the Plan. Each objective in the Plan is followed by a measure that will be utilized in order to evaluate the effectiveness of the City's progress towards accomplishing the stated objective. The monitoring program will consist of periodic reviews of the stated measurable objectives.

The intervals for these reviews and the assignment of responsibility are described below.

Intervals

The periodic review of measurable objectives will occur prior to, and in anticipation of, the next regularly scheduled Evaluation and Appraisal Report. At least every seven years, the City shall, pursuant to Rule Chapter 73C-49 of the Florida Administrative Code, determine whether the need exists to amend the Comprehensive Plan to reflect changes in state requirements since the last time the comprehensive plan was updated and to reflect changes in local conditions.

Evaluation and Appraisal Procedures

If, after the periodic review of the Plan as prescribed by Rule Chapter 73C-49, Florida Administrative Code, the City determines that amendments to the Comprehensive Plan are necessary, the City shall notify the state land planning agency by letter of this determination. The City shall prepare and transmit the proposed amendments to the state land planning agency within one year of the date of such determination. Amendments will be subject to the State Co-ordinated Review process set out in Chapter 163, F.S.

Aventura's procedures for locally evaluating and adopting Plan amendments, evaluation and appraisal based and otherwise, will include public notice through newspaper advertisement; courtesy (not required) mailed notice to owners of property within an area subject to a privately filed application to amend the land use designation on the Land Use Plan Map and owners of property adjacent to such an area; dissemination of reports describing proposed amendments; opportunities for public written and oral comment and consideration of comments; and duly noticed public hearings.

Comprehensive Plan
FUTURE LAND USE ELEMENT

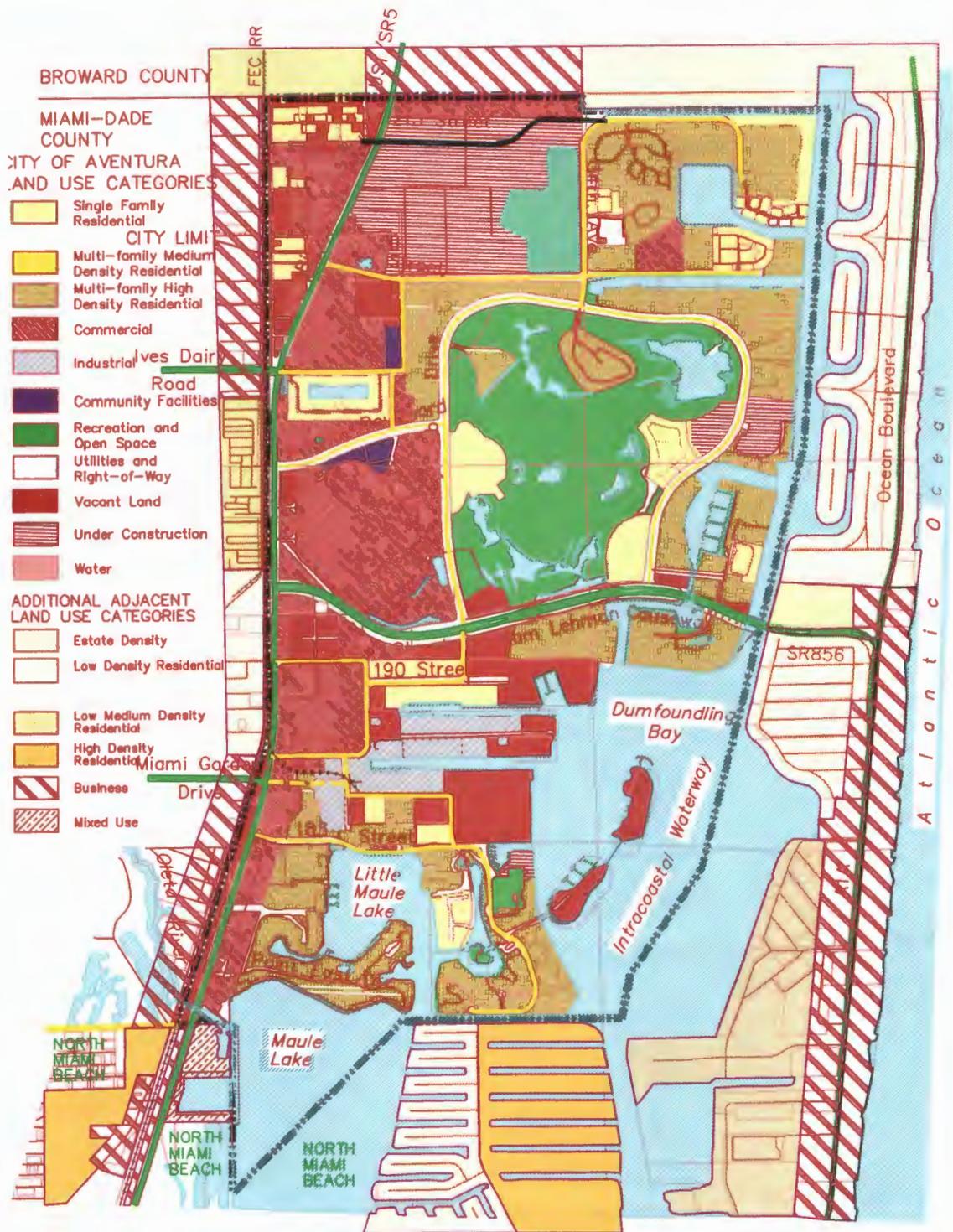
APENDIX A - MAPS



EXISTING AND ADOPTED FUTURE LAND USE MAP SERIES

This element contains the following maps:

- Map 1-1** Existing Land Use Map
- Map 1-7** Future Land Use Map
- Map 1-8** Existing Floodplains with Potable Water Facilities & Wellhead Protection Areas
- Map 1-9** Soils & Minerals with Existing Wetlands
- Map 1-10** Coastal High Hazard Map - North
- Map 1-11** Coastal High Hazard Map - South



Map 1-1

Existing
Land Use - 1996
City of Aventura Comprehensive Plan

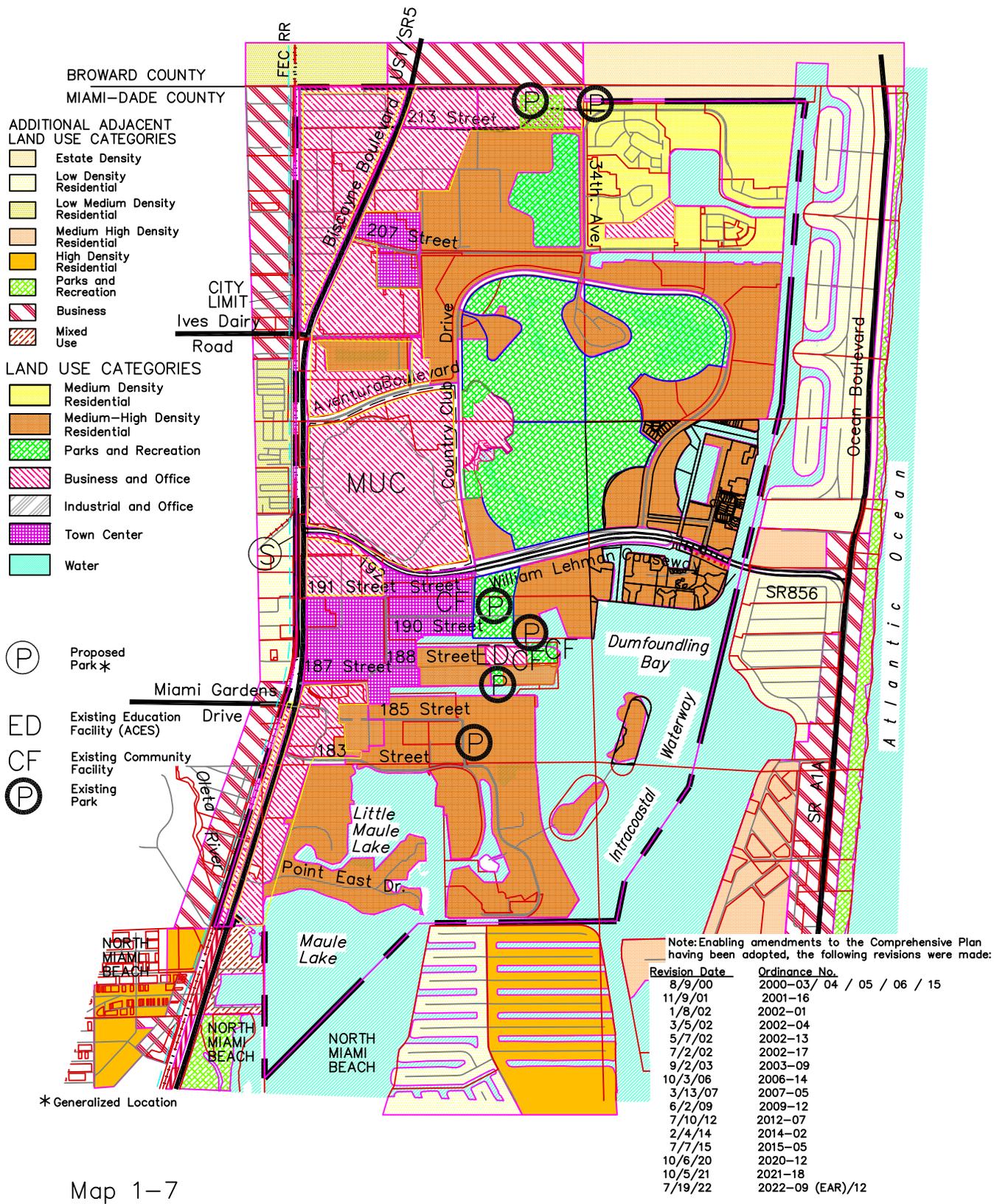
SCALE IN FEET

NORTH

0 1000 2000 4000

Ivey, Harris & Walls, Inc.
 631 S. Orlando Ave., Suite 200 Winter Park, FL 32789
 Phone: 407-880-8880 Fax: 407-629-7888
 Job: 956.01 Date: 7/24/98

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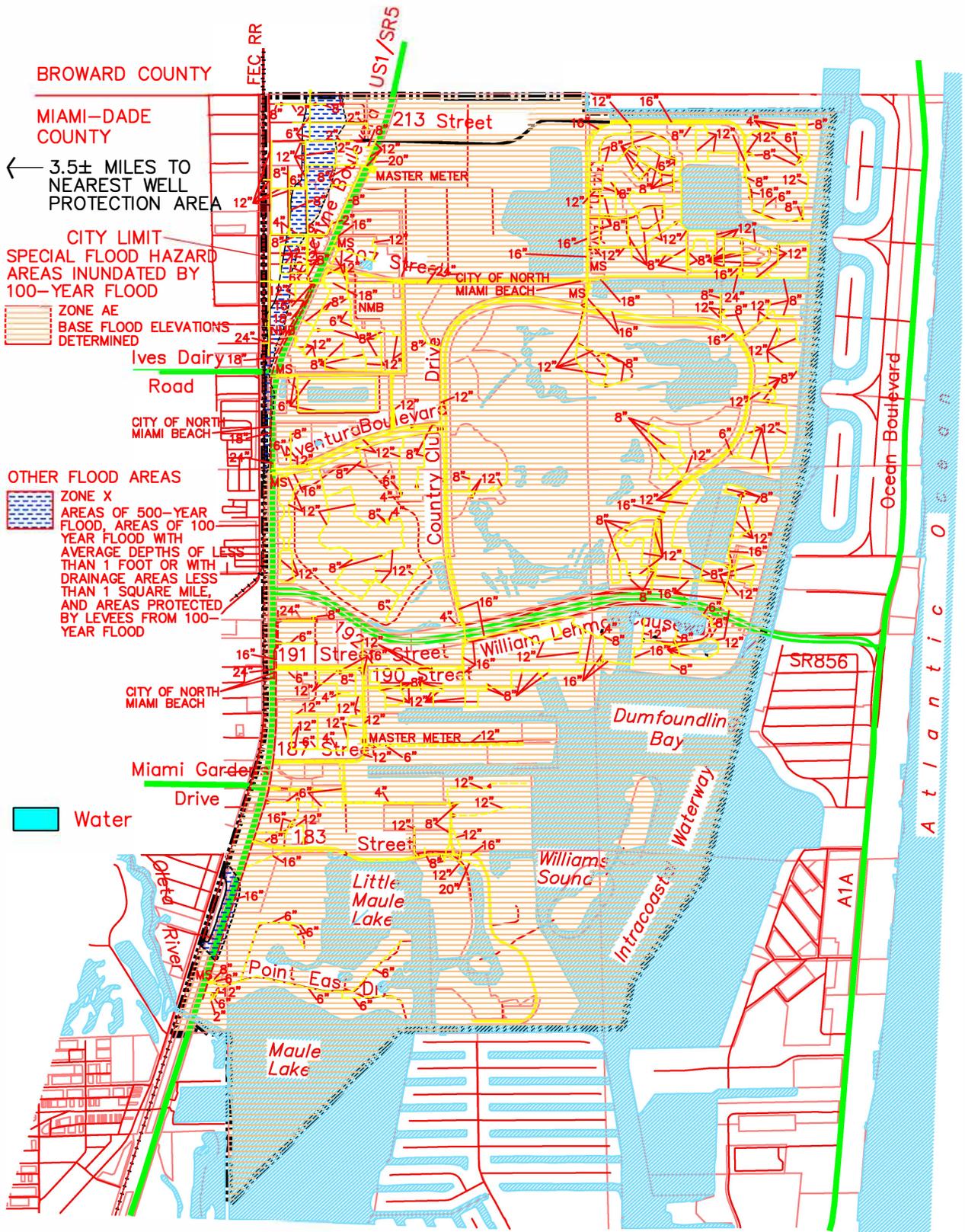
Map 1-7

Future Land Use Map - 2032
 With Adjacent Land Uses &
 Parks & Open Space
 City of Aventura Comprehensive Plan - 1998
 2021 Evaluation & Appraisal
 Adopted December 1998

SCALE IN FEET

0 1000 2000 4000

Ivey, Harris Walls, Inc.
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Map 1-8 (Future Series)

Existing Floodplains With
Potable Water Facilities &
Wellhead Protections Areas
City of Aventura Comprehensive Plan – 1998

EAR. 2005

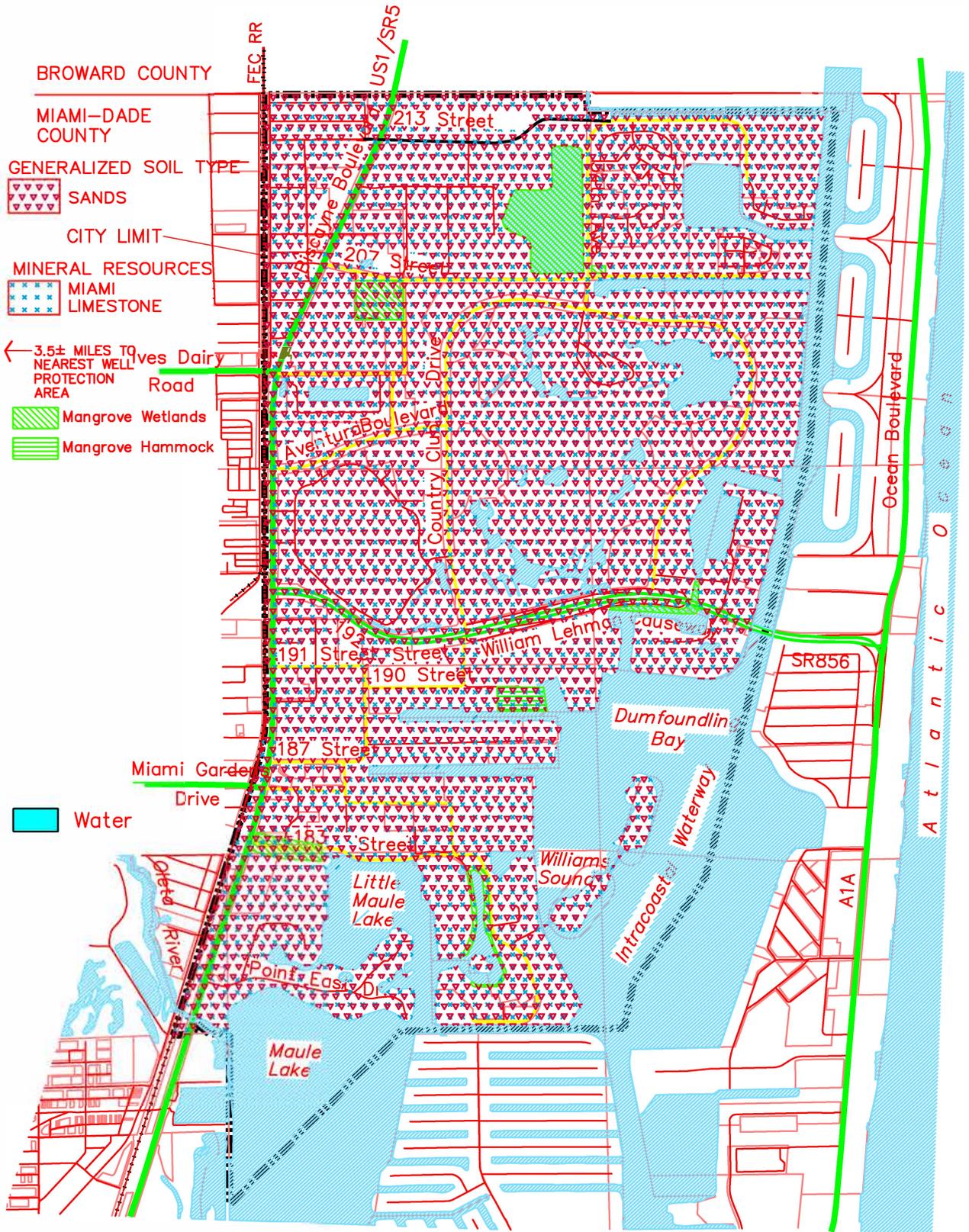
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NORTH

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Job: 936.01 Revised: 9/27/07



Map 1-9 (Future Series)

Soils & Minerals With Existing Wetlands

City of Aventura Comprehensive Plan – 1998

EAR 2005 - EABA 2014 - EAR 2021

SCALE IN FEET

NORTH

0 1000 2000 4000

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 Job: 936.01 Revised: 9/27/07





Comprehensive Plan
TRANSPORTATION ELEMENT

TRANSPORTATION GOAL

To provide a safe and efficient multimodal transportation system appropriate to serve the needs of the city; to promote the use of alternative transportation methods encouraging scaled pedestrian and bicycle facilities, public transit, adequate parking facilities, paratransit, and other modes of transportation; to coordinate the transportation system with the land use plan, and other appropriate agencies; and to protect rights-of-way.

OBJECTIVE 1

Provide the framework for a safe, convenient, and energy efficient multi-modal transportation system through implementation of the programs outlined in this element, and the concurrency and access management systems contained in the City's land development regulations.

Measure: Maintenance of adopted Level of Service Standards.

Policy 1.1

The City of Aventura adopts the level of service standard as described in the Miami-Dade County Comprehensive Development Master Plan, described as follows:

The minimum acceptable peak-period LOS for all State roads and on all City roads shall be the following:

- a) Where no public mass transit service exists, roadways shall operate at or above LOS E;
- b) Where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, roadways shall operate at no greater than 120 percent of their capacity;

- c) Where extraordinary transit service such as commuter rail or express bus service exists parallel roadways within ½ mile shall operate at no greater than 150 percent of their capacity.

Policy 1.2

The City of Aventura accepts Miami-Dade County's mass transit level of service as stated in the Miami-Dade County Comprehensive Development Master Plan as follows:

- 1) The average combined population and employment density along the corridor between the existing transit network and the area of expansion exceeds 4,000 per square mile, and the corridor is 0.5 miles on either side of any necessary new routes or route extensions to the area of expansion;
- 2) It is estimated that there is sufficient demand to warrant service;
- 3) The service is economically feasible; and
- 4) The expansion of transit service into new areas is not provided at a detriment to existing or planned services in higher density areas with greater need.

Policy 1.3

In conformity with the established Miami-Dade County Transportation Exception Area, that area located within the boundaries of the City of Aventura is designated as a Transportation Concurrency Exception Area as specified in Florida Statutes. The geographic location and extent of the City's Transportation Concurrency Exception Area shall be maintained on the "Future Function Classification and Number of Lanes" map.

Policy 1.4

The City shall require an access management review by the Florida Department of Transportation for all new developments located along State highways, and shall not approve any development order requiring access to State highway unless such access is permitted by the Department of Transportation.

Policy 1.5

The City will develop transportation management strategies, such as but not limited to, traffic calming techniques and traditional neighborhood design concepts, to improve efficiency, and enhance the safety of the pedestrian, bicycles, and transit riders within the context of an integrated multi-modal transportation system.

Policy 1.6

Annual transit trips per capita will be utilized to determine the achievement of the mobility goals of the City.

Policy 1.7

The City of Aventura, in coordination with the Florida Department of Transportation (FDOT), shall annually evaluate the impact of the Transportation Concurrency Exception Area on its transportation system, the Strategic Intermodal Transportation System, and adopted level of service standards of roadways funded in accordance with Section 339.2819, F.S., and identify strategies to alleviate or mitigate such impacts. The City shall coordinate with FDOT, Miami-Dade County, and other jurisdictions in the County in the development of common methodologies for measuring such impacts. If it is determined that the Transportation Concurrency Exception Area is no longer adequate, the City shall evaluate the establishment of a Transportation Concurrency

Management Area, and/or other alternatives, as appropriate.

Policy 1.8

The City of Aventura shall continue to identify projects to support and fund mobility, enhance alternative modes of transportation, and ensure connectivity in its Capital Improvements Program in accordance with Section 163.3180, F.S.

Policy 1.9

The City of Aventura, in consultation with the Florida Department of Transportation, shall evaluate the impacts of proposed development and redevelopment on its transportation system, Strategic Intermodal System facilities, and the adopted level of service standards of transportation facilities, and identify strategies to alleviate or mitigate such impacts in coordination with the developer and other agencies as appropriate. The City shall coordinate with FDOT, Miami- Dade County, and other jurisdictions in the county in the development of common methodologies for measuring such impacts.

Policy 1.10

In evaluating impacts on the transportation system, a project determined to have a de minimus impact (an impact that would not affect more than one percent of the maximum volume at the Level of Service Standard) may be exempted from mitigation requirements. The City shall maintain records to determine whether a cumulative 110% de minimus transportation impact threshold has been reached, and shall submit such documentation as part of its annual updates to the Capital Improvements Schedule, which shall be incorporated into the Comprehensive Plan by reference.

Policy 1.11

The City of Aventura shall, by ordinance, include proportionate fair share mitigation options in its concurrency management program, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of transportation impacts through mechanisms that might include, but are not limited to, private funds, public funds, contributions of land, and the construction or contribution of facilities. Transportation facilities or segments identified for improvement through the use of proportionate fair share mitigation options must be included in the CIE, or in the next regularly scheduled update of the CIE.

Policy 1.12

The City of Aventura will continue to maintain impact fees and other methods by which developers can mitigate impacts to the transportation system by contributing funds for alternative modes of transportation, particularly the expansion, operation and maintenance of the Circulator System, pursuant to its Transportation Mitigation Impact Fee Ordinance No. 2008-08, as amended.

Policy 1.13

The City shall consider sea level rise projections in all future decisions about the siting, design, construction, rehabilitation, and enhancement of transportation facilities.

OBJECTIVE 2

As part of the internal consistency requirement of the Comprehensive Plan elements, the transportation system outlined in this element will be coordinated with the Future Land Use Map or map series to ensure that the transportation modes are consistent with the land uses in the area by the Plan's adoption.

Measure: Number of capital improvements that encourage and support a multi-modal transportation system.

Policy 2.1

Parking strategies will be developed that encourage a multi-modal transportation system including scaled pedestrian and bicycle facilities, public transit, paratransit, and other modes of transportation.

Policy 2.2

Through implementation of the Future Land Use Plan and Land Development Regulations, the use of bicycles and pedestrian activities will be promoted and encouraged with particular emphasis given to the Town Center.

Policy 2.3

Through the implementation of the multi-modal transportation strategies, demand management programs will be established to modify peak hour travel demands, and reduce the number of vehicle miles traveled.

Policy 2.4

Public transportation will be encouraged through implementation of local transit service and its incorporation in to the Town Center, as identified on the Future Land Use Plan Map.

Policy 2.5

Through implementation of linking local streets to provide residents with internal alternative routes, local traffic will be encouraged to use alternative routes developed to protect the interregional and intrastate functions of the Florida Intrastate Highway System.

OBJECTIVE 3

As part of the implementation of the programs outlined in this element coordination of the transportation system with the Miami-Dade Metropolitan Planning Organization, Florida Transportation Plan, and the Florida Department of Transportation Adopted Work Program will be evaluated annually as part of the annual update of the concurrency management system.

Measure: Annual review of Miami-Dade Metropolitan Planning Organization and FDOT adopted 5-year work program. Number of capital improvements that support the development and enhancement of intermodal terminals.

Policy 3.1

Through the annual evaluation of the plans and programs of the other applicable agencies, applicable roadway and transit service improvements for future multi-modal needs will be identified and addressed.

Policy 3.2

Transportation coordination related mechanisms, appropriate agreements, and strategies will be utilized to implement the area wide transportation, land use, parking, and other provisions of the multi-modal plan.

Policy 3.3

Through implementation of this element and required agency coordination mechanisms, appropriate strategies will be developed to address improvements to the Aventura Mall transit terminal and development of a Town Center intermodal terminal, as well as access to aviation, rail and seaport facilities.

OBJECTIVE 4

Through coordination of the City's multi-modal transportation plan with the applicable public transit service and the Miami-Dade Metropolitan Planning Organization, efficient public transit service will be determined by the ridership.

Measure: Increased public transit ridership.

Policy 4.1

The City shall implement a local public transit system.

Policy 4.2

The City's local transit system shall operate exclusively within the Transportation Concurrency Exception Area (TCEA).

Policy 4.3

Transit service shall be linked to major trip attracters and generators, and the transportation disadvantaged. Transit service shall be located such that they are safe and convenient to transit users.

Policy 4.4

Transit service will be located in areas which the future land use map will support transit service, such as town center, transit terminals, commercial areas and higher density residential areas.

Policy 4.5

Within exclusive public transit corridors main entrances of business shall be oriented to transit stops.

Policy 4.6

Sidewalks shall link residential development to transit stops and shelters.

Policy 4.7

Transit shelters, according to the City's approved design, shall be provided at the time of development by the property owner.

Policy 6.1

The City shall provide in its Land Development Regulations a cohesive blueprint for development and redevelopment in the City to ensure that new development enhances mobility options and that redevelopment does not further degrade transportation levels of service.

OBJECTIVE 5

Through implementation of the Future Land Use Plan describing land use densities and intensities, existing and future rights-of-way, such as the eastern extension of Miami Gardens Drive and the realignment of NE 29th Avenue, will be protected from building encroachment.

Measure: Protection of Miami Gardens Drive easterly extension and the realignment of NE 29th Avenue rights-of-way from building encroachment.

Policy 5.1

In coordination with the Miami-Dade Metropolitan Planning Organization, and the Florida Department of Transportation rights-of-way acquisition timetables and protection mechanisms will be established for the easterly extension of Miami Gardens Drive and the realignment of NE 29th Avenue.

OBJECTIVE 6

The City will utilize its Land Development Regulations in order to ensure that new development enhances mobility options and redevelopment does not further degrade transportation levels of service.

Comprehensive Plan

TRANSPORTATION ELEMENT

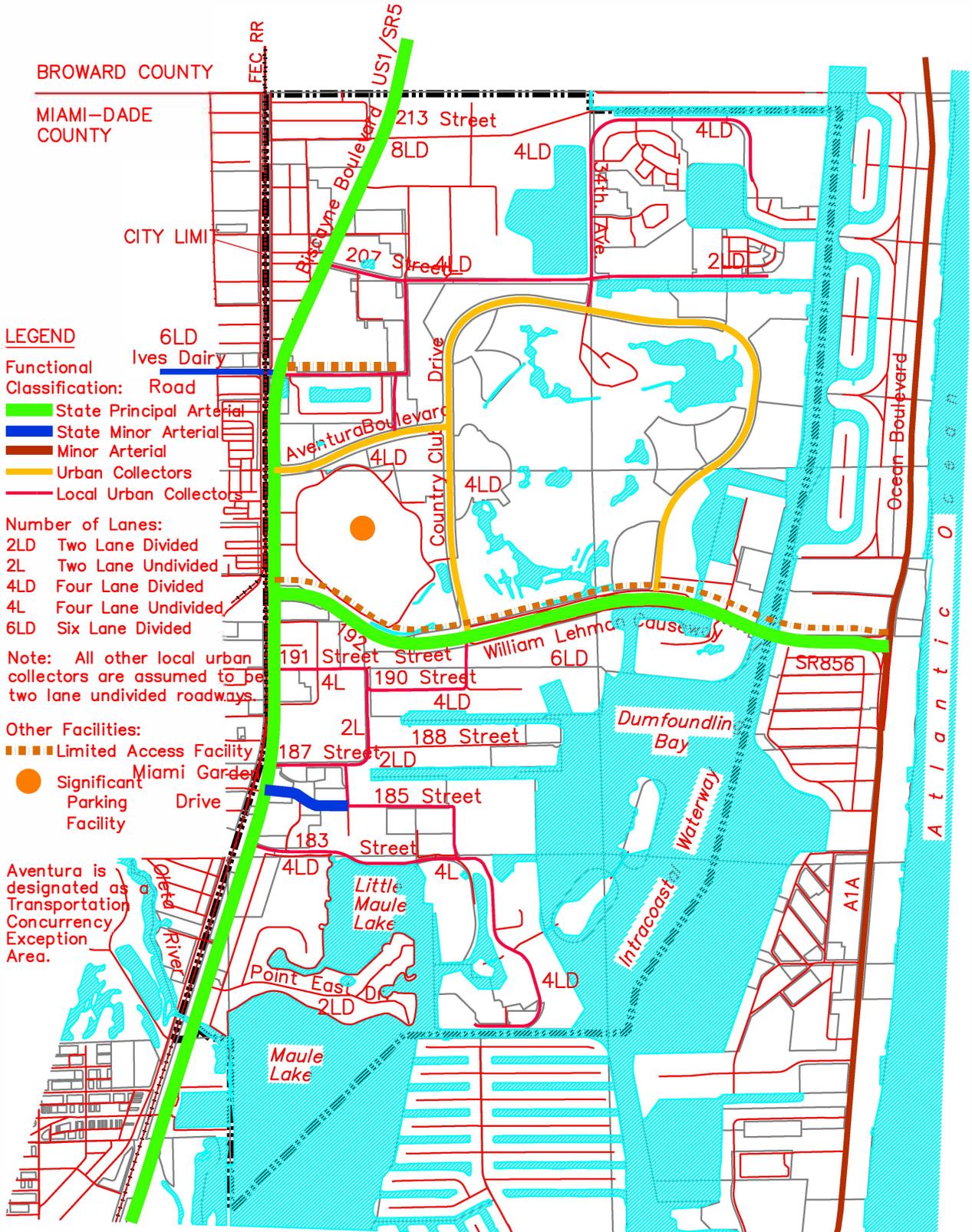
APENDIX A - MAPS



MAPS 2-5 to 2-8: ADOPTED TRANSPORTATION MAP SERIES

This element contains the following maps:

- | | |
|----------------|--|
| Map 2-5 | Future Functional Classification and Number of Lanes – 2030 |
| Map 2-6 | Future Traffic Volumes and Levels of Service – 2030 |
| Map 2-7 | Future Hurricane Evacuation Routes – 2030 |
| Map 2-8 | Future Multi-Modal Transportation |



Source: 2013 Miami-Dade County Comprehensive Development Master Plan

Map 2-5

Future Functional Classification and Number of Lanes - 2030

City of Aventura Comprehensive Plan - 1998

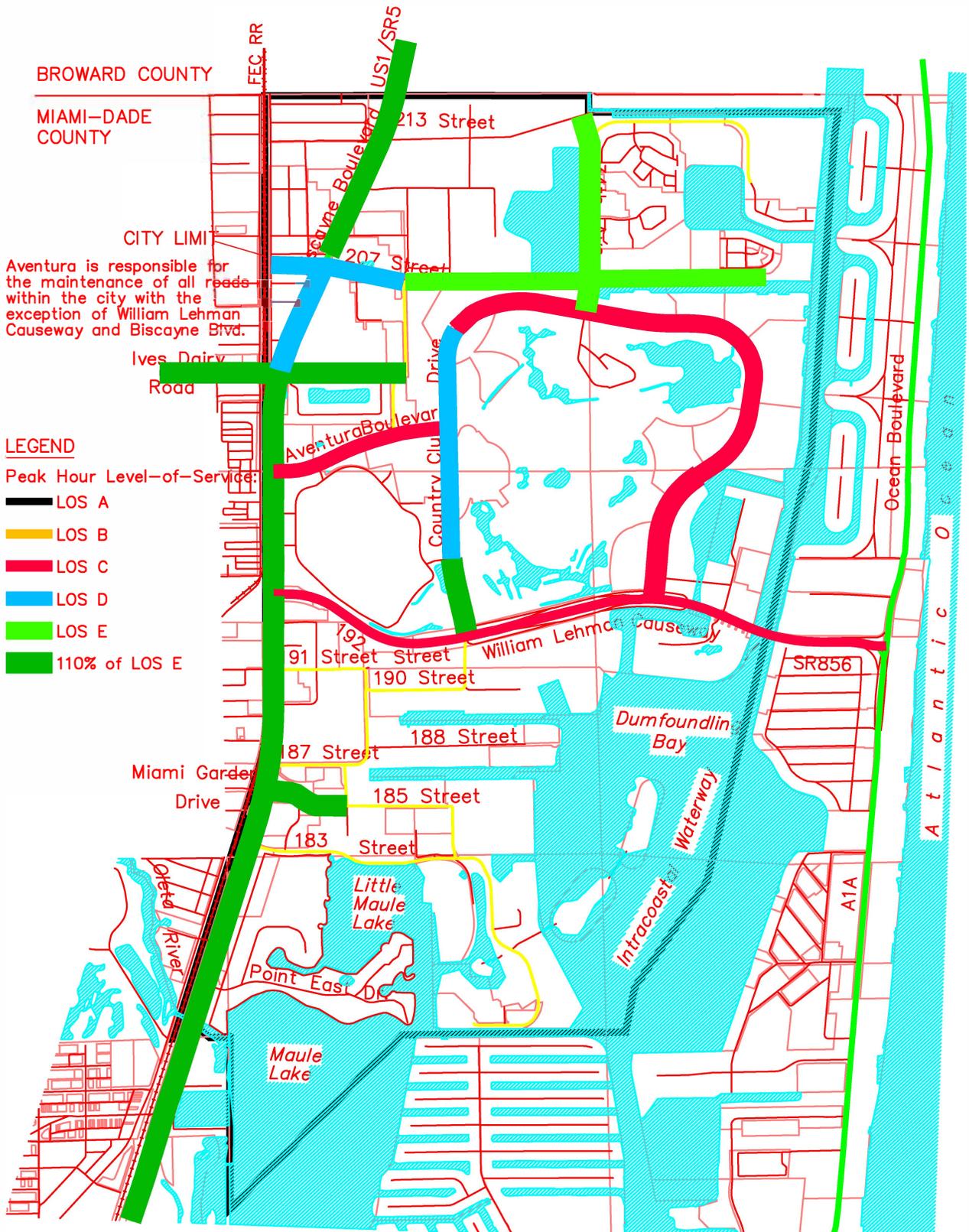
EAR 2005 - EABA 2014 - EAR 2021

SCALE IN FEET

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Ivey, Harris & Walls, Inc.

631 S. Orlando Ave. Suite 200 Winter Park, FL 32789
 Phone: 407-629-8890 Fax: 407-629-7888
 Job: 936.01 Revised 9/21/07



Map 2-6 Source: 2013 Miami-Dade Comprehensive Development Master Plan

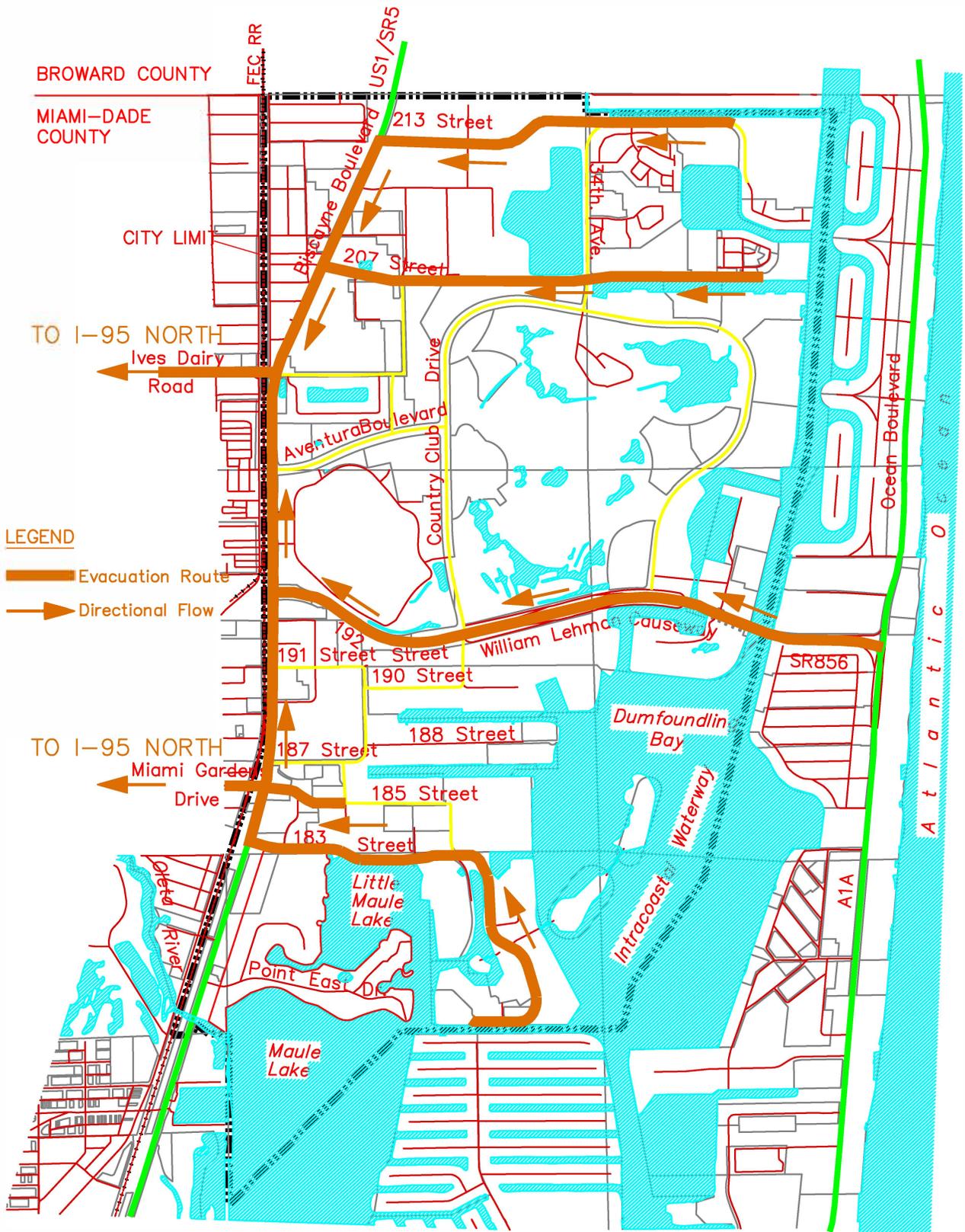
Future Traffic Volumes and Levels of Service – 2030
 City of Aventura Comprehensive Plan – 1998
 EAR 2005 – EABA 2014 – EAR 2021

SCALE IN FEET

0 1000 2000 4000

Ivey, Harris & Walls, Inc.
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 Phone: 407-629-8880 Fax: 407-629-7888
 Job: 936.01 Revised: 9/27/07

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Source: 2013 Miami-Dade County Comprehensive Development Master Plan

Map 2-7

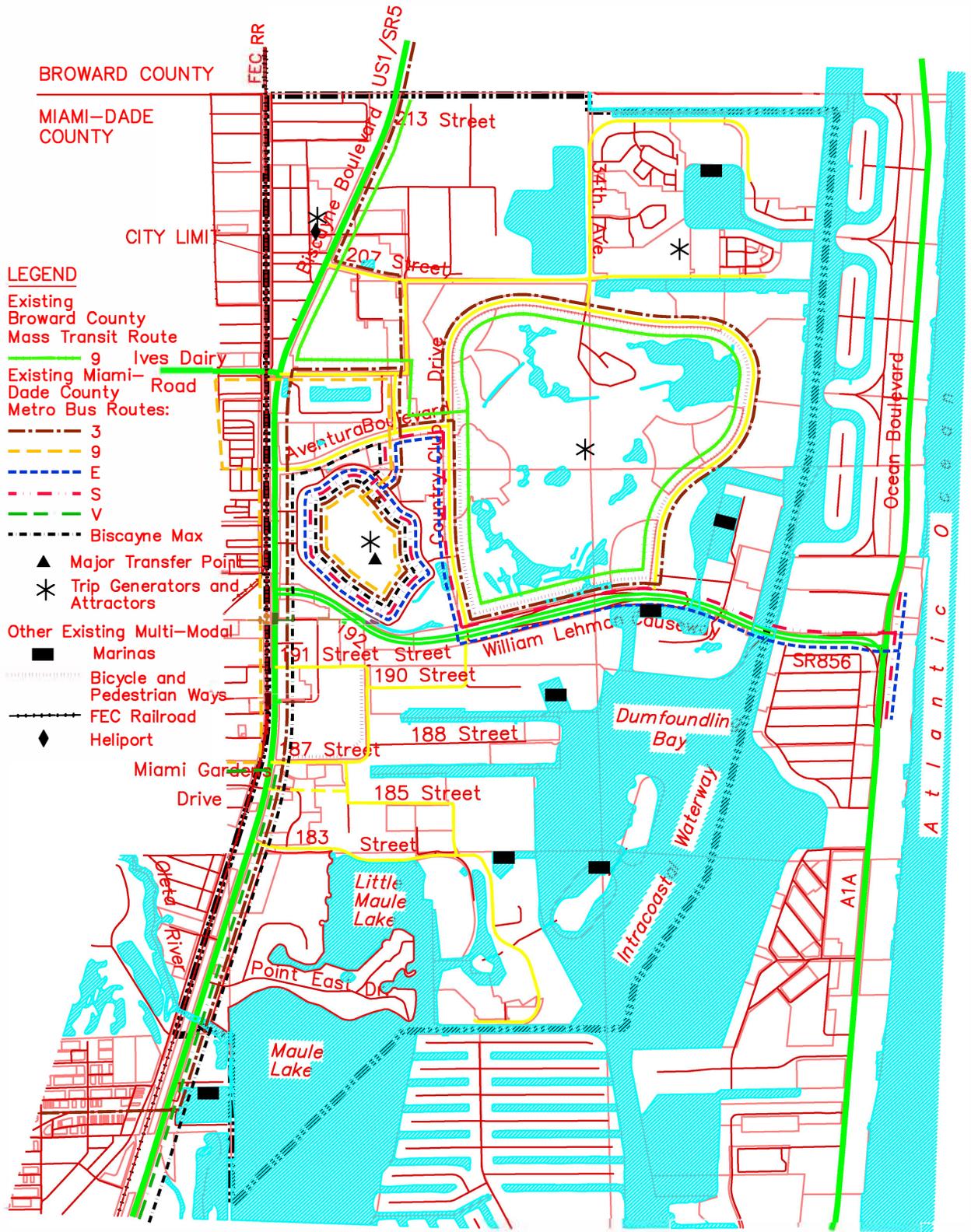
Future Hurricane Evacuation Routes - 2030

City of Aventura Comprehensive Plan - 1998
 EAR 2005 - EABA 2014 - EAR 2021

SCALE IN FEET

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Source: 2013 Miami-Dade Comprehensive Master Plan.

Map 2-8

Future
Multi-Modal Transportation
City of Aventura Comprehensive Plan – 1998
EAR 2005 – EABA 2014 – EAR 2021

NORTH SCALE IN FEET

0 1000 2000 4000

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Comprehensive Plan

PARKS and RECREATION ELEMENT

PARKS AND RECREATION GOAL

To provide and ensure a comprehensive system of public and private parks and recreation sites well planned and available to the public.

OBJECTIVE 1

Through implementation of the adopted Recreation and Open Space Element public access to the City's identified recreation sites will be ensured.

Measure: Public access available to all recreational sites.

Policy 1.1

The City will designate existing City park property, any acquired park property, and any appropriate natural habitats for public use.

Policy 1.2

In coordination with the future land use plan, and the Conservation and Coastal Management Element shore access will be maintained or improved where possible; currently there are no beaches within the City limits.

OBJECTIVE 2

The City will continue to coordinate the provision of public and private resources to meet recreation demands.

Measure: Continuation of park dedication requirements.

Policy 2.1

The City shall continue to meet its adopted Level of Service Standard for Recreation and Open Space through implementation of the concurrency management system, the collection of park impact fees and other strategies.

OBJECTIVE 3

Annually, as part of the City's budget, and capital improvements planning the City will address parks and recreation facility needs to ensure that they are adequately and efficiently provided.

Measure: Number of annual Capital Improvements Programs that consider recreation and open space needs.

Policy 3.1

The City shall continue to ensure that open space requirements for new development and redevelopment are met through the implementation and enforcement of its Land Development Regulations.

OBJECTIVE 4

Through implementation of the adopted Parks and Recreation Element, and the concurrency management system the City will ensure the provision of open space by public agencies, and private enterprise.

Measure: Acres of open space.

Policy 4.1

The City adopts a level of service requiring 2.75 acres of net usable park land per 1,000 residents, implemented by the concurrency management system.



Comprehensive Plan

HOUSING ELEMENT

HOUSING GOAL

To achieve a balanced and affordable range of housing stock; to encourage the diversification and distribution of the housing stock; to eliminate substandard structures; and to conserve a good quality housing stock.

OBJECTIVE 1

Within one year of Plan adoption, provide the framework for a housing program that encourages the creation and preservation of affordable housing for all current and anticipated future Aventura residents.

Measure: Number of programs developed that encourage or publicize affordable housing opportunities.

Policy 1.1

Through implementation of the housing program, and the Intergovernmental Coordination Element Aventura will coordinate with appropriate private and non-profit agencies to improve housing production.

Policy 1.2

Through the comprehensive planning process and the development of the Land Development Regulations (LDRs) a streamlined permitting process will be established; providing for efficient review with minimal delays and costs.

Policy 1.3

The City of Aventura will provide to those residents and individuals employed within the City:

1. access to information pertaining to county wide programs to aide in job training,
2. day-care facilities,

3. English language courses (ESOL) and high school equivalent (GED) which are currently provided by the following agencies:

- Children and Families
- Miami-Dade Community College
- Miami-Dade County Department of Human Services
- Miami-Dade Public Schools

Policy 1.4

The City shall support public and private sector efforts, including the Seven50 Southeast Florida Prosperity Plan and its Regional analysis of impediments to Fair Housing, Social Equity Analysis and Opportunity Index for the seven counties of Southeast Florida, to provide an adequate supply of housing units that are affordable to households of all incomes and ethnicities in proportions that are reflective of the housing demand and needs, and encourage developers to provide a variety of housing types, including housing affordable to City residents of all income levels and ethnicities, in residential projects and communities.

Policy 1.5

The City shall support public and private sector efforts to reduce the housing cost burden to the maximum extent possible consistent with existing land use, design, urban service, transportation, environmental and social conditions in the City.

OBJECTIVE 2

Through the comprehensive planning process and the development of LDRs a code enforcement system to eliminate substandard housing, encouraging the rehabilitation or improvement of existing housing, while accounting for potentially historically significant housing will be established in LDR's.

Measure: Adoption of Land Development Regulations that establishes a code enforcement system that will aid in eliminating substandard housing, encourages the rehabilitation of existing housing, and identifies potentially historically significant housing.

Policy 2.1

Aventura does not contain any historically significant housing at this time, however, the City recognizes its responsibility to ensure that the quality, stability, and maintenance of the housing stock be addressed in the City's housing program.

Policy 2.2

The following classifications will be used to determine the condition of the housing stock, once the condition of a structure is determined the appropriate conservation, rehabilitation and demolition strategy will be implemented.

1. *Good/Standard:* Structure is in good state of repair; well painted; eaves, soffits and gutters are in a good state of repair; windows, doors, and exterior walls all in good condition. Slight defects can be repaired by the homeowner.
2. *Minor Repair/Deteriorated:* Structures needing paint; minor repair to roof, soffits, eaves or gutters required; minor repair to doors, windows or exterior walls required. These units have one (1) or more major defects which indicate a prolonged lack of regular maintenance and cannot usually be repaired by the homeowner. However, the repairs are still economically feasible to complete and rehabilitate the structure to the standard condition.
3. *Major Repair/Dilapidated:* Structures which appeared to need major repairs to roof, windows, doors, and exterior walls. These units possess one (1) or more critical defects which prevent the safe and adequate

shelter of its occupants and providing no feasible alternative to demolition.

OBJECTIVE 3

Due to high and increasing property values and the scarcity of developable land, the City will coordinate with the private sector in order to encourage the provision of a variety of housing types, including housing affordable to City residents of all income levels, in residential and Town Center communities throughout the City. There are no sites available for mobile homes.

Measure: Number of affordable housing units.

Policy 3.1

The City of Aventura, through its Land Development Regulations and other appropriate mechanisms, shall implement appropriate criteria allowing diverse housing types including housing affordable to City residents of all income levels and ensure the provision of services to support the housing stock through the concurrency management ordinance. Aventura is an urban area, therefore, there are no rural uses or need for farmworker housing.

Policy 3.2

Through implementation of the Future Land Use Plan and implementing LDRs sufficient densities are delineated to allow affordable housing. Due to the extent of existing development sites appropriate for affordable housing are limited.

OBJECTIVE 4

Through the implementation of the Future Land Use Plan and the LDRs, adequate categories to allow group homes and foster care facilities licensed or funded by the Florida Department of

health and Rehabilitative Services will be implemented by LDRs.

Measure: Enactment of Land Development Regulations that allow group homes and foster care facilities licensed or funded by the Florida Department of Health and Rehabilitative Services.

Policy 4.1

Through the implementation of the Future Land Use Plan and the LDRs, Aventura will encourage the establishment of group homes and foster care facilities in a manner consistent with Chapter 419, F.S. to guide the development of these licensed facilities in a non-discriminatory manner. Based on the concurrency management system adequate infrastructure and public facilities will be in place.

OBJECTIVE 5

In the event that the implementation of the housing program results in the elimination of substandard occupied housing the City of Aventura will provide relocation housing to those displaced, as necessary and required.

Measure: Number of relocation homes provided.

Policy 5.1

The City of Aventura will provide appropriate relocation housing for any displaced individuals.

OBJECTIVE 6

Upon plan adoption, and as part of the on-going formulation of the City of Aventura's operating policies and procedures, an affordable housing implementation program shall be maintained.

Measure: Creation of housing implementation program consistent with the following policies.

Policy 6.1

Where applicable the City will utilize, and in a coordination effort, encourage housing providers to utilize federal, state and county subsidy programs.

Policy 6.2

Due to the unusually high property values, coupled with limited vacant land, the City of Aventura's housing program may require the City to consider entering into an interlocal agreement to provide a framework for the provision of affordable housing.

Comprehensive Plan

INFRASTRUCTURE ELEMENT

INFRASTRUCTURE GOAL 1

Provide for potable water, and sanitary sewer facilities which meet the city's needs in a manner that promotes the public health, environmental protection, and economic opportunity.

OBJECTIVE 1

The City of Aventura shall continue to coordinate service to ensure the orderly and efficient provision of water and sewer services at adopted levels of service.

Measure: New land uses not connected to public water supply.

Policy 1.1

All new uses within the City shall be connected to a public water supply. Exceptions may be provided for residential uses at a density no greater than two units per acre, where primary drinking water quality standards as specified in the Florida Administrative Code can be met without treatment and the groundwater is free from saltwater intrusion.

OBJECTIVE 2

The City of Aventura shall continue to coordinate service with a provider who maintains procedures to ensure that any facility deficiencies are corrected and that adequate facility capacity will be available to meet future needs.

Measure: Maintaining adopted levels of services.

Policy 2.1

To assure an adequate level of service, potable water and sanitary sewer facilities shall meet the following level of service standards, as adopted by Miami-Dade County Water and Sewer Department and the City of North Miami Beach, the City's current service provider.

Potable Water Supply

Area Serviced by Miami-Dade Water & Sewer Department

- a. The system shall operate with a rated maximum daily capacity which is no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily per capita system demand for the preceding 5 years.
- b. Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Department, minimum fire flow based on the land use served shall be maintained as follows:

Land Use	Min. Fire Flow
Single Family Residential/ Estate	500 gal/min
Single Family, Duplex, and Residential on minimum lots of 7,500 sf	750 gal/min
Multi-Family Residential	1,500 gal/min
Semiprofessional Offices, Hospitals, Schools	2,000 gal/min
Business and Industry	3,000 gal/min

- c. Water quality shall meet all federal, State and County primary standards for potable water.
- d. System-wide storage capacity for finished water shall equal no less than 15 percent of the system average daily demand.

Area Served by North Miami Beach

Potable Water: The City's water system shall provide 144 gallons per person per day at a pressure of 40 pounds per square inch (psi). The City attempts to maintain a water pressure of 40 pounds per square inch (psi) although 20 psi is the legal minimum.

Sanitary Sewer

- a. The systems wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily sewage flow.
- b. Effluent discharge from wastewater treatment plants shall meet all federal, State and County standards.
- c. The system shall maintain the capacity to collect and dispose of 102 percent of the average daily per capita sewage system demand for the preceding five years.

Policy 2.2

The City of Aventura and Miami-Dade Water and Sewer Department shall explore the adopted levels-of-service for non-residential flows within the City.

Policy 2.3

Except as provided by Objective 1 and the supporting policies, no development order authorizing new development or a significant expansion of an existing use shall be issued for any area of the City which is served by a potable water or sanitary sewer facility which does not meet the standards in Policy 2.1 or will not meet these standards concurrent with the completion of the development. In any case where these federal, state, or county standards referenced in Policy 2.1 are revised, a reasonable time for compliance with the new standards shall be allowed.

Prior to approving a building permit, the City shall require that adequate water supplies to

serve the new development will be available no later than the anticipated date of a certificate of occupancy or its functional equivalent.

Policy 2.4

The provider shall maintain procedures and programs to monitor levels of service of each facility for use by agencies which issue development orders or permits.

Policy 2.5

All wastewater treatment operations will comply with federal and state regulations for overflows.

Policy 2.6

The City shall continue to coordinate with a provider who shall continue the expansion of existing water and wastewater treatment plants to meet demand through the year 2025.

Policy 2.7

The City shall create and adopt a Ten-Year Water Supply Facilities Work Plan that is consistent with the South Florida Water Management District's Lower East Coast Regional Water Supply Plan, Miami-Dade Water and Sewer Department's Work Plan and the City of North Miami Beach's Work Plan. The City's Work Plan will be updated within 18 months after the South Florida Water Management District's Lower East Coast Regional Water Supply Plan, Miami-Dade Water and Sewer Department's Work Plan, and the City of North Miami Beach's Work Plan are updated. The City of Aventura, Florida, Water Supply Facilities Work Plan dated December 9, 2008 is hereby adopted by reference.

OBJECTIVE 3

The City of Aventura shall protect the health of its residents and preserve its environmental integrity by reducing the proportion of residences and commercial establishments within the City using private wastewater treatment facilities. The City of Aventura, in conjunction with the Miami-Dade County shall discourage the new or continued use of such facilities through the strict application of the Plan and Land Development Regulations.

Measure: New land uses not connected to public sanitary sewer collection system.

Policy 3.1

No new septic tanks shall be permitted or allowed in the City.

Policy 3.2

Anywhere that the use of existing private wells, interim wastewater treatment plants, or septic tanks pose a threat to the public health or the environmental integrity of Aventura, the City shall assert its authority to require the connections to the public water supply or to the public sewer system.

Policy 3.3

If the City determines that a septic tank(s) is/(are) degrading surface water and/or ground water the property owner shall obtain central sewer service within 90 days, unless otherwise approved by the City Commission.

OBJECTIVE 4

The City shall coordinate with the water conservation programs developed and implemented by its water suppliers, Miami-Dade County and North Miami Beach and by the South Florida Water Management District,

Lower East Coast Water Supply Plan, to ensure that a sufficient, economical supply of fresh water is available to meet current and future demand for potable water without degrading the environment.

Measure: Per capita water consumption percent water unaccounted for; peak day to average day water demand ratio; amount of water and wastewater that is reused or reclaimed on an annual basis, as published annually by Miami-Dade County Water and Sewer Department.

Policy 4.1

The City's newsletter shall be used to promote an educational program for residential, commercial and industrial consumers which will discourage waste and conserve water.

Policy 4.2

Enforce requirements, and establish new requirements and procedures as needed, to assure that low water usage plumbing fixtures are used in all new buildings or in conjunction with permitted renovations in accord with the South Florida Building Code, Miami-Dade County addition, as may be amended from time to time, and the Florida's Water Conservation Act, Section 553.14, F.S. Improved procedures for plumbing inspections and mechanisms for approving products for installation shall be considered by the City's Building Division.

Policy 4.3

The City of Aventura Community Services Department shall take all necessary steps to ensure compliance with the City's landscape regulations, and shall establish mechanisms to monitor and measure the effectiveness of the ordinance and its major provisions.

OBJECTIVE 5

The City of Aventura shall undertake timely efforts to expand traditional sources of raw water and develop new raw water sources to meet the City's level of service standards for water supply.

Measure: Implementation or utilization of reused water, should it become available.

Policy 5.1

The City of Aventura shall support Miami-Dade County and the City of North Miami Beach in the development of their future potable water supplies, to the maximum extent feasible, utilize methods which preserve the integrity of the Biscayne Aquifer, protect the quality of surface water and related ecosystems, and comply with the land use and environmental protection policies of the Miami-Dade County CDMP, North Miami Beach, the Strategic Regional Policy Plan for South Florida, and the State Comprehensive Plan.

Policy 5.2

When reclaimed water becomes available, the City shall consider its use on public and private properties. Currently, the Miami-Dade Water and Sewer Department and North Miami Beach are responsible for implementing any reuse that is deemed by the County to be economically feasible.

Policy 5.3

The City shall create a Ten-Year Water Supply Facilities Work Plan that is consistent with the work plans of Miami-Dade County MDWASD and the City of North Miami Beach, as they are adopted and/or periodically updated, in order to identify alternative projects that will increase its water supply, and shall coordinate with Miami-Dade County and the City of North Miami

Beach, as appropriate, in the implementation of these projects.

OBJECTIVE 6

The City of Aventura shall consider sea level rise projections in all future decisions about the siting, design, construction, rehabilitation, and enhancement of potable water and sanitary sewer facilities.

Policy 6.1

Pursuant to Miami- Dade DERM requirements, all public wastewater and potable water collection and transmission systems shall be protected from floodwaters and inflow by having all mechanical and electrical equipment and all system openings placed above the Base Flood Elevation plus applicable freeboard and sea- level rise. Freeboard shall be no less than 24 inches for systems that serve essential facilities (e.g., hospitals) and facilities that are required to have an emergency generator by law. and 12 inches for all other systems. When the required minimum elevations cannot be attained for system openings e.g., manholes, wet wells), openings shall be elevated to be protected from a 10- year storm and include water- tight and bolted covers/hatches. The entire assembly, structure. ring. frame, etc., shall be water- tight to sustain as a minimum, a water column pressure equivalent to the difference between opening elevation and minimum required elevation.

INFRASTRUCTURE GOAL 2

Provide for the conservation, environmentally sound use, and protection of natural resources, and protect natural drainage features in Aventura.

OBJECTIVE 1

Protect ground and surface water resources from degradation, provide for effective surveillance for pollution and clean up polluted areas to meet all applicable federal, State and County ground and surface water quality standards.

Measure: Continuation of the Stormwater Utility Program.

Policy 1.1

Aventura's Stormwater Utility Program shall fund the identification and retrofitting of deteriorated storm sewer systems and positive outfalls and the proper maintenance of stormwater systems.

Policy 1.2

Industries and businesses which generate and/or handle more than fifty (50) gallons of hazardous industrial wastes per year shall continue to be identified and monitored. Coordination among agencies that require reporting of hazardous wastes shall be improved.

OBJECTIVE 2

The aquifer recharge and water storage capacity of presently undeveloped areas shall be maintained or increased. Additionally, the City shall protect against environmental damage such as altering hydrocycles.

Measure: Pre-development surface runoff rate not exceed post development surface runoff rate of discharge.

Policy 2.1

The aquifer-recharge values of wetland areas shall be maintained and, where feasible, enhanced or restored.

Policy 2.2

All future development and redevelopment shall use retention, infiltration and detention systems to retain to the maximum extent feasible, the full runoff from a one in five-year storm and minimize the use of impermeable surfaces. In the event that an emergency overflow is provided, a minimum of the first inch of runoff shall be retained on-site. Exceptions to the first inch criteria will be reviewed on a case-by-case basis.

Policy 2.3

Water conserving irrigation and other landscape practices such as Xeriscape shall be used wherever feasible. Through its site and landscape reviews, Aventura shall ensure that appropriate native and xeriscape plant materials are used, particularly where public water is used to water lawns, golf courses and landscaped green spaces.

Policy 2.4

The City shall consider participation in water reuse demonstration projects that are developed.

OBJECTIVE 3

Aventura shall continue to develop and implement stormwater master plans, identify and eliminate system deficiencies in City maintained drainage facilities; coordinate the extension of facilities to meet future demands throughout the City; and maintain and improve water quality.

Measure: Water quality elimination of deficiencies, maintaining levels of service.

Policy 3.1

The Stormwater Management (Drainage) Level of Service (LOS) standards for Aventura contains both a Flood Protection (FP) and Water Quality (WQ) component. The minimum acceptable Flood Protection Level of Service (FPLOS) standards for Aventura shall be protection from the degree of flooding that would result for a duration of one day from a ten-year storm, with exceptions in previously developed canal basins as provided below, where additional development to this base standard would pose a risk to existing development. All structures shall be constructed at, or above, the minimum floor elevation specified in the federal Flood Insurance Rate Maps for Aventura, or as specified in the most recent edition of the Florida Building Code or the City of Aventura Code, whichever is higher.

1. The Water Quality Level of Service (WQLOS) component of the standard shall be met when the annual average for each of the following twelve priority NPDES pollutants shall not exceed the following target criteria for each of those pollutants within a canal basin, or sub-basin, as determined in accordance with procedures established by Miami-Dade County DERM:

Pollutant	Target Criterion
Biological Oxygen Demand (BOD)	9 mg/1
Chemical Oxygen Demand (COD)	65 mg/1
Total Suspended Solids (TSS)	40 mg/1
Total Dissolved Solids (TDS)	1,000 mg/1
Total Ammonia-Nitrogen & Organic	1.5 mg/1

Ammonia Total Nitrate (Nox-N)	0.68 mg/1
Total Phosphate (TP04)	0.33 mg/1
Dissolved Phosphate (DP04)	Not available
Cadmium (Cd)	0.0023 mg/1
Copper (Cu)	0.0258 mg/1
Lead (Pb)	0.0102 mg/1
Zinc (Zn)	0.231 mg/1

2. Applicants seeking development orders in canal basins, or sub-basins, that do not meet either the FPLOS or the WQLOS shall be required to conform to Best Management Practices (BMPs) as provided by Miami-Dade County Code. Owners of commercial or industrial properties where BMPs are required, shall, at a minimum, demonstrate that their on-site stormwater system is inspected two times per year and maintained and cleaned as required. Private residential developments in areas where BMPs are required shall demonstrate that their on-site stormwater systems are inspected two times per year and maintained and cleaned as required.

Policy 3.2

The City of Aventura shall work with Miami-Dade County and the South Florida Water Management District to better identify the developed urban areas within the City that do not have protection from a one in ten-year storm.

Policy 3.3

The City shall consider sea level rise projections in all future decisions about the siting, design, construction, rehabilitation, and enhancement of stormwater facilities, and particularly in the coastal high hazard area and any concentrations of repetitive flood loss properties.

OBJECTIVE 4

Aventura shall protect and preserve the biological and hydrological functions of the wetlands identified in the Land Use Element. Future impacts to the biological functions of publicly and privately-owned wetlands shall be mitigated. Publicly acquired wetlands shall be restored and managed for their natural resource, habitat and hydrologic values.

Measure: Number of acres and condition of identified wetlands.

Policy 4.1

The degradation or destruction of wetlands shall be limited to activities that 1) are necessary to prevent or eliminate a threat to public health, safety or welfare; or 2) are water dependent, clearly in the public interest and no other reasonable alternative exists or; 3) are carried out in accordance with an approved basin management plan or; 4) are in areas that have been highly disturbed or degraded and where restoration of a wetland with an equal or greater value in accordance with federal, State and local regulations is feasible. Habitats critical to endangered or threatened species shall not be destroyed.

Policy 4.2

Off-road vehicles shall not be allowed in publicly owned and managed wetlands identified in the adopted Land Use Element unless there are permitted facilities or areas specified for their use.

AQUIFER RECHARGE GOAL

To protect the City's natural drainage features and enhance the capabilities of the groundwater recharge areas.

OBJECTIVE 1

The City shall support the efforts of Miami-Dade County Water and Sewer Department and the City of North Miami Beach to identify significant ground water resources and protect them through land use controls, public acquisition, easements or other appropriate methods.

Measure: Aquifer water quality.

Policy 1.1

The City shall implement a program to monitor groundwater supply conditions in conjunction with Miami-Dade County and the South Florida Water Management District.

Policy 1.2

The City, in conjunction with Miami-Dade County, shall develop and adopt minimum environmental standards regarding: prime recharge area protection, water table manipulation, and wellfield drawdown standards.

Policy 1.3

The City shall institute a comprehensive program responsible for educating businesses and residents of the County's current water conservation policies, the fragility of the aquifer, methods to reuse and conserve water, well abandonment problems and rules, and benefits of drought resistant plants (xeriscape).

Policy 1.4

The City shall adopt policies to protect the Biscayne aquifer. These shall include policies which address:

1. Public wellfield and landfill siting

2. Siting of industrial land uses which use hazardous materials or generate hazardous waste
3. Siting of hazardous waste collection facilities for households
4. Additional protection of the aquifer from saltwater intrusion
5. If necessary, support the expansion of the Hazardous Material Emergency Response Team

contract with the County for disposal, shall, for a minimum of five (5) years, collectively maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers, and anticipated non-committed waste flows. Aventura will adopt the LOS established by Miami-Dade County at a minimum disposal capacity of five (5) years, based upon a total waste generation of seven (7) pounds per person per day.

SOLID WASTE GOAL

To devise a solid waste management system in conformity with federal, state and county statutes which promote the public health, sanitation, environmental protection, and operational efficiency funded by fair and equitable methods.

OBJECTIVE 1

The City shall ensure that the public health, sanitation and environmental protection will be maintained by continuing to franchise with private haulers for areas of the City currently being served by private haulers.

Measure: Availability of solid waste service for every business and residence.

Policy 1.1

By 2008, in order to serve the residents of Aventura in a more efficient manner the City shall study and consider assuming the responsibility of solid waste services that are currently being provided by Miami-Dade County.

Policy 1.2

The County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under

Comprehensive Plan

CAPITAL IMPROVEMENTS ELEMENT

CAPITAL IMPROVEMENTS GOAL

Aventura shall, in a fiscally prudent manner, plan for and manage its facilities and infrastructure in order to adequately serve current and future residents while efficiently using and maintaining existing public investments, and making timely provision of required new capital investment.

OBJECTIVE 1

The Capital Improvements Element (CIE) shall provide for necessary replacement of existing facilities, upgrading of facilities when necessary to maintain adopted level of service (LOS) standards, and for new facility investments which are needed and affordable.

Measure: Adoption of CIE which replaces or upgrades existing facilities and maintains the adopted level of service standards.

Policy 1.1

Capital expenditures identified in elements of the Comprehensive Plan in excess of \$50,000 will be included in the Five-year Schedule of Improvements of this Element.

Policy 1.2

The City will continue to adopt an annual capital budget which contains the projects from the Five-year Schedule of Improvements for the corresponding year.

Policy 1.3

Aventura will manage its long-term general obligation debt in such a manner that the ratio of the debt service millage to the City millage does not exceed 10 percent.

Policy 1.4

In planning for and implementing its infrastructure needs, Aventura will give explicit recognition to the requirements of new or expanded public educational and health facilities.

Policy 1.5

The City of Aventura shall conduct a feasibility study to consider the location of a multi-purpose public facility in the north area of the City. The facility is envisioned to be a joint use facility, which may include a shelter and public park. Said park is to be designed to afford its use as a staging area in case of a natural disaster, including major storms and hurricanes.

OBJECTIVE 2

Upon adoption of this Plan land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels and/or negatively impact hurricane evacuation clearance times.

Measure: Land use decisions made that do not degrade service levels.

Policy 2.1

The capital facilities and infrastructure implications of land use and development plan implementation will be analyzed and set forth with attention to the following:

- a) safety improvements and elimination of hazards;
- b) elimination of below-standard conditions and capacity deficits;
- c) demonstrated linkage between projected growth` and facility service area;
- d) trade-off between supporting new growth or redevelopment;

- e) financial feasibility, including operating costs;
- f) coordination with the capital programming of other public agencies;
- g) contractual and/or mandated obligations; and
- h) maintenance or reduction of hurricane evacuation clearance times.
- i) impacts of projected sea level rise.

Policy 2.2

Service and facility impact of new development must be identified and quantified so that sufficient public facilities will be planned and programmed to be available when needed. All development orders authorizing new, or significant expansion of existing urban land uses, shall be contingent upon the provision of services at the levels of service which meet or exceed the adopted LOS standards except as otherwise provided in the concurrency management system of the CIE.

Policy 2.3

Development Orders that were reviewed for concurrency and approved, by Miami-Dade County, prior to the adoption of this Comprehensive Plan shall be considered vested unless or until such a determination expires.

Policy 2.4

The Five-Year Capital Improvements Program, or the City’s contract providers as appropriate, shall incorporate the identified capital investments from each functional element and will be based on the following LOS standards:

Potable Water Supply

Area Serviced by Miami-Dade Water & Sewer Department

- a) The treatment system shall operate with a rated maximum daily capacity which is no less than two percent (2%) above the

maximum daily flow for the preceding year, and an average daily capacity two percent (2%) above the average daily per capita system demand for the preceding five (5) years.

Water shall be delivered to users at a pressure no less than twenty (20) pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Department or successor entity, minimum fire flow, based on the land use served, shall be maintained as follows:

Minimum Fire Flow

<i>Land Use</i>	<i>Gallons per Minute</i>
Single Family Residential	
Estate Density	500
Single Family and Duplex Residential on Minimum lots of 7,599 ft ²	750
Multi-family Residential, Semiprofessional Offices	1,500
Hospitals, Schools	2,000
Business and Industry	3,000

- b) Water quality shall meet all federal, state and county primary standards for potable water.
- c) System-wide storage capacity for finished water shall equal no less than fifteen (15) percent of the system-wide average daily demand.

Area Serviced by North Miami Beach

Potable Water: The City’s water system shall provide 144 gallons per person per day at a pressure of 40 pounds per square inch (psi). The City attempts to maintain a water pressure of 40 pounds per square inch (psi) although 20 psi is the legal minimum.

Sanitary Sewer

- a) Wastewater treatment plants shall operate with physical capacity no less than the annual average daily sewage flow.
- b) Effluent discharged from wastewater treatment plants shall meet all federal, state and county standards.
- c) The system shall collectively maintain the capacity to collect and dispose of 102 percent of the average daily per capita sewage system demand for the preceding five years.

Solid Waste

The County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under contract with the County for disposal, shall, for a minimum of five (5) years, collectively maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers, and anticipated non-committed waste flows.

Traffic Circulation

The City of Aventura adopts the level of service standard as described in the Miami-Dade County Comprehensive Development Plan, Traffic Circulation Subelement 2013, Objective TC-1 Policy TC-1B, as it relates to Urban Infill Areas (UIA) and more particularly described as follows:

The minimum acceptable peak-period LOS for all State roads and on all City roads shall be the following:

Within the Urban Infill Area (UIA)

- (a) Where no public mass transit service exists, roadways shall operate at or above LOS E;
- (b) Where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, roadways shall operate at no greater than 120 percent of their capacity;
- (c) Where extraordinary transit service such as commuter rail or express bus service exists,

parallel roadways within ½ mile shall operate at no greater than 150 percent of their capacity.

It is recognized that the City of Aventura existed, prior to incorporation, and presently exists under condition (b) above. This status shall continue in effect for all other public roadways, until such time as revisited by the City Commission.

Mass Transit

The City of Aventura accepts Miami-Dade County's mass transit level of service as stated in their 1997 CDMP Capital Improvements Element and the Mass Transit Subelement of the Traffic Circulation Element which follows:

- 1) The average combined population and employment density along the corridor between the existing transit network and the area of expansion exceeds 4,000 per square mile, and the corridor is 0.5 miles on either side of any necessary new routes or route extensions to the area of expansion;
- 2) It is estimated that there is sufficient demand to warrant service;
- 3) The service is economically feasible; and
- 4) The expansion of transit service into new areas is not provided at a detriment to existing or planned services in higher density areas with greater need.

Parks and Recreation

Aventura's minimum level of service standard for the provision of recreational open space shall be 2.75 acres of local recreation space per 1,000 permanent residents.

Drainage

The Stormwater Management (Drainage) Level of Service (LOS) standards for Aventura contains both a Flood Protection (FP) and Water Quality (WQ) component. The minimum acceptable Flood Protection Level of Service (FPLOS)

standards for Aventura shall be protection from the degree of flooding that would result for a duration of one day from a ten-year storm, with exceptions in previously developed canal basins as provided below, where additional development to this base standard would pose a risk to existing development. All structures shall be constructed at, or above, the minimum floor elevation specified in the federal Flood Insurance Rate Maps for Aventura, or as specified in the Miami-Dade County Code, whichever is higher.

1. The Water Quality Level of Service (WQLOS) component of the standard shall be met when the annual average for each of the following twelve priority NPDES pollutants does not exceed the following target criteria for each of those pollutants within a canal basin, or sub-basin, as determined in accordance with procedures established by Miami-Dade County DERM:

Pollutant	Target Criterion
Biological Oxygen Demand (BOD)	9 mg/1
Chemical Oxygen Demand (COD)	65 mg/1
Total Suspended Solids (TSS)	40 mg/1
Total Dissolved Solids (TDS)	1,000 mg/1
Total Ammonia-Nitrogen & Organic Ammonia Total	1.5 mg/1
Nitrate (Nox-N)	0.68 mg/1
Total Phosphate (TP04)	0.33 mg/1
Dissolved Phosphate (DP04)	Not available
Cadmium (Cd)	0.0023 mg/1
Copper (Cu)	0.0258 mg/1
Lead (Pb)	0.0102 mg/1
Zinc (Zn)	0231 mg/1

2. Applicants seeking development orders in canal basins, or sub-basins that do not meet

either the FPLOS or the WQLOS shall be required to conform to Best Management Practices (BMPs) as provided by Miami-Dade County Code. Owners of commercial or industrial properties where BMPs are required, shall, at a minimum, demonstrate that their on-site stormwater system is inspected two times per year and maintained and cleaned as required. Private residential developments in areas where BMPs are required shall demonstrate that their on-site stormwater systems are inspected two times per year and maintained and cleaned as required.

Police Protection

The provision of adequate police protection is essential for the safety of the public. New development will directly and indirectly impact existing police services. In order to maintain adequate police protection for the existing population and to accommodate projected population due to new development additional capital resources may be required. An impact fee system shall be adopted to fund needed capital improvements required by new development.

Fire Protection

The City of Aventura accepts the service standard adopted by the Miami-Dade Fire Rescue Department for the provision of fire services in the City.

Public Schools

The City shall coordinate new residential development with the future availability of public-school facilities consistent with the adopted level of service standards (LOS) for public school concurrency to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements and meet future needs based upon achieving and maintaining the

adopted LOS standards throughout the planning period.

Upon public school concurrency becoming effective, the adopted level of service (LOS) standard for all Miami-Dade County 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 Miami-Dade County Public Schools.

The adopted LOS standard for magnet schools is 100% FISH (with relocatable classrooms) which shall be calculated on a districtwide basis.

Level of Service standards for public school facilities shall apply to those traditional educational facilities, owned and operated by 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 magnet schools, charter schools and other educational facilities that may have districtwide attendance boundaries; however, their capacity is credited against the impact of development. No credit against the impact of development shall be given for such districtwide educational facilities if their enrollment is at, or above, 100% FISH capacity (with Relocatable Classrooms).

Relocatable classrooms may be used by 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.

Aventura City of Excellence School (ACES)

The Level of Service (LOS) standard set out above for Public Schools is hereby adopted as the Level of Service (LOS) standard for ACES.

OBJECTIVE 3

Future development will be permitted only when the adopted level of service standards for those services listed in the CIE will be upgraded or maintained at adopted levels of service, or when demonstrated negative impacts on hurricane evacuation clearance times will be mitigated, by ensuring that adequate fiscal resources are made available including, the proportionate cost of improvements necessitated by the development.

Measure: Maintenance of adopted levels of service.

Policy 3.1

Appropriate funding mechanisms will be adopted and applied by Aventura in order to assure the fiscal resources to maintain acceptable levels of service. Such funding mechanisms include impact fees, user fees, special tax districts, general obligation bonds, and special purpose authorities, or others as appropriate and feasible.

OBJECTIVE 4

Annually, the City will prepare a five-year Capital Improvement Program (CIP) analyzing all anticipated capital expenditures and identifying associated funding sources.

Measure: Preparation of annual Capital Improvements Program in conformity with the adopted policies.

Policy 4.1

Future capital expenditures necessitated by changes in population, changes in development, growth, redevelopment or changes in economic base will be calculated and included in the Capital Improvement Program update process.

Policy 4.2

The City will perform all capital improvements in accordance with an adopted Capital Improvement Program.

Policy 4.3

The classification of items as capital or operating will be determined by two criteria - cost and frequency. Generally, a capital project has a "useful life" of more than one year and a value of \$2,500 or more, or for office equipment \$500 or more.

Policy 4.4

The City will coordinate development of the capital improvement budget with the development of the operating budget. Future operating costs associated with new capital improvements will be projected and included in the operating forecasts.

Policy 4.5

The first year of the five-year capital improvement program will be used as the basis for formal fiscal year appropriations during the annual budget process.

Policy 4.6

The City will maintain all of its assets at a level adequate to protect the City's capital investment and to minimize future maintenance and replacement costs.

Policy 4.7

The City will identify the estimated cost of capital projects and prepare a funding projection that considers revenues and operating costs to be included in the Capital Improvement Program document that is submitted to the City Commission for approval.

Policy 4.8

The City will determine the most appropriate financing method for all new projects.

Policy 4.9

If appropriate, the City will attempt to maintain a mixed policy of pay-as-you-go and borrowing against future revenues for financing capital projects.

Policy 4.10

The City will maintain ongoing maintenance schedules relating to road, sidewalk, drainage and utility system improvements.

Policy 4.11

The City will address and prioritize infrastructure needs on the basis of protecting the health, safety and welfare of the community.

Policy 4.12

A CIP preparation calendar shall be established and adhered to.

Policy 4.13

Capital projects will conform to the City's Comprehensive Plan.

Policy 4.14

Long-term borrowing will not be used to fund current operations or normal maintenance.

Policy 4.15

The City will strive to maintain an unreserved general fund balance at a level not less than 7.5% of the annual general fund revenue.

Policy 4.16

If new project appropriation needs are identified at an interim period during the fiscal year, the funding sources will be identified and mid-year budget amendments will be utilized to provide formal budgetary authority. In addition, budget amendments may be utilized to increase appropriations for special capital projects.

Policy 4.17

The City shall annually review the capital improvements plans of other agencies having jurisdiction over infrastructure and services which impacts its adopted Level of Service standards, including Miami-Dade County and City of North Miami Beach, in order to monitor its ability to meet its Level of Service standards through the planning period and ensure the financial feasibility of the Comprehensive Plan. Projects deemed necessary to maintain the Level of Service standard as a result of this review shall be referenced in the City's Capital Improvement Program and Schedule.

Policy 4.18

To address financial feasibility associated with school concurrency, Miami-Dade County Public Schools Facilities Work Program for educational facilities, as formally adopted by Miami-Dade County Public Schools in September, 2007, as amended, is hereby adopted by reference as part of the Capital Improvement Element.

Policy 4.19

The City of Aventura Capital Improvement Program and the Capital Improvements Schedule included therein, contains a schedule of projects that the City shall implement in order to meet its adopted Level of Service standards and ensure the financial feasibility of this Comprehensive Plan. The Capital Improvements Program, as annually adopted by

the City Commission, is hereby adopted by reference as part of the Capital Improvements Element.

Policy 4.20

The Miami-Dade County Public School Facility Work Program will be evaluated on an annual basis to ensure that the LOS standard will continue to be achieved and maintained throughout the planning period.

CONCURRENCY MANAGEMENT SYSTEM

A key component of the Growth Management Act is the concurrency management system. Section 163.3202 F.S. requires local governments to amend its land development regulations to incorporate specific and detailed provisions which shall provide that public facilities and services meet or exceed the LOS standards established in the Plan's Capital Improvements Element and are available when needed for the development, or that the development orders or permits are conditioned on the availability of these public facilities and services necessary to serve the development. Chapter 163.3164, F.S. defines 'development order' to include any zoning action, subdivision approval, certification, permit, or any other official action of local government having the effect of permitting the development of land. A variety of such development orders are typically issued by local governments. These include zoning district boundary changes, variances, unusual use, and site plan approval; environmental permits and certifications; tentative and final subdivision plat approval; building permits, and certificates of use and occupancy.

In order to implement the concurrency requirements mandated by Chapter 163, F.S. the City of Aventura shall enact by ordinance, a concurrency management system which accomplishes the statutory requirements. Administration of the required program

involves the establishment of methods and capabilities to monitor outstanding development commitments and service demands posed by such commitments, plus the existing, programmed and projected capacities of all pertinent urban service facilities or systems.

The Aventura concurrency management system shall make appropriate concurrency determinations in conjunction with the following development approval activities:

- 1) at the time of zoning actions, site plan approvals and subdivision approvals;
- 2) prior to the issuance of building permits; and,
- 3) prior to the issuance of certificates of use and occupancy.

In general, no zoning action authorizing a new use or the expansion of an existing use and no subdivision plat or site plan shall be approved unless the facilities necessary to maintain level of service standards exist or are projected to exist when necessary to serve the development. Zoning approvals shall be based on inclusion of necessary facilities in the applicable Element of the Plan, or in the plan or work program of the agency having jurisdictional responsibility for provision of the facilities. Such findings shall be included in staff recommendations to the City Commission, or other applicable board. If the foregoing plans and programs indicate a low probability that concurrency will be met, but the necessary facilities are technically feasible, such rezoning action should be preceded by an amendment to the appropriate plan or work program to add the necessary facilities. Alternatively, such zoning may be approved if the applicant executes a written agreement to provide the necessary facilities on a timely basis. All such development approvals prior to the 'Principal Concurrency Determination' will contain a notice reserving the right of the City to make its principal concurrency determination prior to the issuance of building permits.

A principal concurrency determination will be required prior to obtaining any subsequent development order. It is intended that at least one principal concurrency determination be made at an early stage in the development planning process, prior to the point at which major expenses are incurred in reliance on development approval. Principal concurrency determinations will be made prior to the approval of subdivision plats or, in instances where plat approvals are not required or have predated the effective date of the concurrency requirement, a principal concurrency determination will be made prior to issuance of a building permit. A principal concurrency determination made at final plat approval will serve as the determination of requested building permits where said permits are issued within two (2) years after the date of final plat approval. Where the applicant demonstrates that development has commenced on a timely basis and is continuing in good faith, this period may be extended but in no case shall this period exceed five (5) years after final plat approval. Administrative procedures for demonstrating that development has commenced on a timely basis and is continuing in good faith shall be established in the land development regulations.

- Except as provided below, in no instance shall a building permit be issued authorizing construction of a new building or expansion of an existing building unless facilities necessary to maintain LOS standards are existing and available or are assured to be existing and available within the following timeframes:

- 1) Necessary water, sewer, solid waste and drainage facilities must be in place and available at the time of issuance of a CO;
- 2) Necessary park land must be dedicated to and accepted by the City no later than the date of issuance of the first CO for that development or funds in the amount of the developer's fair share shall be committed

prior to the issuance of the first CO unless the developer has entered into a binding agreement to dedicate an improved park site within twelve months after issuance of the first CO;

- 3) Necessary transportation facilities must be contracted for construction no later than 36 months after issuance of a CO
- Assurance that the facilities (the term facilities shall mean or shall include land, and the phrase 'construction of facilities' shall mean acquisition of land, when applicable to a Plan LOS standard) will be constructed, or acquired and available, within the timeframes established in the above paragraph shall be provided by the following means:
 - 4) Necessary public-school facilities must be in place or under actual construction within 3 years after issuance of final subdivision or site plan approval or the functional equivalent, or assured by a proportionate share mitigation agreement.
 - 5) The necessary facilities are under construction at the time the building permit is issued;
 - 6) The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the building permit is issued;
 - 7) The necessary facilities are funded and programmed in the first year of the implementing agencies adopted capital budget or are programmed in the CIE for the construction or acquisition; the necessary facilities shall not be deferred or deleted from the CIE work program or adopted one-year capital budget unless the dependent building permit expires or is rescinded prior

to the issuance of a certificate of use or occupancy;

- 8) The necessary facilities are programmed, in the first three (3) years of a capital facility plan or work program of the agency having operational responsibility for affected facilities, for construction or acquisition;
- 9) The necessary facilities and services are guaranteed, in an enforceable development agreement, to be provided by the developer. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, F.S. or an agreement or development order issued pursuant to Chapter 380, F.S.; or
- 10) Timely provision of the necessary facilities will be guaranteed by some other means or instrument providing substantially equivalent assurances.
- 11) Where solid waste disposal facilities are to be available for years 3 through 5 pursuant to the adopted LOS standard are not in place and available prior to the issuance of a CO, a commitment for that capacity to be in place and available to accommodate projected demand in those future years shall be made through the means above, prior to the issuance of a CO.
- 12) A proposed development will not be denied a concurrency approval for transportation facilities provided that the development is otherwise consistent with the adopted Comprehensive Plan and it meets the following criteria pursuant to Section 163.3180, F.S.:
 - The proposed development is located within the Urban Infill Area (UIA), as adopted and described in the Miami-Dade and the Transportation Element, Traffic Circulation Sub element Policy TC-1B.

It is anticipated that after building permits are issued, determinations of concurrency prior to the issuance of COs may simply involve review and verification of compliance with terms and conditions set forth in the foregoing paragraphs.

The concurrency management system is solely used to implement minimum level of service standards. In the review of applications for development orders, neither the satisfaction of these minimum standards, nor exceptions from them, shall preempt the City of Aventura from considerations of any other standards nor criterion set forth in the applicable development regulations.



Comprehensive Plan

INTERGOVERNMENTAL COORDINATION ELEMENT

INTERGOVERNMENTAL COORDINATION

GOAL

Use intergovernmental coordination as a major means of ensuring consistency among local, county and regional government plans and policies and of implementing Aventura's Comprehensive Plan.

OBJECTIVE 1

Maintain and improve coordination of planning, development and impact assessment among governmental entities with applicable responsibilities.

Measure: Number and significance of comments made to and responses received from reviewing agencies in conjunction with review of amendments to the Aventura Comprehensive Plan and the comprehensive plans of the other entities. Usage of informal or formal mediation when necessary to resolve disputes.

Policy 1.1

Make full use of the coordination mechanisms built into the intergovernmental review and comment provisions of the Local Government Comprehensive Planning and Land Development Regulations Act to seek consistency between the Aventura Comprehensive Plan and the local comprehensive plans of adjacent the Miami-Dade municipalities of North Miami Beach, Sunny Isles Beach and Golden Beach; Broward and Miami-Dade Counties; the adjacent municipality of Hallandale Beach, within Broward County; and any Campus Master Plan that will impact or be impacted by the City.

Policy 1.2

Aventura shall consider compatibility with adopted land use plans of adjacent municipalities as a factor in reviewing proposed changes to the Aventura Future Land Use Plan map or to a municipal plan.

Policy 1.3

Provide for County-city and city-city exchange of notification and information of requests for change of zoning within the vicinity of the unincorporated area and other municipal boundaries.

Policy 1.4

Make use of informal or formal mediation processes when possible to resolve disputes arising from amendments to the Aventura's Comprehensive Plan.

Policy 1.5

Encourage the development of a regional forum to address the needs and strategies for providing and developing public services and facilities as well as to enable intergovernmental review of regionally significant public facilities which involve locally unwanted land uses.

Policy 1.6

Support the establishment of a coordinated regional transit system for the transportation disadvantaged.

Policy 1.7

Aventura shall work cooperatively with other local governments to identify opportunities for affordable housing.

Policy 1.8

Encourage the establishment of joint funding cycles for federal, state and local affordable housing programs.

Policy 1.9

The City of Aventura shall coordinate its plans with the Miami-Dade County School Board and other units of local government providing services but not having regulatory authority over the use of land.

Policy 1.10

The City of Aventura shall coordinate any and all spoil disposal sites with Miami-Dade County, the South Florida Water Management District, the Army Corps of Engineers, or any other entity involved with the designation of new dredge spoil disposal sites.

Policy 1.11

The City shall establish joint planning areas in coordination with Miami-Dade County and adjacent municipalities prior to initiating the process of annexing new land into the City or changing Aventura's municipal boundaries.

Policy 1.12

The City shall coordinate the siting of municipal facilities of countywide significance (including those facilities typically considered to be locally unwanted land uses) with Miami-Dade County, adjacent municipalities, and other relevant federal, state and local governmental agencies.

Policy 1.13

The City shall provide notice of Comprehensive Plan amendments, zoning changes, variances to the City's Land Development Regulations, special exceptions or other land use approvals

requiring a public hearing to owners of record of real property and adjacent local governments in a manner consistent with the requirements of the City's Land Development Regulations without regard to municipal boundaries.

Policy 1.14

The City shall continue to identify those zoning districts in its Land Development Regulations in which public schools are an allowed use, and shall add, delete or modify zoning districts in a manner as to promote the compatibility of public schools across the broadest possible spectrum of zoning classifications.

Policy 1.15

The City shall encourage the establishment of new public schools within its boundaries by promoting the dedication of land and infrastructure by of residential and nonresidential land, and will actively consult with the Miami-Dade County School District during the process of dedication to maximize the benefits of dedication to the school district while minimizing costs to the developer.

Policy 1.16

The City shall enter into cooperative agreements with adjacent jurisdictions and the providers of urban services within the City where such arrangements are agreeable to both parties and beneficial to the equitable and efficient delivery of services.

Policy 1.17

The City of Aventura, on an on-going basis, shall seek opportunities to coordinate with Miami-Dade County, Broward County, the City of Hallandale Beach, Town of Golden Beach, City of Sunny Isles Beach, and the City of North Miami Beach in order to ensure compatible development and address the unique challenges and opportunities that face

northeast Miami-Dade and southeast Broward counties.

Policy 1.18

The City of Aventura shall coordinate as appropriate with other agencies and jurisdictions in the implementation of the joint Florida Department of Community Affairs/South Florida Regional Planning Council Regional Affordable Housing Strategy.

Policy 1.19

In accordance with the adopted “Interlocal Agreement for Public School Facility Planning in Miami-Dade County”, the City shall participate as appropriate in Miami-Dade County Public School’s School Site Planning and Construction Committee, and shall seek, where feasible and mutually acceptable, to collocate schools with other public facilities, such as parks, libraries, and community centers.

Policy 1.20

The City shall utilize the procedures called for in the “Interlocal Agreement for Public School Facility Planning in Miami-Dade County” and Section 1013.33, F.S., in order to evaluate the appropriateness of prospective public school sites within the City.

Policy 1.21

The City shall execute and follow the procedures established in the adopted “Amended and Restated Interlocal Agreement for Public School Facilities Planning in Miami-Dade County: made between Miami-Dade County, Miami-Dade County Public Schools and non-exempt municipalities for co-ordination and collaborative planning and decision making of land uses, public school facilities siting, decision making on population projections, location and extension of public facilities

subject to concurrency and siting of facilities with a countywide significance.

The City shall coordinate with Miami-Dade County Public Schools, the County and other parties to the adopted Interlocal Agreement for Public School Facility Planning to establish LOS standards for public school facilities and any amendments affecting public school concurrency.

Policy 1.22

The City will annually review Miami-Dade County Public School’s Tentative District Educational Facilities Plan and the 5-Year Workplan, as provided for in the “Interlocal Agreement for Public School Facility Planning in Miami-Dade County”. This review will include an analysis of the Tentative District Educational Facilities Plan and the 5-Year Workplan’s consistency with the Comprehensive Plan, and the identification of any necessary Comprehensive Plan amendments.

Policy 1.23

The City shall continue to coordinate with the State and other agencies, as appropriate, in achieving the goals, objectives, and policies of the State Comprehensive Plan.

Policy 1.24

The City shall continue to coordinate with the South Florida Regional Planning Council, and other agencies as appropriate, in achieving the goals, objectives, and policies of the South Florida Strategic Regional Policy Plan.

Policy 1.25

The City shall coordinate, as appropriate, with the State of Florida, South Florida Regional Planning Council, Miami-Dade County Public Schools, and other agencies in the adoption of a Public Schools Element into the Comprehensive

Plan by 2008. Areas to be addressed in the Public Schools Element include, but are not limited to, public school concurrency requirements, coordination with other jurisdiction in the development and implementation of uniform school concurrency procedures, proportionate share school impact mitigation options for developers, the collocation of schools with other public facilities, the location of schools proximate to residential areas, the use of schools as emergency shelters, the location of existing and planned school facilities (including maps).

Policy 1.26

The City shall support and coordinate with local, county, regional, State and Federal initiatives on climate change, sustainability and resilient communities.

Policy 1.27

The City shall assess, jointly with local, county, regional, State and Federal initiatives, planning tools to implement climate change adaptation strategies, sustainability and resiliency.

OBJECTIVE 2

Coordinate with local, regional, and state entities with responsibilities in the establishment of Level of Service standards.

Measure: Continued use of Level of Service Standards as contained in the Capital Improvements Element of the Aventura Comprehensive Plan until properly amended.

Policy 2.1

Aventura shall continue to establish Level of Service standards for local services.

Policy 2.2

Impacts on facilities of state, regional and municipal governments shall be included in impact fee ordinances which may be established by Aventura. These impact fees shall be applied to those geographic areas which will benefit from the facilities funded by the fees. The areas which each impact fee shall apply, shall be determined by the City Commissioners at the time said fee is established.

Policy 2.3

The City shall ensure coordination of its comprehensive plan with the most current South Florida Water Management District, Miami-Dade County Water and Sewer Department and North Miami Beach Water supply plans when proposing and/or amending the City's Ten-Year Water Supply Facilities Work Plan. The City's Work Plan shall be updated within 18 months after the South Florida Water Management District updates the Lower East Coast Regional Water Supply Plan. The City shall maintain a record of City staff attendance and participation in appropriate intergovernmental and/or multijurisdictional coordination efforts (i.e. meetings, workshops, committees, agreements, etc.)

Policy 2.4

The City shall ensure and identify the consistency of local level of service standards by annually contacting Miami-Dade County Water and Sewer Department and North Miami Beach as the City's service providers to obtain current information, including populations, level of services, service areas, water supply facilities, implementation schedule of required potable water conservation and reuse measures and evaluate if future modification to either the service agreement or level of service standards should be included in subsequent comprehensive plan amendments. This contact

may be by way of meeting of the Miami-Dade Planners Technical Committee or by mutually agreed upon tri-party meetings.

OBJECTIVE 3

Encourage the use of interlocal agreements and municipal boundary changes to improve coordination of local development and the effective and efficient delivery of local services.

Measure: Number of interlocal agreements which improve coordination for municipal services.

Policy 3.1

Promote the use of County-city interlocal agreements to provide for extra jurisdictional service deliveries where efficiency and effectiveness can be enhanced.

Policy 3.2

Encourage the establishment of formal agreements among the necessary governmental bodies to implement coordinated planning for the development of public facilities and services.

Policy 3.3

Development activities shall adhere to the guidelines, policies and provisions of applicable interlocal agreements.

OBJECTIVE 4

Coordinate with the appropriate agencies to implement strategies to maintain hurricane evacuation clearance times to 12 hours or less, ensure that updated data and methodologies are being utilized in hurricane evacuation clearance time formulas, and ensure adequate

and timely shelter within the region for those residing in hurricane evacuation areas.

Measure: Continued participation by City Departments in regional planning meetings that address emergency management issues.

Policy 4.1

Encourage local governments and federal, state and regional agencies to protect the population by developing a system of emergency communication on roadways.

Policy 4.2

Promote the establishment and maintenance of mutual aid agreements among local governments to protect the population.

Policy 4.3

Encourage local, regional, state and federal agencies and organizations to work together in evaluating the existing criteria for designating places for shelter. Such criteria should include but not be limited to: locations of shelter; structural integrity of shelter; space provided per person; and availability of essential provisions.

Policy 4.4

Promote the coordination by federal, state and regional agencies of a public information and awareness program concerning various types of hazards and appropriate response.

Policy 4.5

The City of Aventura shall coordinate with the appropriate agencies to ensure that updated data and methodologies are being utilized in hurricane evacuation clearance time formulas, and encourage the use of consistent evacuation clearance time standards by northeast Miami-

Dade County and southeast Broward County municipalities.

OBJECTIVE 5

Coordinate with the adjacent municipalities and regional agencies to plan for the impacts of projected sea level rise.

Policy 5.1

The City shall continue to coordinate with Miami- Dade County, South Florida Planning Council and local coastal governments located within at least two miles of the City' s boundaries, including Hallandale Beach, Hollywood, Golden Beach, Sunny Isles Beach, North Miami, and North Miami Beach, to increase regional resilience by sharing technical expertise, participating in summits, assessing local vulnerabilities, advancing agreed upon mitigation and adaptation strategies, and developing joint State and Federal legislation policies and programs.

Policy 5.2

The City shall continue to participate in the Southeast Florida Regional Climate Change Compact.

Comprehensive Plan

CONSERVATION & COASTAL MANAGEMENT ELEMENT

The goals, objectives, and policies for the conservation element have been combined with the goals, objectives, and policies for the coastal management element because they are complementary within a coastal community such as Aventura.

COASTAL MANAGEMENT GOAL

To protect, conserve, or enhance the coastal resources; such that where appropriate, development activities that would damage or destroy the resources are restricted; human life in the coastal area is protected; and that public expenditures in areas subject to natural disaster are limited.

OBJECTIVE 1

The City will continue to meet or exceed the minimum air quality standards established by the Department of Environmental Protection.

Measure: Maintenance or improvement of air quality within the Miami-Fort Lauderdale airshed.

Policy 1.1

The City shall maintain compliance with its traffic level of service standard thereby avoiding congestion that would adversely impact air quality.

OBJECTIVE 2

As part of the internal consistency requirement of the Comprehensive Plan elements the conservation efforts to protect water sources and waters that flow into estuarine waters or oceanic waters will be coordinated with the Infrastructure Element, on site drainage standards will ensure that private properties retain at least the first inch of stormwater on

site and permit no more run-off after development than before development.

Measure: Number of permits issued that comply with adopted drainage levels of service.

Policy 2.1

Through implementation of the land use plan and implementing land development regulations sufficient restrictions will be in place to direct, activities and land uses known to affect the quality and quantity of identified water sources adversely, away from these sources, including natural groundwater recharge areas, wellhead protection areas and surface waters used as a source of public water supply. Implementation of the Stormwater Utility Program will ensure that the storm sewer system standards will be maintained as delineated in the Infrastructure Element.

Policy 2.2

Aventura will adhere to and promote emergency water conservation efforts in accordance with the South Florida Water Management District's plan.

OBJECTIVE 3

Through implementation of the land use plan and subsequent land development regulations the remaining native vegetative communities, and appropriate minerals and soils conditions will be conserved and implementation mechanisms will be developed.

Measure: Adoption of land Development Regulations that protect native vegetative communities, including environmentally sensitive land.

Policy 3.1

Currently, there are no areas within the City limits that are suitable for mineral extraction, and due to the level of existing and expected development it is not expected that there will be any, however, it is recognized that conservation, protection and appropriate use of natural resources is necessary.

Policy 3.2

Through implementation of the land use plan and implementing land development regulations any remaining native vegetative communities, including environmentally sensitive lands, will be protected from development activities.

Policy 3.3

The degradation or destruction of wetlands shown on Map 1-9 of the Future Land Use Element shall be limited to activities that are in accordance with federal, State, County and local regulations.

OBJECTIVE 4

Through its intergovernmental coordination mechanisms Aventura will work to conserve, protect and appropriately use marine habitat, wildlife habitat, wildlife and fisheries consistent with the South Florida Regional Planning Council Policy Plan, and any applicable state or federal regulation, the City will adopt conservation procedures as part of its land development regulations.

Measure: Adoption of conservation regulations consistent with the stated objective.

Policy 4.1

Those known development activities that adversely affect the survival of endangered and

threatened wildlife will be restricted in a manner consistent with applicable state and federal regulations.

Policy 4.2

By the adoption of the City's conservation ordinance natural functions of existing soils, fisheries, wildlife habitats, rivers, bays, lakes, harbors, marine habitats, including wetlands and estuarine marshes will be protected.

Policy 4.3

As part of the internal consistency requirement of the Comprehensive Plan elements areas identified in the Parks and Recreation Element as existing natural reservations will be protected.

Policy 4.4

Based on the determinations made by the City's conservation regulations environmentally sensitive lands will be designated.

Policy 4.5

In an effort to protect natural resources, hazardous wastes will be handled in a manner consistent with applicable state and federal regulations.

Policy 4.6

In an effort to further the goals and objectives of the Conservation Sub-element, and consistent with the policies established by the Intergovernmental Coordination Element the City of Aventura will cooperate with adjacent local governments in the common effort to protect natural resources and the environment.

OBJECTIVE 5

Realizing that there is limited remaining coastal wildlife habitat in Aventura, such remaining areas shall be protected from development and when practical enhanced by development.

Measure: Activities of coastal wildlife habitat protected or enhanced by development.

Policy 5.1

The City shall prohibit dredging or filling that would result in the destruction of grass/algae flats, hard bottom or other benthic communities in any waters within the City limits unless permitted by other regulatory agencies.

Policy 5.2

The City shall prohibit the deposit of solid waste or industrial waste including spent oils, gasoline by-products or greases accumulated at garages, filling stations and similar establishments that create a health or environmental hazard upon any vacant, occupied or unoccupied premises, parkway or park, and in any canal, waterway or bay within the City limits.

Policy 5.3

The City shall not issue building permits for any development which does not meet adopted stormwater management (drainage) levels of service.

Policy 5.4

In order to remedy pre-incorporation drainage deficiencies, the City of Aventura shall continue to impose a stormwater utility fund.

OBJECTIVE 6

Preserve the existing and planned sites for water-dependent uses; assure that any related marina construction or expansion meets appropriate location standards.

Measure: Number of sites available for water-dependent uses.

Policy 6.1

Any new marina, marina expansion or similar water-dependent use shall meet the following criteria:

1. Construction or subsequent operation of any proposed marina/water-dependent project shall not destroy:
 - a. Mangrove Protection Areas; or
 - b. sea grass or hard bottom communities; or
 - c. habitats used by endangered or threatened species.
2. The proposed marina/water-dependent facility shall be:
 - a. compatible with existing, surrounding land uses;
 - b. of sufficient size to accommodate the project and the required parking; and,
 - c. provide good land accessibility.
3. The proposed marina/water-dependent facility shall:
 - a. preserve or improve traditional public shoreline uses and public access to estuarine and coastal waters; and
 - b. preserve or enhance the quality of the estuarine and coastal waters, water circulation, tidal flushing and light penetration.

OBJECTIVE 7

There are no beach or dune systems within the city limits of Aventura.

Measure: Not applicable.

OBJECTIVE 8

Limit City funds for infrastructure within the city limits that would have the effect of directly subsidizing development which is significantly more intensive than authorized by this Plan.

Measure: Amount of funds expended that directly subsidized development that is more intense than authorized by the Plan.

Policy 8.1

The City shall limit its funding of public infrastructure expansion if such funding and such expansion would have the effect of directly subsidizing a specific private development that is significantly more intensive than authorized by this Plan.

Policy 8.2

The City shall not expand utility infrastructure into the coastal high hazard area, and will only make improvements based on public safety, adaptation to sea level rise, and maintenance needs.

OBJECTIVE 9

Maintain or reduce the current estimated hurricane evacuation clearance time of less than 12 hours.

Measure: Improvement or maintenance of estimated hurricane evacuation clearance time of less than 12 hours.

Policy 9.1

The City shall maintain and implement the strategy in the event of a hurricane of the established “pick up points” to facilitate the evacuation.

Policy 9.2

The City shall maintain the adopted levels of service on the local roadways based on the future land use plan to achieve a reasonable evacuation time.

OBJECTIVE 10

The City of Aventura shall implement pre- and post-emergency procedures in accordance with its adopted emergency plans and procedures, as they are amended from time to time and shall direct populations away from the coastal high hazard area and areas most vulnerable to projected sea level rise, as opportunities arise.

Policy 10.1

If rebuilt, structures which suffer damage in excess of fifty (50) percent of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure and including standards for elevating and flood-resistant construction.

Policy 10.2

Structures which suffer recurring damage to pilings, foundations or load-bearing walls shall be required to rebuild landward of their current location to modify the structure to structurally enhance the structure, institute or mitigation measures or delete the areas most prone to damage.

Policy 10.3

Following a natural disaster and prior to the implementation of long-term development, the City shall do the following: Based upon the damage assessment reports prepared in accordance with the City’s emergency plans and procedures, the City shall evaluate options for damaged public facilities including

abandonment, repair in place, relocation, and repair with structural modification, to determine the most strategic approach to long-term development. The evaluation shall include but not be limited to issues pertaining to damage caused by natural disaster, the impacts of projected sea level rise, cost to construct repairs, cost to relocate, cost to structurally modify, limitations of right-of-way, and maintenance costs.

Policy 10.4

Structures which are damaged in excess of fifty percent (50%) of their current replacement value shall be required to be rebuilt to meet all current land development requirements, building code requirements and the requirements of the City's flood damage prevention ordinance.

Policy 10.5

The long-term physical reconstruction of the City of Aventura after a major disaster shall be in conformity with the land use element of the City's Comprehensive Plan and the land use regulations used to implement it. Any proposed amendment to the Future Land Use Map shall contain an analysis of its effect on long-term physical reconstruction.

Policy 10.6

The City shall utilize the following criteria to distinguish between immediate repair and clean up actions and long-term redevelopment subsequent to a natural disaster. All long-term redevelopment of damaged facilities within the coastal high hazard area shall include retrofitting or relocation out of such area.

Potable Water Facilities:

Immediate repair shall include: implementation of necessary actions, including but not limited to, repairing or replacing water line and

pumping facilities to insure a closed system, proper disinfection, and sufficient pressure to meet demands for fire flow and domestic water (for consumption purposes only), the utilization of auxiliary pumps and electrical generators.

Long-term redevelopment shall include: implementation of the necessary actions to return the City's water distribution systems to at least its condition prior to the onset of natural disaster. This may include relocation of facilities, retrofitting, stormproofing and other structural upgrading.

Wastewater Facilities:

Immediate repair shall include: implementation of necessary actions, including but not limited to, repairing or replacing wastewater lines and pumping facilities, utilization of auxiliary pumps and electrical generators, methods to remove and treat raw sewage to avoid discharge of raw sewage into adjacent water bodies and onto land.

Long-term redevelopment shall include: implementation of necessary actions to return the City's sanitary sewer system to at least its condition prior to the onset of natural disaster. This may include relocation of facilities, retrofitting, stormproofing and other structural upgrading.

Drainage Facilities:

Immediate repair shall include: implementation of necessary actions, including but not limited to, the removal of sand and debris from drainage structures, pumping of stormwaters, utilization of temporary electrical generators, to ensure function of the system to address potential flooding.

Long-term redevelopment shall include implementation of actions necessary to return the City's stormwater system to at least its condition prior to the onset of natural disaster. This may include relocation of facilities,

retrofitting, stormproofing and other structural upgrading.

Roadway Facilities:

Immediate Repair:

Primary actions shall include, but not be limited to removal of sand and debris from US 1 (Biscayne Boulevard) and needed stabilization to allow access for emergency vehicles.

Secondary actions shall include removal of sand and debris from local roadways to facilitate access for emergency vehicles.

Long-term redevelopment shall include coordination with the Florida Department of Community Affairs Division of Emergency Management, Department of Transportation (FDOT), Miami-Dade County, and private property owners to accomplish necessary actions to restore the City’s roadway system (public and private) respectively to at least their condition prior to the onset of natural disaster. This may include relocation of facilities, retrofitting, stormproofing and other structural upgrading.

Bridges:

Immediate repair shall include coordination with the FDOT, federal government, and Miami-Dade County to ensure the operation of at least one bridge to facilitate access to the City.

Long-term redevelopment shall include coordination with FDOT to restore damaged bridges to at least their condition prior to the onset of natural disaster. This may include relocation of facilities, retrofitting, stormproofing and other structural upgrading.

Habitable Structures:

Immediate repair shall include removal of debris and vegetation; stabilization or removal of structures about to collapse and minimal repairs to make dwellings and other structures habitable, such as minor roofing repair and

other weatherproofing/security measures. In these instances, building permits shall not be necessary prior to performing the work but retroactive permits shall be required in accordance with the provisions set forth in the Florida Building Code.

Long-term redevelopment activities shall include normal construction activities for rebuilding and/or substantial structural repairs in accordance with the South Florida Building Code and other limitations contained within the City’s Comprehensive Plan and Land Development Regulations.

Policy 10.7

When undertaking post-disaster redevelopment activities, development permits may be waived for short term recovery measures such as: emergency repairs to streets, water, electricity or other utilities to restore service; removal of debris; and public assistance matters including temporary shelter or housing.

Policy 10.8

Repair and Clean Up.

In planning post-disaster redevelopment activities, factors to be considered in order to protect the public health and safety shall include:

1. Repairs to potable water, wastewater and power facilities.
2. Removal of debris.
3. Stabilization or removal of structures in a perilous condition.
4. Minimal repairs to make structures habitable.

These considerations shall receive first priority in determining the appropriateness of emergency building permits. Long-term redevelopment activities shall be postponed until the Recovery Task Force has coordinated immediate repair and clean-up operations.

Policy 10.9

Permitting Decision Priorities.

Immediate recovery actions needed to protect the public health and safety shall take priority in permitting decisions following hurricane or other storm events or other natural disasters. Such priority actions will include, but not be limited to; debris removal; roadway and infrastructure repair; water use restrictions, if necessary; access restrictions, if required to protect lives or property, and other similar activities needed to assure the safe movement of people, goods and supplies within the impacted area.

Long term repair or recovery actions, such as relocating infrastructure, rebuilding of damaged structures and the like will be distinguished from the short-term actions herein described.

Policy 10.10

The applicable provisions of the Florida Building Code relating to hurricane precautions, inspections and permitting are hereby adopted by reference.

Policy 10.11

The City adopts the following criteria relating to consideration of relocating public infrastructure, cognizant of the City's geographic limitations and development status:

1. The land upon or under which the infrastructure existed is gone or reconfigured so that replacement is not possible technically or financially as determined by the City Commission.
2. The cost of repairs or retrofitting versus relocation costs.
3. Opportunities arising out of acquisition of land by the City or other governmental entity.

Policy 10.12

Notwithstanding the preceding policies, no regulation, permitting procedure or post disaster redevelopment planning shall be approved or applied to property, as the case may be, so as to constitute a taking or inordinately burden an existing use of real property or a vested right to a specific use of real property within the meaning of the Bert J. Harris, Jr. Private Property Rights Protection Act, Section 70.001, Florida Statutes.

Policy 10.13

The City recognizes that certain vested development rights may exist for property within the City. The City will consider such claims after petition is made to the City and, after due public hearings, the City Commission may grant approval to the request. The documentation for a claim shall follow the procedures found in Section 2-114.1, Code of Metropolitan Dade County, Florida.

Policy 10.14

The City shall implement its local mitigation strategy in accordance with the guidelines provided in the *Local Mitigation Strategy: A Guidebook for Florida Cities and Counties* in order to fulfill the State requirements relating to post-disaster planning, repair, and reconstruction.

Policy 10.15

The City shall prohibit the location of new hospitals, nursing homes and assisted living facilities in the coastal high hazard area.

Policy 10.16

Eliminate inappropriate and unsafe development in the coastal high hazard area and areas most vulnerable to sea level rise inundation when opportunities arise.

OBJECTIVE 10.A

Employ development and redevelopment principles and strategies to reduce flood damage risk from high-tide events, storm surge, flash floods and the impacts of sea level rise.

Policy 10.A.1

The City shall use the most recently updated Southeast Florida Regional Climate Change Compact's Unified Sea Level Rise Projection when determining the risks of coastal flooding due to sea level rise.

Policy 10. A.2.

The City shall consider developing and adopting land development regulations specific to vulnerable areas that include best practice development strategies for protection, accommodation, managed retreat, and avoidance of flooding impacts.

Policy 10.A. 3

The City shall continue to implement the following actions that are both creditable Community Rating System (CRS) activities and sea level rise adaptation strategies:

- 1) Public information activities such as providing a count of existing buildings in the special flood hazard area (SFHA), providing the number of new buildings constructed in the SFHA, providing information on substantial improvements to existing buildings in the SFHA; and providing information on issued elevation certificates.
- 2) Public outreach activities such as informing the public of special flood related hazards, having a public information and stakeholder delivery program, and having a flood protection section on the City's website.
- 3) Public assistance activities such as providing flood protection advice after a site visit, and promotion of flood insurance.

- 4) Mapping and regulation related items such as open space preservation regulations, development limitations, freeboard regulations, local drainage protection regulations, and stormwater management regulations.
- 5) Flood damage reduction related items such as repetitive loss area analyses.

Policy 10.A.4

The City shall continue to participate in the National Flood Insurance Program Community Rating System (NFIP CRS) administered by the Federal Emergency Management Agency (FEMA) to achieve flood insurance premium discounts for its residents.

Policy 10.A.5

The City shall adopt new design criteria for both public and private seawalls throughout the City in conformance with the most recently adopted Miami-Dade County Flood Criteria map.

Policy 10. A.6.

The City shall continue to participate in the Southeast Florida Regional Climate Change Compact.

OBJECTIVE 10.B

Reduce flood losses and claims through site development techniques and best practices.

Policy 10.B.1

Development within the special flood hazard area shall be designed and constructed with methods, practices and materials that minimize flood damage and that are in accordance with the City's flood damage prevention ordinance.

Policy 10.B.2

The City will encourage use of best practices to address sea level rise in design and construction of development and infrastructure projects in the coastal high hazard area and portions of the City most vulnerable to inundation from rising sea level.

Policy 10.B.3

The City shall promote the use of pervious pavement and Low- Impact Development (LID) techniques in order to reduce the deleterious effects of runoff on adjacent ecosystems and property owners through land development regulations and incentive programs. LID is defined as an ecologically- based stormwater management approach favoring soft engineering to manage rainfall on site through a vegetated treatment network (University of Arkansas Community Design Center, 2010).

Policy 10.B.4

The City shall incorporate use of pervious pavement, LID techniques, or both into new public projects within special flood hazard areas and the coastal high hazard area.

Policy 10.B.5

The City shall mitigate hazards by continuing to enforce the Florida Building Code, Land Development Regulations, stormwater drainage level of service standards, and the State of Florida Department of Emergency Management's Model Ordinance Program, which has been adopted into the land development regulations within the City's Code of Ordinances.

Policy 10.B.6

The City shall continue to require development and redevelopment as well as building construction techniques be consistent with, or

more stringent than, the flood- resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in Title 44 C. F. R. Part 60.

Policy 10.B.7

The City will consider, in all susceptible flood areas, remediating repetitive loss properties or acquiring repetitive loss properties for open space.

OBJECTIVE 10.C

Reduce risk of flooding within the coastal high hazard area and special flood hazard area from tidal, storm surge and flash flood events, and from the effects of sea level rise, through engineering solutions when opportunities arise.

Policy 10.C.1

The City shall develop minimum seawall elevation standards and strategies for requiring or causing the repair, enhancement, or replacement of seawalls located on both public and private properties, based upon existing conditions, year of projected impacts and economies of scale to reduce cost, ensure a comprehensive approach, and minimize disruption from flooding. Strategies may include a combination of regulations (such as requiring repair or enhancement of seawalls as a condition of permits for other work on waterfront properties) and funding strategies (such as grants and assessments) for the City to undertake the work on a phased city- wide basis.

Policy 10.C.2

The City shall implement the recommendations of the Stormwater System Improvement Plan as funding allows.

OBJECTIVE 11

Protect, preserve, and sensitively reuse historic and archaeological sites.

Policy 11.1

The City of Aventura shall establish performance standards for the development and sensitive reuse of historic resources. However, until such time as these standards are adopted the City shall utilize Miami-Dade County's applicable regulations.

Policy 11.2

The City shall work with Miami-Dade County to ensure that historic structures and archaeological sites are not destroyed unless they are damaged by a hurricane or otherwise rendered beyond reasonable use and repair.

OBJECTIVE 12

Shoreline uses shall be prioritized within the City of Aventura, giving priority to water-dependent uses.

Policy 12.1

Shoreline uses within Aventura shall be prioritized according to the following order:

1. conservation uses;
2. water-dependent uses;
3. water-related uses;
4. uses not dependent or related to shoreline access.

Policy 12.2

The City shall conduct a survey of land uses on parcels adjacent to marine waters. The survey shall include the location, acreage and linear feet of shoreline for each use.

Policy 12.3

The Future Land Use Map shall not be amended when such amendment would decrease the ratio of conservation uses to all other shoreline uses.

Policy 12.4

Amendments to the Future Land Use Plan Map shall not reduce the proportion of shoreline properties dedicated to water-dependent uses or reduce the access of water-dependent uses to such properties.

Policy 12.5

Amendments to the Future Land Use Plan Map shall not reduce the proportion of shoreline properties dedicated to water-related uses or reduce the access of water-related uses to such properties.

Policy 12.6

New multi-family residential development, contiguous to the shoreline, shall be water dependent, water related, or at a minimum shall include environmentally compatible shoreline access facilities such as walkways, piers, and viewing areas with landscaping grouped or spaced for views of and from the water.

Policy 12.7

Within the Town Center, shoreline and canal access easements shall be obtained whenever possible and additional sites sought to provide public access for water related activities that are consistent with the Town Center concept.

Policy 12.8

The use of areas designated "Water" on the Future Land Use Map shall be limited to

recreational and commercial boating (including water taxis and ferries), the provision of open space and urban relief, recreation, stormwater drainage, and natural resource protection and enhancement, and comply with the requirements of Chapter 24, "Environmental Protection ..." of the Miami-Dade County Code of Ordinances. Development in or above such areas in a manner that will diminish these functions shall be prohibited.

Policy 12.9

The Coastal High Hazard Area, shown on Map 1-11 of this element, is defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model updated for South Florida in 2020. Application of mitigation and the application of development and redevelopment policies in the Coastal High Hazard Area (CHHA), pursuant to s. 380.27(2) of the Florida Statutes, and any rules adopted thereunder, shall be at the discretion of the City, consistent with this Element.

CONSERVATION GOAL

To achieve a balanced environmental system that conserves, encourages the thoughtful use, and protection of resources, and natural environmental systems while considering the existing built environment.

OBJECTIVE 1

The City shall continue to meet or exceed minimum air quality standards for recognized air pollutants.

Measure: Number of violations of air quality standards.

Policy 1.1

The City shall continue to support the air quality monitoring and pollution control programs of the County and State.

Policy 1.2

With the cooperation of the State, County and regional regulatory authorities, the City shall continue to require pollution control devices on all major point sources of air pollution which are located within the City.

OBJECTIVE 2

The City shall maintain local surface and ground water quality to equal to or better than existing levels for recognized pollutants.

Measure: Number of violations of water quality standards.

Policy 2.1

The City shall continue to participate in area wide wellfield protection and regulatory activities of Miami-Dade County.

Policy 2.2

The City shall consider developing a procedure to standardize the review of all local users or potential water contaminants by the appropriate County or State regulatory agencies.

Policy 2.3

The City shall enforce and, where appropriate, improve development regulations to require all new development, or substantial redevelopment, to provide on-site retention or detention of at least the first inch of rainfall.

Policy 2.4

The City shall coordinate with the Florida Department of Transportation to replace existing direct discharge drainage outfalls with drainage retention ponds.

Policy 2.5

The City shall continue to support the water quality regulatory programs of the State of Florida, Miami-Dade County and the South Florida Water Management District.

Policy 2.6

The City shall promote periodic area-wide waterway clean-up programs.

Policy 2.7

The City shall consider, in coordination with the County and other regulatory agencies, implementing a canal maintenance dredging program to eliminate polluted sediments, to reduce resuspension of sediments through proper dredging, and to improve tidal flushing.

Policy 2.8

The City shall continue to require sanitary sewer waste disposal as a condition of project and permit approval and water services.

Policy 2.9

The City shall continue to enforce development regulations that require the channelization of stormwater run-off through vegetation prior to entering a receiving water body.

Policy 2.10

The City shall stay apprised of continued advances in street sweeping technology with regard to feasible and effective mechanisms to

remove roadway contaminants; in the event that the technology emerges, the City shall consider the individual or shared purchase of the machinery.

Policy 2.11

The City shall require sanitary sewer wastewater collection as a condition for the provision of potable water customer services.

Policy 2.12

The City shall coordinate with appropriate regional and state water management agencies to restrict (or ban) the use of phosphate fertilizers.

Policy 2.13

The City shall continue to review and where necessary require environmental review and approval of occupational licenses for those businesses categorized as users of potential groundwater contaminants.

OBJECTIVE 3

The City shall, to the maximum extent feasible, protect all remaining areas of substantial native upland and wetland vegetation and eliminate undesirable exotic tree species.

Measure: Number of acres of vegetation removed and not replaced. Number of acres of exotic species removed.

Policy 3.1

Cognizant of prior development approvals or other vested rights, the City shall require a detailed flora and fauna survey on any site subject to a development proposal and any size greater than 10 acres in size. Based on survey results, micro-preserves may be required oriented to preservation of a minimum 25% of

all native plant communities which occur on-site. Habitat shall be preserved with intact canopy, understory and ground cover.

Policy 3.2

Outright preservation of existing, non-exotic trees on any existing vegetated site shall be preferred over "cut and replace" preservation techniques.

Policy 3.3

The City shall enforce, where appropriate, development regulations which require shoreline vegetation buffer strips, restrict the amount or location of site clearing, maintain natural drainage flows and require the removal of on-site exotic tree species.

Policy 3.4

A buffer zone of native upland vegetation should be required and maintained around wetland and deepwater habitats which are preserved, restored or recreated on-site. The buffer zone may consist of preserved or planted vegetation but should include canopy, understory and ground cover of native species only.

Policy 3.5

While discouraging clear cutting prior to development, the City should consider developing a long-term program to remove all stands of non-native, exotic vegetation such as Australian Pine, Brazilian Pepper, and Melaleuca trees and replacement with native species.

Policy 3.6

The City shall require native vegetation species to satisfy at least 50% of all site landscaping requirements as a condition of development or permit approval.

OBJECTIVE 4

The City shall, to the maximum extent feasible, preserve natural areas which serve as habitat for endangered and threatened plant and animal species.

Measure: Number of acres of natural areas preserved.

Policy 4.1

In the event that a site survey indicates the existence of a representative plant or animal species designated as endangered or threatened on Federal, State or Florida Committee on Rare and Endangered Plants and Animal lists, the developer shall prepare a plan in consultation with the Florida Game and Freshwater Fish Commission and the U.S. Fish and Wildlife Service for protecting the resident population. Preservation should be provided to the satisfaction of the City in consultation with the Federal and State agencies.

OBJECTIVE 5

Reduce per capita water consumption rates consistent with the water conservation programs developed and implemented by its water suppliers, Miami-Dade County and North Miami Beach and by the South Florida Water Management District, Lower East Coast Water Supply Plan, to ensure that a sufficient, economical supply of fresh water is available to meet current and future demand for potable water without degrading the environment.

Measure: Per capita water consumption; percent water unaccounted for; peak day to average day water demand ratio; amount of water and wastewater that is reused or reclaimed on an annual basis, as published

annually by Miami-Dade County Water and Sewer Department.

Policy 5.1

The City shall promote water conservation strategies through the use of educational brochures and presentations to students and interested groups.

Policy 5.2

The City shall consider funding, either individually or cooperatively, at least one xeriscape demonstration project.

Policy 5.3

To promote water conservation and reduce the offshore runoff of pesticides and fertilizer, the City shall require the augmented use of xeriscape concepts and native vegetation in new developments adjacent to, or near, shoreline locations as a condition of development or permit approval.

OBJECTIVE 6

The City shall continue to minimize the potential damage from flooding and the loss of local soil resources.

Measure: Amount of property damage due to flooding.

Policy 6.1

The City shall continue to coordinate the enforcement of minimum finished floor flood elevation criteria as identified by the Federal Emergency Management Administration.

Policy 6.2

The City shall enforce local drainage system requirements as specified in the Drainage sub-element of the Comprehensive Plan.

Policy 6.3

The City shall support the flood control policies as provided in the Drainage sub-element of the Comprehensive Plan.

Policy 6.4

The City shall support the timely maintenance of regional drainage system features including structure repairs and replacement and maintenance dredging of drainage canals by the responsible governing agency.

Policy 6.5

During site clearing and development preparation stages, the City shall require erosion control fencing, soil moisturizing, seeding, mulching and/or other best management techniques to be performed by the developer to control soil erosion.

OBJECTIVE 7

The City of Aventura shall increase public awareness of the presence of manatees.

Policy 7.1

The City shall use the City's newsletter to annually remind the public of presence of manatees.

Policy 7.2

The City shall either obtain or create an educational pamphlet regarding manatee protection measures.

Policy 7.3

The manatee protection pamphlet shall be distributed by the City's Marine Patrol anytime a boat is stopped.

Policy 7.4

The Manatee Protection Pamphlet shall be offered to private marinas within the City for distribution.

OBJECTIVE 8

Secure the provision of potable water in sufficient quantity to meet present and projected needs commensurate with reasonable anticipated demand.

Policy 8.1

The City of Aventura has no current or projected wellfields; therefore, a wellfield protection ordinance will not be necessary.

Policy 8.2

In order to comply with policies of the South Florida Water Management District directed toward conservation of potable water supply and to achieve a reduction in the current rates of water consumption the following performance standards shall apply:

- Where non-potable alternative sources of irrigation water are available potable water supplies may not be used to meet irrigation needs.
- The City of Aventura shall coordinate the Miami-Dade Water and Sewer Department (WASD) and the City of North Miami Beach to study the feasibility of using reclaimed water as one method of reducing the amounts of potable water used for non-potable activities.

- Require the use of water-saving plumbing fixtures in all new developments as required by Miami-Dade County Ordinance 08-14.
- Require the use of water-saving plumbing fixtures when plumbing fixtures are replaced or retrofitted.
- In order to reduce demand for irrigation water (which in turn often places greater demand upon potable water sources), at least seventy percent (70%) of all landscaping material obtained from off-site sources for use on any site should be native plant material adapted to soil and climatic conditions existing on the subject site, such as landscaping principles identified in FDEP Landscaping Irrigation and Florida-Friendly Design Standards.
- To further reduce water demand at least fifty percent (50%) of all trees used in landscaping shall be native species adapted to soil and climatic conditions existing on-site.

Policy 8.3

The City of Aventura will cooperate with MDWASD and the City of North Miami Beach to require that before the issuance of a building permit or its functional equivalent, adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

Policy 8.4

The City of Aventura shall continue to cooperate with local, regional, state and federal agencies for the management of fresh water resources to maintain adequate fresh water supplies during dry periods and to, when practicable, conserve water.

Policy 8.5

The City of Aventura shall continue to cooperate with WASD, the City of North Miami Beach and the South Florida Water Management (SFWMD) for the implementation of water demand management policies and programs.

Policy 8.6

The City of Aventura shall continue to require compliance with all applicable federal, state, regional and county water quality standards.

Policy 8.7

The City of Aventura shall cooperate with WASD and the SFWMD to conserve water resources during emergencies.

Policy 8.8

The City shall adopt a Ten-Year Water Supply Facilities Work Plan. The City shall coordinate implementation of the Work Plan’s goals, objectives and policies with the Work Plans of the South Florida Water Management District, Miami-Dade County Water and Sewer Department and the City of North Miami Beach. The City shall also coordinate its efforts to conserve water with the efforts of these agencies in their water conservation efforts.

OBJECTIVE 9

The City of Aventura shall continue to protect surface waters within the Biscayne Bay Surface Water Improvement and Management (SWIM) area.

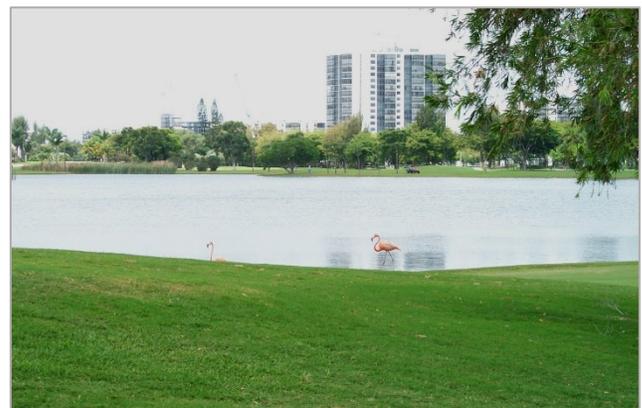
Policy 9.1

The City of Aventura shall continue to require that all permits for new construction meet or

exceed the Biscayne Bay SWIM criteria by ensuring that all permits are approved by the Miami-Dade County Department of Environmental Resources Management prior to being issued.

Policy 9.2

The City of Aventura shall continue to require that all permits for redevelopment or reconstruction meet or exceed the Biscayne Bay SWIM criteria by ensuring that all permits are approved by the Miami-Dade County Department of Environmental Resource Management prior to being issued.



Comprehensive Plan

REDEVELOPMENT ELEMENT

REDEVELOPMENT GOAL

To provide for redevelopment and economic development in the City that accommodates growth while maintaining and improving the integrity of the built and natural environment, promotes an identifiable aesthetic urban character, and maintains or improves economic vitality in order to maintain a low municipal property tax rate.

OBJECTIVE 1

The Land Development Regulations shall provide a cohesive blueprint for development and redevelopment in the City that accommodates growth and economic development while maintaining the integrity of the built and natural environment.

Measure: Incorporation of the policy provisions into the Land Development Regulations.

Policy 1.1

Redevelopment is herein defined as the demolition and reconstruction, renewal, alteration, or material change on/to lands not shown as vacant on Map 1-2 in the Future Land Use Element, as it is periodically amended.

Policy 1.2

Redevelopment shall conform to the building height limitations, site development standards, and design guidelines established in the Land Development Regulations and/or the Comprehensive Plan.

Policy 1.3

In order to minimize negative impacts to the City's infrastructure, traffic congestion, hurricane evacuation clearance times, and quality of life, the density and intensity of redevelopment shall be limited to reflect existing development patterns, in accordance with the Land Development Regulations.

Policy 1.4

The Land Development Regulations and/or the Comprehensive Plan shall contain provisions that provide for appropriate transitions between different Future Land Use Districts, Zoning Districts, uses, and neighborhoods, and that buffer existing neighborhoods, buildings, uses and natural areas from the encroachment of incompatible uses.

Policy 1.5

The City shall encourage pedestrian friendly design and walkable neighborhoods through its development review processes, design guidelines, and targeted redevelopment efforts.

Policy 1.6

Redevelopment shall conform to site development standards as outlined in the Land Development Regulations.

Policy 1.7

The City shall coordinate with the private sector and other agencies as appropriate, to implement strategies to market the City of Aventura as a location for new businesses, promote the retention and expansion of existing businesses, ensure an adequate supply of non-residential land uses to address economic development goals, provide services and employment opportunities to existing and future residents, and coordinate economic development, development, and redevelopment goals.

OBJECTIVE 2

The City of Aventura shall encourage redevelopment that emphasizes well designed communities that contain a variety of uses, housing types, amenities and public services; promotes good urban design; and that will result in the renewal and rehabilitation of blighted areas.

Measure: The adoption and implementation of redevelopment plans that address the following policy provisions.

Policy 2.1

In planning and designing all new development and redevelopment, the City shall vigorously promote implementation of the guidelines contained in redevelopment plans, the Comprehensive Plan, and Land Development Regulations.

Policy 2.2

To promote housing diversity and to avoid creation of monotonous developments, the City shall vigorously promote a variety of housing types in residential communities and Town Centers through its planning and redevelopment activities.

Policy 2.3

In the provision of public facilities and services, the City shall give priority to the elimination of infrastructure deficiencies to facilitate the renewal or rehabilitation of blighted areas.

Policy 2.4

In formulating or amending development regulations, Aventura shall avoid creating disincentives to redevelopment that otherwise conforms to the Comprehensive Plan.

Policy 2.5

By 2007, the City shall refine development/design guidelines through the land development regulations for the Town Center that provides for its redevelopment as a design-unified downtown that primarily serves City residents. The Town Center shall be characterized by a mixture of different urban functions integrated horizontally and vertically, multi-modal transportation access and circulation, and high-quality urban design.

Policy 2.6

By 2007, the City shall review and amend its Land Development Regulations in order to reduce potential development/redevelopment intensities on the Biscayne Boulevard corridor. The City should also evaluate strategies to improve the Biscayne Boulevard corridor through cohesive design and development patterns, and appropriate redevelopment.

Policy 2.7

In order to encourage redevelopment, mixed use development will be encouraged within areas targeted for redevelopment.

Policy 2.8

During plat and site plan review, transit-oriented design concepts will be considered and encouraged.

Policy 2.9

Core commercial areas shall be designed to include lush tropical landscaping and for safe and convenient access by all modes of transportation, including bus service, bicycles and pedestrians.

Policy 2.10

Small parks (less than 5 acres) are encouraged throughout the City to provide auto free zones for residents and needed visual breaks of green within Aventura's urban framework.

Policy 2.11

The location of parking, curb cuts, walkways, bike lanes, signage, lighting, and landscape treatments shall be coordinated to provide maximum user safety, while improving the comprehensive aesthetic appearance of Aventura.

Policy 2.12

The City of Aventura shall encourage the proper placement of public and private utilities underground within the right of way or easements.

Policy 2.13

The design of structured parking, within mixed use development, is encouraged to include opportunities for retail or office uses at the street level.

Policy 2.14

The design and placement of public buildings should follow the urban design concepts of pulling the building close to the front property line and placing parking at the rear of the site with ample shade and landscape treatments.

Policy 2.15

The City shall continue to identify, map and classify environmental resources that exist within the City to ascertain the need for conservation/preservation.



Comprehensive Plan

EDUCATION ELEMENT

EDUCATION GOAL

Develop, operate and maintain a system of public education in co-operation with Miami-Dade County Public Schools and other appropriate governmental agencies, which will strive to improve the quality and quantity of public educational facilities available to the citizenry of the City of Aventura.

OBJECTIVE 1

Work towards the reduction of the overcrowding which currently exists in Miami-Dade County Public Schools, while striving to attain an optimum level of service pursuant to Objective 2. Work in co-operation with Miami-Dade County Public Schools and other appropriate governmental agencies to provide additional solutions to overcrowding so that countywide enrollment in Miami-Dade County's public schools will meet state requirements for class size by September 1, 2010.

Measure: Annual review by Miami-Dade County Public Schools to compare official enrollment of the school system with the number of student stations available to determine the current operating level of service.

Policy 1.1

Continue to work with Miami-Dade County Public Schools in its efforts to continue to provide new permanent student stations.

Policy 1.2

Continue to work with Miami-Dade County Public Schools in the City's efforts to operate, maintain and expand alternative educational facilities to relieve overcrowding at public schools, in so far as funding and rules permit.

Policy 1.3

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

Policy 1.4

Miami-Dade County Public Schools' comments shall be sought and considered on comprehensive plan amendments and other land use and zoning decisions which will increase residential density, in order to be consistent with the terms of the state mandated Interlocal Agreement pursuant to Sections 1013.33, 163.3174 and 163.31777, Florida Statutes.

OBJECTIVE 2

The City shall coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards (LOS) for public school concurrency to ensure the inclusion of those projects necessary to address existing deficiencies in the 5 year schedule of capital improvements and meet future needs based upon achieving and maintaining the adopted LOS standards throughout the planning period.

Measure: Annual review, in cooperation with all parties to the Interlocal Agreement for Public School Facility Planning, of the latest adopted Miami-Dade County Public Schools Facility Work Program to determine if the adopted concurrency level of service standards are being met.

Policy 2.1

Upon public school concurrency becoming effective, the adopted level of service (LOS)

standard for all Miami-Dade County 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 Miami-Dade County Public Schools.

The adopted LOS standard for magnet schools is 100% FISH (with relocatable classrooms) which shall be calculated on a districtwide basis.

Level of Service standards for public school facilities shall apply to those traditional educational facilities, owned and operated by 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 magnet schools, charter schools and other educational facilities that may have districtwide attendance boundaries; however, their capacity is credited against the impact of development. No credit against the impact of development shall be given for such districtwide educational facilities if their enrollment is at, or above, 100% FISH capacity (with Relocatable Classrooms).

Relocatable classrooms may be used by 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 2.2

If demonstrated to be feasible, Miami-Dade County Public Schools and the City of Aventura will strive for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity by January 1, 2018.

All public school facilities should continue to maintain or decrease their percent utilization of FISH capacity (With Relocatable Classrooms). Public school facilities that achieve 100% utilization of Permanent FISH capacity (No Relocatable Classrooms) should no longer utilize relocatable classrooms except as an operational solution.

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 2.3

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 Area as the proposed development; or
- b) The development's 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 legal 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 of Aventura and must be identified in the Miami-Dade County Public School Facilities Work Program, or;

- c) The development's impacts are phased to occur when sufficient capacity will be available.

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

Policy 2.4

Concurrency service areas shall maximize capacity utilization, taking into account several factors, including transportation costs, student travel times, socio-economic objectives, and recognition of the timing of capacity commitments. Other considerations for amending concurrency service areas may include safe access (including factors such as the presence of sidewalks, bicycle paths, turn lanes and signalization, general walkability), diversity and geographic or man-made constraints to travel. The types of physical or operational adjustments to school capacity that will be considered in the County shall be determined by Miami-Dade County Public Schools' policies 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 Facility Planning.

Policy 2.5

The City, through the implementation of the concurrency management system and Miami-Dade County Public Schools 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 2.6

The Miami-Dade County Public Schools Facilities Work Program 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 2.7

The City will coordinate with the Miami Dade County Public Schools to ensure that 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 that the Miami Dade Public School Facilities Work Program continues to be financially feasible for the five-year planning period.

OBJECTIVE 3

Obtain suitable sites for the development and expansion of public school facilities.

Measure: Annual inventory and assessment by Miami-Dade Public County Schools of its property.

Policy 3.1

In the selection of sites for future educational facility development, the City encourages 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.

Policy 3.2

Where possible, Miami-Dade County Public Schools should seek sites which 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 or the creation of logical focal points for community activity.

Policy 3.3

When considering a site for possible use as a school facility, 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, transportation, fire flow and portable water, sanitary sewers, drainage, solid waste, police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization.

Policy 3.4

When considering a site for possible use as an educational facility 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 3.5

The City of Aventura shall continue to cooperate with adjacent local governments and Miami-Dade County Public Schools in utilizing Miami-Dade County Public Schools as emergency shelters during emergencies.

Policy 3.6

The City shall encourage and co-operate with the Miami-Dade County Public Schools in their effort for public school siting reviews to help accomplish the objectives and policies of this element and other elements of the City's Comprehensive Plan, including the future land use map. The City shall co-operate with the Public Schools to establish provisions for a scoping or pre-application meeting as part of the educational facilities review process, if determined to be warranted.

OBJECTIVE 4

Miami-Dade County Public Schools, the City and other appropriate jurisdictions shall establish and implement mechanism(s) for on-going coordination and communication to ensure the adequate provision of public school facilities.

Measure: Number of coordination and communication mechanisms, including Interlocal Agreements, established and implemented.

Policy 4.1

The City shall coordinate and cooperate with Miami-Dade County Public Schools, the County, the State and other appropriate agencies to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.

Policy 4.2

The location of future school facilities should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the school facility.

Policy 4.3

Miami-Dade County Public Schools should coordinate school capital improvement plans with the planned capital improvement projects of the City and other County and municipal agencies.

Policy 4.4

The City shall coordinate with Miami-Dade County Public Schools and the County to provide for pedestrian and traffic safety in the area of schools and signalization for school facilities.

Policy 4.5

The City shall coordinate, through the Staff Working Group of the Interlocal Agreement for Public School Facility Planning, with Miami-Dade County Public Schools and the County to annually review this Element and school enrollment projections and make amendments if necessary.

OBJECTIVE 5

The City shall continue to operate and maintain the municipally-owned Aventura City of Excellence School (ACES).

Measure: Continued operation and maintenance of the Aventura City of Excellence School (ACES).

Policy 5.1

The City and Miami-Dade County Public Schools shall follow the procedures established in the adopted Charter School Contract, as amended from time to time, for operation, maintenance and funding of the Aventura City of Excellence School, which school is built to SREF standards of the Florida Building Code.

Policy 5.2

The mission of the School is to provide the residents of the City of Aventura an educational choice for their children within the City limits while alleviating some of the County's growing educational needs. The school will serve students in Grades Kindergarten through Eight.

Policy 5.3

The City shall consider a proposal for proportionate share mitigation that provides improvement for ACES, if the development is located within the City.

Policy 5.4

The Level of Service (LOS) standard of Policy 2.1 of this Element is hereby adopted as the LOS standard for ACES.

Policy 5.5

The City shall use Florida Department of Education design criteria to calculate the capacity of ACES.

Policy 5.6

The City shall strive to enroll a student population of 100% of the capacity in the adopted Charter School Contract for ACES.

Education Element Map Series

Consistent with Section 163.3177(12)(g), Florida Statutes, maps showing existing and future conditions are included in the element. A map - Figures 1B - has been included which indicates the location of existing and proposed public schools and ancillary facilities over the 5-year planning period. This map series 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 District, in the County's Educational Element. The map has been revised by the City of Aventura to show the location of the Aventura City of Excellence School (ACES). The entire map series prepared by Miami Dade County as part of its support data, inventory and analysis for the October, 2013 CDMP amendments are hereby adopted by reference.

Map locations of future public school facilities are general and do not prescribe a land use on a particular parcel of land.



Figure 1B

Proposed, Existing and Ancillary Education Facilities Located in the Northeast Area – 2011-2016 (Revised by the City of Aventura to show the Location of the Aventura City of Excellence School)

Comprehensive Plan

PROPERTY RIGHTS ELEMENT

PROPERTY RIGHTS GOAL

to dispose of his or her property through sale or gift.

The City of Aventura will make decisions with respect for property rights and with respect for people' s rights to participate in decisions that affect their lives and property.

OBJECTIVE 1

The City of Aventura will respect judicially acknowledged and constitutionally protected Private property rights.

Policy 1.1

The City of Aventura will consider in its decision- making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 1.2

The City of Aventura will consider in its decision- making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 1.3

The City of Aventura will consider in its decision- making the right of the property owner to privacy and to exclude others from the property to protect the owner' s possessions and property.

Policy 1.4

The City of Aventura will consider in its decision- making the right of a property owner