VILLAGE OF PALMETTO BAY

Mayor Karyn Cunningham
Vice Mayor Mark Merwitzer
Council Member Patrick Fiore (Seat 1)
Council Member Steve Cody (Seat 2)
Council Member Marsha Matson (Seat 3)

Village Manager Nick Marano
Village Attorney John C. Dellagloria
Village Clerk Missy Arocha

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter, or hearing impaired to participate in this proceeding should contact the Village Clerk at (305) 259-1234 for assistance no later than four days prior to the meeting.

AGENDA
VIRTUAL COMMITTEE OF THE WHOLE WORKSHOP
TUESDAY, JANUARY 14, 2025 – 7:00 PM

(305) 259-1234

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1. **CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER:** Any person making impertinent or slanderous remarks, or who becomes boisterous, while addressing the Council may be barred from further appearance before the Council by the Mayor, unless permission to continue or again address the Council is granted by a majority vote of the Council. Applauding speakers shall be discouraged. Heckling or verbal outbursts in support or opposition to a speaker, or his or her remarks, shall be prohibited. No signs or placards shall be allowed in the Council meeting. Persons exiting the Council meeting shall do so quietly. All cellular telephones and beepers are to be silenced during the meeting.

2. **PUBLIC COMMENTS**

3. **PRESENTATIONS**

4. **VILLAGE COUNCIL AND ADMINISTRATION DISCUSSION ITEMS**

   A. COMPREHENSIVE PLAN AMENDMENTS *(Councilmember Marsha Matson)*

   B. UPDATES TO THE COMPREHENSIVE PLAN *(Vice Mayor Mark Merwitzer)*

C. COUNCIL RULES AND PROCEDURES *(Vice Mayor Mark Merwitzer)*

5. NEXT COMMITTEE OF THE WHOLE WORKSHOP DATE: TUESDAY, MARCH 11, 2025 AT 7:00 PM

6. ADJOURNMENT

WE, THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, HEREBY COMMIT OURSELVES TO MAINTAINING CIVILITY IN OUR PUBLIC AND POLITICAL DISCOURSE AND PLEDGE TO THE FOLLOWING PRINCIPLES:

- We will respect the right of all citizens in our community to hold different opinions;
- We will avoid rhetoric intended to humiliate or question the wisdom of those whose opinions are different from ours;
- We will strive to understand differing perspectives;
- We will choose our words carefully;
- We will speak truthfully without accusation and we will avoid distortion;
- We will speak out against violence, prejudice, and incivility in all of their forms, whenever and wherever they occur.

NOTICE OF APPEAL RIGHTS

Pursuant to Florida Statutes 286.0105, the Village hereby advises the public that if a person decides to appeal any decision made by the Council with response to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, the affected person may need to ensure that verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed.

AMERICAN DISABBILITIES ACT OF 1990

This meeting is open to the public. In accordance with the American Disabilities Act of 1990, persons needing special accommodation or a sign language interpreter to participate in this proceeding should contact the Village Clerk at (305) 259-1234 no later than four (4) days prior to the meeting. Hearing Assistance Devices are available with the Village Clerk.

AGENDA ITEM NO. 4.A

Item Cover Page

VIRTUAL COMMITTEE OF THE WHOLE WORKSHOP AGENDA ITEM REPORT

DATE:	January 14, 2025
SUBMITTED BY:	Missy Arocha, Village Council
ITEM TYPE:	Report
AGENDA SECTION:	**VILLAGE COUNCIL AND ADMINISTRATION DISCUSSION ITEMS**
SUBJECT:	COMPREHENSIVE PLAN AMENDMENTS *(Councilmember Marsha Matson)*
SUGGESTED ACTION:	

ATTACHMENTS:
Comp Plan Amendments (M. Matson)

Proposed Comp Plan Amendments

Marsha Matson

Jan. 14, 2025 - Committee of the Whole submission

1. FLU V.A.5:
   Consistent with F.S. 163,3177(6((a)3.d., schools shall be an allowable use in the Parks, Recreation, and Schools future land use category and the LDR shall encourage the location of schools proximate to residential areas ~~as well as use opportunities to co-locate locate schools with~~ and public facilities such as parks, libraries, and community center, however, adverse impacts to the tranquility of the residents shall be minimized to the maximum extent possible (See Educational Facilities Element).*

2. CON II.B. Add:
   A Street Tree Master plan, as required by the Village Code, shall be created by December, 2025 and updated every five (5) years thereafter. (Recommended by Tree Advisory Board)

3. Con II. C. Add:
   The Village will increase the percentage of tree canopy from the present level to the national average of 30% by 2030 through the implementation and enforcement of landscaping requirements for new development which exceed the minimum landscape requirements of the Miami-Dade County Landscape Manual and by doubling the number of tree plantings in the Village right-of-ways. Specifically, the Village will achieve a minimum of 35% tree canopy in District 1, 33% tree canopy in District 2, and 30% tree canopy in District 3 by 2035 to mitigate loss of tree canopy. (Recommended by Tree Advisory Board)

4. Con II.C. Add:
   Bischofia javonica, an invasive and prohibited tree, shall be removed, not trimmed, from under FPL power lines on Village-owned property by the Village and shall be replaced within the Village with three (3) smaller native trees by 2035 to mitigate the loss of canopy. (Recommended by Tree Advisory Board)

5. CON II.A. Add:
   Pine rockland and hardwood hammock forests remaining within the Village shall be protected and preserved. Where hammocks or pinelands are contained within existing or prospective development sites, they shall be left intact, restored, and buffered from development with appropriate native species and open areas.

6. Con II.A. Add:
   The Village shall support the efforts of federal, state and county agencies to support the Comprehensive Everglades Restoration Plan and associated restoration efforts within and adjacent to the Village.

7. CON II.A. Add:
   The Village shall support the efforts of federal, state and county agencies to restore and maintain native plant communities within and adjacent to the Village.

8. CON II.B.3. Substitute:
   All nesting, roosting and feeding habitats used by federal, state, or county- designated endangered or threatened species shall be protected and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized by the Village.

9. CON II.B. Add:
   Wildlife and plants shall be conserved and managed in an environmentally-sound manner and undeveloped habitat critical to federal, state or county-designated endanger, threatened, or rare species or species of special concern shall be preserved.

10. CON II.B. Add:
    Rookeries and nesting sites used by federal, state, or county-designated endangered or threatened species shall not be moved or destroyed.

11. CON II.C. Add:

The Village shall adopt and enforce a comprehensive landscape code of its own and promote xeriscape principles and the planting and protection of trees with an emphasis upon the provision and preservation of canopy and understory for aesthetics, physical energy savings, economic benefits, and wildlife habitat.

12. Con II.C. Add:

Invasive pest plant and nuisance species listed in Section 24-49.9 of the Miami Dade County Code as well as the category 1 and category 2 species listed by the Florida Invasive Species Council shall not be sold, propagated, transported, planted, or maintained within the Village. If existing on a development site, all such plants shall be removed prior to development and prior to redevelopment. Parcels shall be maintained to prevent the growth or accumulation of these species with the Village.

13. Con III.A. Add:

It is the policy of the Village not to issue approvals for a project that would export wetland or tree mitigation to areas outside the Village. All mitigation for impacts shall be performed within the Village and the mitigation shall be continuously maintained by the developer and property owner."

*Definition: Co-locate: Share a location or facility with someone or something else (Oxford Languages); Proximate: Very near, close (Merriam-Webster)

AGENDA ITEM NO. 4.B

Item Cover Page

VIRTUAL COMMITTEE OF THE WHOLE WORKSHOP AGENDA ITEM REPORT

DATE:	January 14, 2025
SUBMITTED BY:	Missy Arocha, Village Council
ITEM TYPE:	Report
AGENDA SECTION:	**VILLAGE COUNCIL AND ADMINISTRATION DISCUSSION ITEMS**
SUBJECT:	UPDATES TO THE COMPREHENSIVE PLAN *(Vice Mayor Mark Merwitzer)*
SUGGESTED ACTION:	

ATTACHMENTS:
2035-2045_Comp Plan_Vice Mayor Amendments

Village of Palmetto Bay
2035/2045 Comprehensive Plan

Prepared for:

The Village of Palmetto Bay

9705 East Hibiscus Street
Palmetto Bay, Florida 33157

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DEFINITIONS

1. Conservation & Sustainability Element

~~**Goal 6 Protect and enhance the environmental resources of Palmetto Bay to ensure continued resource availability and environmental quality through prudent management, public education, appropriate regulations and enforcement, and active partnerships with governmental and environmental entities.**~~

Goal CON I Increased Quality of Life through Conservation, Sustainability and Resiliency. The Village shall excel in its efforts to protect our natural environment proactively.

Objective A Best Management Practices. The Village looks to find best management practices thinking globally about large-scale environmental trends and to be a model locally providing actionable steps to improve our community.

CON I.A.1 Sustainability. Sustainability is the active implementation of climate adaptation strategies towards known changes in our land, air, and water resources that will affect our community's quality of life. Climate-friendly actions to prevent the continued acceleration of Global Climate Change, plastic pollution, impaired water and air quality, and thinking locally to act globally towards large scale environmental problems.

CON I.A.2 Smart Growth. The Village shall guide future land use decisions through Smart Growth principles.

CON I.A.3 Targeted Infrastructure. Encourage future development and redevelopment in areas that are already served, or programmed to be served, by WASD potable water facilities.

CON I.A.4 Redevelopment Outside of the Coastal High Hazard Areas. The Village will encourage growth and redevelopment in the higher elevation ground areas and away from vulnerable coastline hazards like sea level rise, floods, hurricanes, wind, recurring loss properties.

CON I.A.5 Low Impact Development (LID). The Village shall promote environmentally friendly, LID strategies and best management practices that further protect water quality (See Future Land Use Element).

CON I.A.6 Water Quality Protection. Water quality shall be protected including through stormwater best management practices and requirements that mandate acceptable paving and drainage plans, adequate open (pervious) space areas, and stormwater detention and retention in development projects. All development projects shall use retention, infiltration, and detention systems as required by the LDR, state, and regional standards.

CON I.A.7 Minimum Green Standards. The Village shall require a minimum green building standards for all new development, remodels, and tenant improvements for commercial, mixed-use and government projects to promote energy efficiency, water conservation, resource efficiency, waste reduction, and pollution prevention.

- The Village shall encourage developments, through incentives, to utilize energy efficient designs and the use of renewal materials.
- The Village shall maintain its Florida Green Building Coalition Certified Green Local Government status.

CON I.A.8 Environmental Protection. As sustainability and environmental protection are priorities for the Village, the LDR shall maintain criteria that protects the Village's natural resources from the adverse impact of development.

CON I.A.9 Open Space. The Land Development Regulations (LDR) shall maintain open space requirements for developments and the Village shall seek to expand parks and pocket parks.

Objective B **Reduce, Reuse, Recycle. The Village shall promote a comprehensive strategy of reduction first, reusing products second and recycling of waste before sending materials to landfills.**

CON I.B.1 Reduced Water Use. The Village will remove barriers to reducing the total water usage through code changes, incentives, education and demonstration projects at government owned facilities and land.

CON I.B.2 Reduced Plastic and Styrofoam Use. The Village will explore all ways to reduce or discourage the total plastic and Styrofoam usage within the village.

CON I.B.3 Reduced Energy Use. The Village will explore all ways to reduce or discourage the total plastic and Styrofoam usage within the village.

CON I.B.4 Reduced Litter. The Village shall promote the reduction of litter by having adequate waste and recycling containers at all municipal sites and analyze the feasibility of an independent funding account to continue providing services for residents that divert waste from landfills and reduce litter within the community.

CON I.B.5 Reduced Hazardous Waste. The Village shall maintain regulations restricting the use of hazardous materials and assist the Miami-Dade County Department of Solid Waste Management (SWM) in the implementation of a comprehensive program for the proper storage, recycling, collection, and disposal of hazardous and toxic wastes in the community in order to protect the environment.

CON I.B.6 Recycle at Schools, Parks and Public Facilities. The Village shall collaborate with Miami-Dade County Solid Waste Management (SWM) and Miami-Dade County Schools to promote and encourage recycling solid waste materials to the maximum extent possible.

CON I.B.7 Recycling. The Village shall assist the Miami-Dade County Department of Solid Waste Management (SWM) in promoting and encouraging residents and businesses to recycle solid waste to the maximum extent possible.

CON I.B.8 Municipal Recycling Initiatives. The Village shall place recycling containers next to all trash cans in parks and other public spaces. The Village will include battery recycling drop off bins at publicly owned properties including primary parks/library with internal buildings, Village Hall and 900 Perrine.

CON I.B.9 Recycling Drives. The Village shall continue to fund bi-annual drive thru recycling events to reduce and recycle electrical, hazardous, and household wastes, as well as, reuse used clothes.

Objective C **Air Quality**

~~**Sustain the Village's high ambient air quality and protect it from potential degradation to the maximum extent feasible.**~~ **The Village strives to protect the air quality for its residents.**

CON I.C.1 Improve Air Quality. The Village shall coordinate with county and state agencies to ensure Federal air quality standards are not exceeded in order to ~~maintain and~~ improve the existing air quality. The Village should coordinate with local officials and universities to participate in studies that can help improve the overall air quality of the Village.

CON I.C.2 Lower Greenhouse Gas Emissions. The Village shall commission a Greenhouse Gas Inventory to identify areas to reduce emissions across the village and coordinate with the MPO, county and state on mitigation measures and recommendations.

CON I.C.3 Reduce Vehicle Emissions. The Village shall identify and execute projects that will help lower greenhouse gas emissions in the community including creating a greenhouse gas inventory and executing a Greenhouse Gas Emissions Study in order to preserve the residents' high quality of life.

CON I.C.4 Vehicle Miles Traveled (VMT). The Village will implement Smart Growth land use practices that reduce the Vehicles Miles Traveled (VMT) and provide alternatives to automobile trips and reduces traffic congestion (See Transportation and Future Land Use Elements).

CON I.C.5 Green Fleet. The Village shall identify and execute initiatives that invest in electric and/or hybrid vehicles and charging stations in efforts to reach net zero emissions.

CON I.C.6 Electric Vehicles (EV). The Village will prioritize free charging stations at public parks, schools and other Village owned sites to expand the use of electric vehicles.

CON I.C.7 Heat Vulnerability Zoning Overlay. The Village intends to establish a heat vulnerability zoning overlay in recognition of increasing extreme heat events and their impacts on public health and safety. This overlay would identify high-risk areas and guide strategic investments in cooling strategies, including tree canopy expansion, public shading structures, and urban water features. The overlay is intended to inform development decisions and prioritize heat mitigation efforts in the most vulnerable areas of the community.

CON I.C.8 Urban Heat Monitoring Program. The Village shall evaluate an urban heat monitoring program to track temperature variations across neighborhoods and measure the effectiveness of implemented urban heat island mitigation strategies.

CON I.C.9 Public Education on Heat Island Effects. The Village shall conduct public education campaigns to raise awareness about urban heat island effects and encourage residents to adopt heat-mitigation measures, such as planting trees and using reflective materials.

~~Policy 6.1.2 By January 2016, Land Development Regulations should be revised, related combating erosion, the generation of excessive dust from building sites and cleared areas, and nuisance odors from industrial and business uses.~~

~~Policy 6.1.3 Utilize standards in the Land Development Regulations (revise by September 2006) that combat erosion, the generation of excessive dust from building sites and cleared areas, and nuisance odors from industrial and business uses.~~

Objective D Buildings. The Village strives to improve the energy efficiency of all buildings.

CON I.D.1 Minimum Green Building Standards. The Village shall require minimum green building standards for all new development, remodels, and tenant improvements for all commercial, mixed-use and government projects to promote energy efficiency, water conservation, resource efficiency, waste reduction, and pollution prevention.

CON I.D.2 Sustainable Pest Management. The Village will promote sustainable pest management methods in all municipal sites that aim to minimize risk to both environmental and human health through the limited use of chemicals.

CON I.D.3 Brownfield Redevelopment. The Village supports the clean-up and reuse of brownfield infill redevelopment sites and will work with the county on designated sites. (See Future Land Use Element).

CON I.D.4 Renewable Energy. The Village will commit to maintain and upgrade all current renewable energy facilities on municipal buildings and sites. The village shall implement code requirements for sustainability and energy conservation at municipal sites.

CON I.D.5 Cool Roofs. The Village will update the LDR to reduce overall building energy usage by specifying that all new flat roofs must be white or high albedo surfaces to reflect light and promote cool roofs that save electricity and money for operators.

Goal CON II Protect and Enhance Flora and Fauna. The Village shall manage its environmentally sensitive natural systems including native habitats and open spaces through intentional land use planning, maintenance, restoration, landscaping and site plan regulations.

Objective A Preserve and Maintain Environmentally Sensitive Lands. The Village shall manage its environmentally sensitive natural systems including native habitats and open space through intentional land use planning and regulations.

CON II.A.1 Natural Forested Communities. The Village will actively team with Miami-Dade County DERM/Parks to lead maintenance, restoration, and conservation of designated “Natural Forested Communities” within our municipal boundaries. Natural Forested Communities shall be preserved to the maximum extent possible.

CON II.A.2 Protect Designated Areas. Areas reserved for conservation uses or restricted development, including public parks or public lands designated as ‘Environmental Protection’ or ‘Water Management and Recreation’ on the Future Land Use Map (FLUM), shall remain protected for future generations and wildlife habitat conservation

CON II.A.3 Acquisition of Buffer Areas. The Village may consider the purchase of strategic properties for preservation, passive recreation, and conservation easements to buffer existing wildlife conservation areas, provide shoreline and canal access, protect against sea-level rise, storm surge, king tides, allow for passive stormwater filtration and treatment, as well as, buffers to existing ‘Natural Forest Communities’, wetlands, lakes and canals to sustain ecological systems and reduce further man-made impacts.

CON II.A.4 Environmentally Endangered Lands. The Village shall coordinate with Miami-Dade County to acquire land and implement the Environmentally Endangered Lands (EEL) program designed to protect and preserve Natural Forest Communities (NFC), parks designated as habitat conservation and passive natural areas for the continued perpetual preservation and habitat conservation.

CON II.A.5 Designate Lands for Protection. The Village shall maintain and seek to expand lands designated for environmental protection to uphold a sustainable and environmentally friendly community.

CON II.A.6 Tree Permits. The LDR shall require that all local, state, and federal permits that are required pertaining to flora and fauna species be obtained prior to development.

CON II.A.7 Protection of Vegetation. Existing mature vegetation and native vegetation shall be retained and protected in developments where possible.

CON II.A.8 Restoration Efforts. The Village shall encourage the restoration of degraded sensitive habitat in order to reestablish natural diversity and habitat connectivity.

CON II.A.9 Natural Resource Management. The Village shall have standards in place to manage its flora and fauna as well as coordinate with Miami-Dade County in regard to the County's Natural Areas Management Plan.

Objective B ~~**Conservation Expansion**~~

~~**Continually seek public acquisition of additional areas for nature preserves and passive open spaces to expand the opportunities for conservation and increase public appreciation of natural habitats within the community.**~~ **Tree Protection and Wildlife Habitat Conservation. In order to protect vegetation, tree canopy, shading, and the beautiful design of the built environment, the Village shall regulate landscaping and tree protection standards within the community.**

~~Policy 6.11.1 Pursue all available grant opportunities for preservation of natural areas.~~

~~Policy 6.11.2 Participate with other entities involved in the improvement and preservation of Village ecosystems.~~

CON II.B.1 Open Space. The LDR shall maintain open space requirements for developments and the Village shall seek to expand parks and pocket parks.

CON II.B.2 Open Space Connectivity. The Village shall promote connectivity of the community's open spaces and connectivity of wildlife corridors in order to minimize habitat fragmentation.

CON II.B.3 Endangered or Threatened Species. The Village shall continue to ensure that Federally and State listed endangered, threatened, or special concern species are protected, and their habitats are conserved and enhanced where possible.

CON II.B.4 Expansion of Parks System. The Village shall protect existing parks and natural preserves and seek to expand its parks and natural preserves, including identifying opportunities adjacent to the Biscayne Bay (See Parks and Recreation Element).

CON II.B.5 Restoration. The Village may pursue restoration efforts for its surface waters and shall coordinate with the appropriate federal, state and county agencies to ensure that natural surface water flow regimes into and through coastal wetland systems are restored and maintained to the maximum extent possible.

CON II.B.6 Sustainability Focused Events. The Village shall encourage more programming focused on sustainability such as recycling drives, tree giveaways, canal debris cleaning, tree planting events or litter/ exotics removal events.

CON II.B.7 Coordination. Consistent with F.S. 163.177(6)(d)g, the Village shall maintain cooperation with adjacent local governments to conserve, appropriately use, and protect unique vegetative communities located within more than one local jurisdiction.

CON II.B.8 Tree Protection. Mature Trees shall be retained and protected where possible.

CON II.B.9 Landscape Code. The Village shall review the Land Development Regulations to expand and improve the Village's landscape requirements.

CON II.B.10 Street Tree Master Plan. The Village shall maintain and conduct regular reviews of the Street Tree Master Plan which creates roadways with planted medians and right-of-way landscaping for an attractive street environment including a tree canopy cover. Additionally, street trees shall be maintained and trimmed in front of signage to protect community safety.

CON II.B.11 Tree City USA. The Village shall participate in the Tree City USA program and support the maintenance and continued installation of ~~street~~ trees which will enhance the urban forest and tree canopy cover in the community and improve shading. ~~within public rights-of-way.~~

Objective C Promote Proper Landscaping and Tree Protection. In order to protect vegetation, tree canopy, shading, and the beautiful design of the built environment, the Village shall regulate landscaping and tree protection standards within the community.

CON II.C.1 Village Landscape Code. The Village shall enhance its landscape standards in the Land Development Regulations (LDR), including maintenance requirements, to maintain the existing high quality of life and aesthetic community. Native vegetation shall be encouraged and planted where feasible.

~~CON II.C.2 Tree Canopy. The Village will expand its total tree canopy by increasing the LDR requirements for new development and redevelopment, implementing the city's street tree master plan and expanding trees in park spaces.~~

CON II.C.2 Tree Canopy Coverage and Assessment. The Village aspires to achieve and maintain a minimum urban tree canopy (UTC) coverage of 45% by 2035 through regular tree canopy assessments using aerial imagery and GIS analysis. The Village shall prioritize tree planting in areas with less than 20% coverage and in identified heat-vulnerable areas, establish minimum canopy requirements by zoning district, focus plantings along pedestrian corridors and around critical facilities, and maintain a public tree inventory.

CON II.C.3 Florida Friendly Landscaping. The Village shall encourage the use of Florida Friendly landscaping in developments which uses low-maintenancewater-saving plants and environmentally sustainable practices utilizing the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design, (University of Florida) as a guidance document.

CON II.C.4 Removal of Undesirable Exotic Vegetation. Removal of Undesirable Exotic Vegetation. The LDR shall require the removal of all nuisance and invasive exotic vegetation as defined by the Florida Exotic Pest Plant Council (FLEPPC) prior to development, redevelopment, modifications, expansions and minimize the use of non-native species. Each site owner is responsible for maintaining their property free of invasive species at all times and may be subject to code compliance action.

CON II.C.5 Street Tree Master Plan. The Village shall create and adopt a comprehensive Street Tree Master Plan, with mandatory updates every five (5) years thereafter. The Master Plan shall integrate with the Village's broader urban tree canopy (UTC) strategy, including prioritizing plantings in areas identified as heat-vulnerable through the heat vulnerability zoning overlay, contributing to established UTC coverage goals, and focusing on pedestrian corridors and critical facilities. The Plan shall include a detailed inventory of existing street trees and available planting locations, species selection guidelines that consider sea level rise and groundwater conditions, an implementation timeline, and maintenance protocols. The Village shall provide annual progress reports to Village Council on UTC metrics and Street Tree Master Plan implementation. The Plan shall be developed and updated using GIS analysis and current aerial imagery to ensure coordination with broader canopy assessment efforts.

CON II.C.6 Tree Preservation Requirements. The Village shall adopt and maintain a Tree Preservation Ordinance that requires permits for the removal of mature trees, mandates tree replacement for removed trees, and establishes a tree mitigation fund for cases where on-site replacement is not feasible. The ordinance shall define mature trees, establish clear criteria for removal permits, specify replacement ratios, and set standards for mitigation fund contributions.

CON II.C.7 Sea Level Rise and Tree Species Selection. The Village shall utilize elevation data and groundwater monitoring to guide tree species selection and planting location decisions to ensure long-term tree survival as sea levels rise. Through regular mapping of areas vulnerable to saltwater intrusion and rising groundwater tables, the Village shall develop and maintain guidance for appropriate tree species selection based on elevation, projected groundwater conditions, and salt tolerance. The Village shall track tree survival rates in relation to groundwater conditions to continuously improve planting success and adapt species selection criteria. Development applications in areas identified as vulnerable to rising groundwater tables shall demonstrate appropriate tree species selection based on site-specific conditions to ensure sustainable tree canopy growth.

CON II.C.8 Right-of-Way Tree Species Selection. The Village shall prioritize shade-producing canopy trees for new and replacement plantings within public rights-of-way to maximize environmental benefits including heat island reduction, carbon sequestration, and pedestrian comfort. Palm trees shall not be permitted as new plantings in public rights-of-way except:

a) Where underground utilities or overhead power lines prevent the planting of canopy trees

b) For historic preservation or restoration projects where palms are documented as historically significant

c) In medians less than 4 feet wide where canopy trees cannot be accommodated

d) As accent plantings comprising no more than 10% of new street trees in any given project

Existing palm trees in rights-of-way may remain until the end of their natural life or until removal is necessary for infrastructure improvements or safety concerns. The Village shall maintain an approved street tree species list that emphasizes Florida-friendly shade trees suitable for rights-of-way conditions.

Goal III **Protect Surface Waters, Wetlands, and Coastal Resources. The Village shall protect the community's surface waters, wetlands, and coastal resources in order to protect water quality and preserve important natural resources.**

Objective A **Conserve Biscayne National Park and Aquatic Preserve. The LDR shall limit adverse impacts or alterations to surface waters and wetlands to the greatest extent possible.**

CON III.A.1 Protect Surface Waters, Wetlands, and Coastal Resources. The Village shall protect, conserve and/or restore the community's surface waters, wetlands, and coastal resources in order to protect water quality and preserve important natural resources.

CON III.A.2 Protect Surface Waters and Wetlands. The LDR shall limit adverse impacts or alterations to surface waters and wetlands to the greatest extent possible.

CON III.A.3 Delineation. The LDR shall require that a proposed development conduct a delineation of the landward extent of wetlands and other surface waters formally approved by the South Florida Water Management District (SFWMD), the Florida Department of Environmental Protection (FDEP), and/or the US Army Corps of Engineers (USACE).

CON III.A.4 USACE Methodology. Where wetlands may not be regulated by other jurisdictions, the Village will utilize the USACE methodology and seeks to protect all surface waters and wetlands that meet the federal standard and methodology.

CON III.A.5 Protect Wetlands. The LDR shall require that wetlands, as defined by F.S. 373.421 and 373.019(27), including their adjacent buffers, be protected to the maximum extent possible. If impacts are proposed, the Village shall evaluate these based on the type of the wetland, function, size, conditions/location, and overall resource value. Development on uplands adjacent to wetlands shall preserve a wetland buffer which will act as a barrier between wetlands and development. The LDR shall require that this buffer be in accordance with the minimum standards set by SFWMD and Miami-Dade County.

CON III.A.6 Regulatory Tools. The Village shall protect wetlands through the dedication of conservation easements, through the designation of 'Environmental Protection' on the FLUM, or through requiring compensatory wetland mitigation where feasible. All mitigation sites shall be located within the Village.

CON III.A.7 Potential Impacts. If impacts to a wetland are proposed, these impacts shall be consistent with SFWMD regulations and Miami-Dade County. Activities in wetland areas may be permitted provided all applicable federal, state, regional, and local external environmental agency permits have been obtained.

CON III.A.8 Impacts to Everglades. The Village recognizes that development regulations within its boundaries may create market pressures that influence regional land

use patterns affecting the Everglades ecosystem. The Village shall strive to support regional development patterns that protect the Everglades and enhance restoration efforts.

Objective B **Protect Water Quality. The LDR shall maintain regulations and monitoring techniques to protect water quality and preserve and enhance the functions of natural groundwater aquifer recharge and natural drainage features.**

CON III.B.1 Water Quality Standards. The Village shall continue to enforce all FDEP, SFWMD, and Miami-Dade County water quality standards in order to protect, conserve, maintain, and improve the water quality of the community's water bodies and natural groundwater resources.

CON III.B.2 Protect Natural Canals and Ponds. The ~~Land Development Regulations~~ LDR shall include performance criteria designed to regulate against land development activities which adversely impact water quality, contribute to shoreline erosion and sedimentation, or otherwise threaten the long-term health and existence of the Village's surface waters including its natural canals and ponds.

CON III.B.3 Wetland Buffers. Development on uplands adjacent to wetlands shall preserve a wetland buffer which will act as a barrier between wetlands and development and enhance mangroves and other critical habitats.

CON III.B.4 Coordination. The Village shall coordinate with Miami-Dade County and FDEP to conduct routine water quality tests in and adjacent to waterways and advocate for improvements where necessary to maintain acceptable water quality. The Village shall also continue to coordinate with the Biscayne Bay Commission to protect the water quality of the Bay against stormwater impacts.

Objective C **Protect Marine and Coastal Resources. The Village shall protect and conserve its living marine resources, coastal habitats, and estuarine water quality.**

CON III.C.1 Regulate Adverse Impacts. LDRs shall include performance criteria designed to regulate against the adverse impacts of development on estuarine water quality and habitat including, but not limited to, living marine organisms, seagrass, coastal hammocks, coastal marshes, marine wetlands, and mangroves.

CON III.C.2 Mangrove Protection Areas. The Village shall continue to protect mangrove habitat areas.

CON III.C.3 Coastal Restoration. The results of coastal water quality and living marine resources performed by Miami-Dade County and SFWMD shall be monitored by the Village Sustainability Officer.

CON III.C.4 Coastal Replanting. The Village shall encourage the replanting of mangroves and marsh grasses including to enhance public or semi-public shorelines.

CON III.C.5 Reduce Litter in canals and Biscayne Bay. The Village shall coordinate with SFWMD to maintain the water quality and reduce trash and other waste discharges to canals that connect to estuary areas.

CON III.C.6 Coastal boardwalks. For shoreline access, the Village shall encourage elevated boardwalks that minimize the impact to coastal vegetation.

CON III.C.7 Water Impact Statements. The Village shall require Water Impact Statements from property developers in order to regulate adverse effects construction can have on the environment, including the floodplain, aquifer and Biscayne Bay.

Objective D Preserve, Enhance, Restore. The Village shall preserve, enhance, and restore coastal and wetland habitats.

CON III.D.1 Vulnerability Analysis. The Village shall identify issues outside of its jurisdiction that affect the Village's coastal vulnerability area and Biscayne Bay and participate in projects that create solutions to mitigate these affects which would otherwise impact the residents' quality of life.

CON III.D.2 Water Quality. The results of coastal water quality and living marine resources performed by Miami-Dade County and South Florida Water Management District (SFWMD) shall be monitored by Village sustainability staff.

CON III.D.3 Replanting Coastal Areas. The Village shall encourage the replanting of mangroves and marsh grasses including to enhance public or semi-public shorelines.

CON III.D.4 Protection of Shoreline and Coast. The Village shall have measures in place that protect Biscayne Bay and its shorelines and enhance public access to the Bay and water-based facilities (See Costal Management Element). The LDR shall require development along the shoreline to revegetate, stabilize, and enhance damaged shorelines by planting native vegetation.

CON III.D.5 Restoration Efforts. The Village will collaborate with appropriate Federal, State and County to enhance, maintain and restore degraded sensitive habitats in order to reestablish natural biodiversity and habitat connectivity.

Goal IV Protect Potable Water Quality and Supply. The Village shall encourage water conservation and ensure that the community has a quality, dependable potable water supply.

Objective A ~~Potable Water Conservation~~

~~Increase potable water conservation in order to better meet present and projected needs of all consumers and reduce demands on water service in compliance with the Water Supply Element.~~ Protect Potable Water Supply. The Village shall ensure that there is a sufficient potable water supply to meet the needs of the community.

~~Policy 6.2.1 By January 2016, updates to the Land Development Regulations, should be made to comply with the policies of the South Florida Water Management District (SFWMD) to conserve the potable water supply and protect the Village from saltwater intrusion, including groundwater recharge, water-saving devices and xeriscape concepts.~~

CON IV.A.1 The Village shall coordinate with Miami-Dade County Water and Sewer Department (WASD) to ensure that potable water service to the Village will meet the adopted level-of-service (LOS) standard throughout the planning period (See Infrastructure Element). ~~encourage the creation and expansion of storage and distribution facilities for reclaimed water to institutional, commercial, and residential properties in an effort to reduce the use of potable water for irrigation purposes. MDWASD does not have any planned re-use projects within the Village of Palmetto Bay.~~

CON IV.A.2 Septic to Sewer Connections. In order to protect water quality, the Village shall continue to support the conversion of onsite sewage treatment and disposal systems (OSTDSs) to centralized sewer services within the Village's designated infill areas and all commercial, mixed-use and multifamily properties.

CON IV.A.3 Groundwater Recharge. The Village shall utilize the Stormwater Master Plan and LDR regulations to ensure that private development and public infrastructure projects maintain required surface water quality standards and serve to recharge the groundwater aquifer. The Village will coordinate with public agencies to monitor and identify any groundwater recharge deficiencies and coordinate with local, state, and federal agencies in protecting the functions of natural groundwater recharge areas and natural drainage features in the community.

Objective B Green Infrastructure, jobs. The Village shall promote the use of green infrastructure and other environmentally-friendly incentives and certifications.

CON IV.B.1 Green Infrastructure. The Village shall promote the use of nature-based or green infrastructure solutions to address resiliency, where feasible. The Village shall explore the development of a Green Infrastructure Master Plan and consider coordinating with a green infrastructure consultant for municipal buildings and spaces in order to provide for enhanced and connected wildlife habitat, stormwater management systems, and recreational opportunities.

CON IV.B.2 Brownfield Redevelopment. The Village may pursue grant funding for the clean-up and reuse of brownfield sites or future brownfield sites. (See Future Land Use Element).

CON IV.B.3 Renewable Energy. The Village shall encourage the use of renewable energy and solar panels within the community and maximize the use of solar energy at public and park facilities where feasible.

CON IV.B.4 Green Business Certification. The Village shall consider the creation of a Green Business Certification Program and encourage businesses to participate.

CON IV.B.5 Dark Sky Lighting. The Village shall consider adoption of a lighting ordinance to minimize glare, light pollution and carbon emissions and mitigate negative impacts to natural habitats.

Objective C Promote Potable Water Conservation. The Village shall promote potable water conservation in order to be environmentally conscious about water resources and ensure residents needs are being met.

CON IV.C.1 Water Conservation. The Village shall actively enact strict regulations to ensure all residents and businesses reduce and conserve potable and non-potable water to the maximum extent possible.

CON IV.C.2 Irrigation Restrictions. In order to conserve water resources, the Village shall not require irrigation. If irrigation is used, the Village shall set permanent water restrictions and encourage the use of non-potable and/or reclaimed water for landscaping and lawn care.

CON IV.C.3 Water Coordination. The Village shall Coordinate with Miami-Dade County Water and Sewer Department (WASD) and South Florida Water Management District (SFWMD) to implement water demand management requirements as well as cooperate with these entities for mandated emergency water conservation measures.

CON IV.C.4 Yard Regulations. The LDRs shall maintain regulations regarding water restrictions, State of Florida Yards and Neighbors Program, and Florida Friendly landscaping in an effort to conserve water within the community.

Goal V Advocate for the Environment and Educate the Public. The Village shall engage with the public in raising environmental awareness.

Objective A Promote Public Engagement. The Village shall promote environmental awareness and engagement through a variety of programming and outreach.

CON V.A.1 Educational Coordination. Consistent with F.S. 163.177(6)(d)g, the Village shall maintain cooperation with adjacent local governments to conserve, appropriately use, and protect unique vegetative communities located within more than one local jurisdiction.

CON V.A.2 Project Coordination. The Village shall identify and participate in projects outside of its jurisdiction for issues that could negatively affect the Village's groundwater systems in order to create solutions to mitigate these affects.

CON V.A.3 Sustainable Community Plan. The Village shall develop and maintain a Sustainable Community Action Plan that guides sustainability measures for the Village over time.

CON V.A.4 Recycling Awareness. The Village shall increase awareness and education campaigns on the importance of recycling and reducing consumption of materials and the positive impacts that has on the environment. The Village shall also encourage recycling drives and battery recycling depots.

CON V.A.5 Engage with Students. The Village will work with local students to redesign their school campuses through mitigative techniques to align with the EPA Campus RainWorks Challenge criteria and may submit competition applications. Local schools will be encouraged to complete and learn about the effects of site design, stormwater, and pollution reduction techniques as contributors to a healthier environment and learning experience for all.

CON V.A.6 Annual Arbor Day Tree Planting. The Village will host an annual Arbor Day Tree Planting event to increase the overall tree canopy and educate the public on the value of nature in our lives.

CON V.A.7 Annual Earth Day Event. The Village will host an annual Earth Day event to celebrate the achievements of the village and continue to set goals for the future of our community to contribute to the global reduction of greenhouse

gases, expansion of tree canopy, parks, recycling and conservation initiatives throughout the Village.

CON V.A.8 Water Monitoring Program. The Village will coordinate with SFWMD, Miami-Dade County, and local non-profits to implement a water monitoring program. This program will measure water quality as specified to be eligible for EPA Sec 319 Non-Point Source pollution and Sec 303d Impaired Waters grant program funding to monitor canal outfalls at multiple points within the Village.

~~Policy 6.2.3 Cooperate with local, regional, state, and federal agencies concerning the proper management of fresh water resource sin order to conserve and maintain sufficient fresh water supplies, especially during dry periods, including cooperation with the Miami-Dade Water and Sewer Department (WASD) and the South Florida Water Management District (SFWMD) for the implementation of water demand management policies and programs.~~

~~Policy 6.2.4 Cooperate with emergency water conservation measures mandated by the WASD and the SFWMD.~~

~~Policy 6.2.5 On an annual basis, communicate the projected water demands for potable water, agriculture use, and industrial use to Miami-Dade WASD to ensure long term demand is reflected in WASD's water supply reports and licenses with the SFWMD and other Federal and State agencies.~~

~~Policy 6.2.6 All federal, state, regional and county water quality standards shall continue to be enforced in the Village of Palmetto Bay.~~

~~Policy 6.2.7 Ensure that the water conservation booklets and brochures are readily available at Village Hall and other public facilities to residents and businesses. Updates to these materials should be performed as needed to reflect any changes in policy or law.~~

~~Policy 6.2.8 Increase green space within the rights-of-way to support tree growth and ensure proper swale areas to capture stormwater runoff, consistent with the Street Tree Master Plan, dated June 21, 2006.~~

~~Policy 6.2.9 Village Hall shall serve as a central distribution point for South Florida Water Management District (SFWMD), Florida Department of Environmental Protection (FDEP) and Miami-Dade County Water and Sewer Department (WASD) news releases, brochures, and public presentations on ways for homeowners, businesses, and industry to conserve all forms of water resources.~~

~~Policy 6.2.10 The Village's Land Development Code (LDC) shall contain regulations requiring the use of all feasible water-saving devises in new and renovation building construction.~~

~~Policy 6.2.11 Encourage the use of water-saving "Florida Friendly" plants, watering techniques and landscape designs in existing and future developed areas of the Village.~~

~~Policy 6.2.12 Do everything possible to encourage homeowners and businesses in the Village of Palmetto Bay to use non-potable and/or reuse water for landscaping and lawn care.~~

~~Policy 6.2.13 Coordinate with the Miami-Dade County Water and Sewer Department (WASD) to install treated re-used (grey) water lines in Village of Palmetto Bay for use on rights-of way and other appropriate landscaped areas within the~~

Village limits. MDWASD does not have any planned re-use projects within the Village of Palmetto Bay.

Policy 6.2.14 Cooperate fully with emergency water conservation measures mandated by the South Florida Water Management District (SFWMD).

Policy 6.2.15 All future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 31-84 and 8A-381 of the Code of Miami-Dade County.

Policy 6.2.16 All future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

Policy 6.2.17 All permit applications for multifamily residential developments shall be required to include a sub-meter for each individual dwelling, per Section 8A-381(c) of the Miami-Dade County Code.

Objective 6.3 Surface Water Quality

Maintain and improve the water quality of the community's water bodies based on current Florida Department Environmental Protection (FDEP), South Florida Water Management District (SFWMD), and Miami-Dade County rules and regulations.

Policy 6.3.1 Coordinate with the Miami-Dade County Department of Regulatory and Economic Resources and FDEP to conduct routine water quality tests in and adjacent to waterways for bacteriological contamination. Continue to monitor water quality parameters in the C-100 Drainage Basin and press for improvements where necessary to maintain acceptable water quality.

Policy 6.3.2 Maintain cooperative relationships with government environmental agencies to ensure prompt response and investigation of events that may threaten the quality of water resources in and around the Village of Palmetto Bay.

Policy 6.3.3 Coordinate with regional and state environmental agencies to provide educational outreach materials to enhance public awareness of surface water quality issues and best management practices to protect water quality.

Policy 6.3.4 Maintain regulations and monitoring techniques within the Land Development Regulations to ensure that adequate stormwater management standards for pervious area, retention and detention are included from the SFWMD and Miami-Dade County Department of Regulatory and Economic Resources, and that the drainage LOS standard adopted in this Comprehensive Plan is met.

Objective 6.4 Groundwater, Drainage, and Floodplain

Protect the 100-year floodplain, groundwater aquifer recharge, and the natural drainage features within the Village.

Policy 6.4.1 Maintain regulations and monitoring techniques within the Revise the Land Development Regulations to preserve and enhance the functions of natural groundwater aquifer recharge and natural drainage features, and protect water quality.

Policy 6.4.2 Continue to work with the Miami-Dade County Department of Regulatory and Economic Resources to encourage aquifer recharge and storage capacity for the Biscayne Aquifer through storm water management permitting.

Policy 6.4.3 Coordinate with the Miami-Dade County Department of Public Works and Waste Management to prioritize Stormwater problem areas and target capital

improvement projects to mitigate them, and utilize the Village's Stormwater Master Plan to identify additional priority storm water problem areas and projects.

Policy 6.4.4 Regulate surface water management and flood damage prevention by maintaining regulations into the Land Development Regulations consistent with program policies of the Federal Insurance Administration.

Policy 6.4.5 Monitor new, cost effective programs for minimizing flood damage, including modification to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

Policy 6.4.6 Take measures to regulate development within identified flood plains by passing a flood plain ordinance and joining the National Flood Insurance Program (NFIP).

Policy 6.4.7 Monitor construction activity within floodplain areas and where necessary regulate construction to reduce future flood risk.

Objective 6.5 Protection of Natural Resources

Conserve and protect the remaining natural systems of the Village of Palmetto Bay, in recognition of the inherent values of these areas left in their natural state.

Policy 6.5.1 Manage environmentally sensitive natural systems in the Village, including, but not limited to, water resources, wetlands, and native habitats of flora and fauna through prudent land use planning and land development regulations.

Policy 6.5.2 Continue to coordinate with the SFWMD, the South Florida Regional Planning Council, Miami-Dade County, state agencies, and other agencies concerned with managing natural resources to protect the values and functions of these systems.

Policy 6.5.3 Continue to work with Miami-Dade County to implement the Environmentally Endangered Lands (EEL) Program to secure additional land within the Village for conservation land use and to protect those lands within the Village already acquired through the EEL program.

Policy 6.5.4 Increase public awareness of critical wildlife areas and natural preserves by distribution of public education materials, allowing appropriate access, and reporting violations of the rules and regulations to the appropriate agencies.

Policy 6.5.5 Trees should be planted along residential streets, in parking lots requiring landscaping, and in other pervious areas as the opportunity arises and in accordance with the Village's Street Tree Master Plan. Trees should be retained whenever possible and maintained using Best Management Practices as appropriate for each tree type.

Policy 6.5.6 Landscape plans should take into consideration the potential impact of mature vegetation on significant views so that the future removal of view blacking trees will not be necessary.

Policy 6.5.7 Study opportunities to provide landscape pockets with automatic irrigation systems along arterial streets that do not currently have landscaping to soften the visual effect of the block wall.

Policy 6.5.8 Existing mature vegetation and distinctive trees should be retained and protected in developments that homes are shaded from direct sunlight, which then reduces the energy demand from air conditioning units and other

appliances. This also contributes to a reduction in the area's carbon footprint since less energy is used to keep the houses cool in the development.

Objective 6.6 Wetland Protection

Ensure identified wetlands under county, regional, state or federal jurisdictions are protected from unlawful, intrusive actions that could result in environmental damage or degradation.

Policy 6.6.1 Wetlands that are to be protected will be identified based on the type of the wetland, function, size, conditions/location, and overall resource value. These wetlands shall be used for purposes that are compatible with their natural values and functions, and land development regulations shall be adopted to provide these areas with the maximum feasible protection, by using such tools as compensatory wetland mitigation and dedication of conservation easements for preserving open space. All development with the potential to impact wetland areas shall be consistent with South Florida Water Management District regulations. Activities in wetland areas may be permitted provided all applicable federal, State, regional, and local external environmental agency permits have been obtained and one of the following standards is satisfied.

1. Such an activity is necessary to prevent or eliminate a public hazard;
2. Such an activity would provide direct public benefit, which would exceed those lost as a result of the modification;
3. Such an activity is proposed for habitats in which the functions and values currently provided are significantly less than those typically associated with such habitats and cannot be reasonably restored;
4. Because of the unique geometry of the site, it is the unavoidable consequence of development for uses that are appropriate given site characteristics.

Policy 6.6.2 Protect identified wetland areas within the Village of Palmetto Bay by designating those areas, so defined, as "environmentally protected parks" or "environmental protection" on the Future Land Use Map, where feasible.

Policy 6.6.3 Protect and conserve remaining coastal wetlands, living marine resources, and wildlife habitats as evident within the coastal area of Palmetto Bay through the policies outline in this element and in the Coastal Element.

Policy 6.6.4 In evaluation applications that will result in alterations or adverse impacts to wetlands Miami-Dade County shall consider the applications' consistency with Comprehensive Everglades Restoration Program (CERP) objectives. Applications that are found to be inconsistent with CERP objectives, projects or features shall be denied.

Objective 6.7 Protection of Plants and Wildlife

Continue to ensure that wildlife and plant species listed as endangered, threatened or of special concern that inhabit the environments in Palmetto Bay are protected and enhanced where possible.

Policy 6.7.1 Cooperate with local, regional, state, and federal agencies in protecting wildlife and plant species listed as endangered, threatened, rare, or of special concern, and support their efforts to protect and conserve the habitats in which they reside.

~~Policy 6.7.2~~ ~~The Land Development Regulations shall be updated by January 2016 to provide language protecting wildlife and vegetative habitats that are endangered, threatened, or species of special concern. The Village shall further protect these habitats by promoting public acquisition and the dedication of conservation easements or reservations.~~

~~Policy 6.7.3~~ ~~Development plans shall be conditioned to require that all required local, state, and federal permits pertaining to listed flora and fauna species be obtained and filed with the Village, prior to clearing and building on the site.~~

~~Policy 6.7.4~~ ~~Increase public appreciation and awareness of native wildlife and plant habitats in and around the community through newspaper articles, brochures, presentations, workshops, and other means of education, and how residents can help enhance those habitats.~~

~~Policy 6.7.5~~ ~~Native trees shall be preserved during development or redevelopment wherever possible, and if any native tree must be removed, at least two (2) native trees shall be planted to replace the removed tree.~~

~~Policy 6.7.6~~ ~~Existing mature vegetation and distinctive trees should be retained and protected in developments.~~

~~Policy 6.7.7~~ ~~Landscape plans should take into consideration the potential impact of mature vegetation on significant views so that future removal of view blacking trees will not be necessary.~~

~~Policy 6.7.8~~ ~~Trees should be planted along residential streets, in parking lots requiring landscaping, and in other pervious areas as the opportunity arises and in accordance with the Village's Street Tree Master Plan. Trees should be retained whenever possible and maintained using Best Management Practices as appropriate for each tree type.~~

~~Policy 6.7.9~~ ~~The exotic pest plant and nuisance species listed in Section 24-49.4 of the Code of Miami-Dade County, shall not be sold, propagated, or planted within the Village. If existing on a development site, they shall be removed prior to development or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.~~

~~Policy 6.7.10~~ ~~The exotic plant species listed in the County's adopted Landscape Manual as amended may not be planted within 500 feet of native plant communities in the village. These plant species have been documented by the Florida Exotic Pest Plant Council, the Miami-Dade County Parks, Recreation and Open Spaces Department's Natural Areas Management Program, and the Miami-Dade County Division of Environmental Resources Management to be invasive pests in natural areas of Miami-Dade County.~~

~~**Objective 6.8**~~ ~~**Minerals and Soil**~~
~~**Conserve and protect minerals and soils in the Village of Palmetto Bay**~~

~~Policy 6.8.1~~ ~~By January 2016, revise the Land Development Regulations to prohibit mining of minerals except as incidental to the development of land for residential or nonresidential purposes.~~

~~Policy 6.8.2~~ ~~Drainage regulations shall be incorporated into the Land Development Regulations and continue to be enforced to preserve soils.~~

~~**Objective 6.9**~~ ~~**Hazardous Materials and Recycling**~~
~~**Help ensure that hazardous materials are properly disposed of and recycling is encouraged.**~~

~~Policy 6.9.1~~ ~~Cooperate with Miami-Dade Department of Solid Waste Management to assure that any hazardous wastes generated within the Village are properly managed to protect the environment.~~

~~Policy 6.9.2~~ ~~Maintain and enforce land development regulations that incorporate associated with the development restrictions of uses and management of hazardous materials.~~

~~Policy 6.9.3~~ ~~Encourage residents and businesses to recycle solid waste to the maximum extent possible.~~

~~**Objective 6.10**~~ **Archeological and Historic Resources**

~~**Ensure future land development activities incorporate appropriate measures to prevent damage to archeologically and historically significant resources in the Village of Palmetto Bay to the maximum extent feasible.**~~

~~Policy 6.10.1~~ ~~Coordinate with the state and federal government in developing programs for identifying, preserving, and enhancing sites of historical and archeological significance.~~

~~Policy 6.10.2~~ ~~Development activities shall include precautions necessary to prevent adverse impacts to historic or archeological sites of significance.~~

~~Policy 6.10.3~~ ~~Work with all appropriate agencies to preserve any archeological and historically significant sites identified within the Village.~~

2. Coastal Management Element

Goal I **Flood Protection and Resiliency. Protect the Village's communities, residents, and critical assets from the effects of climate change and avoid loss of coastal zone resources through the identification of resilience strategies to reduce the risk of flooding from sea level rise, high-tide events, storm surge, flash floods and post development stormwater runoff. Ensure the protection of critical assets and flood prone communities from these events are considered in current and future planning and development scenarios, pursuant to F.S. 162.3177 (6)(g)(10).**

Objective A **Resilience Action Plan. Develop, maintain, and implement a Resilience Action Plan to include a Vulnerability Assessment, Adaptation Strategies, and Adaptation Action Areas.**

COA I.A.1 Integrate Resilience Action Plans. Integrate the results of the Resilience Action Plan into Palmetto Bay's Hazard Mitigation Plan to further assist emergency preparedness, response, recovery and community awareness.

COA I.A.2 Reduce Flood Risk. Increase the amount of post development stormwater to be retained and incorporate Adaptation Strategies and Adaptation Action Areas into the Village's Comprehensive Plan to reduce the risk of flooding from post development runoff, sea level rise, king-tide events, storm surge, flash floods and heavy rainfall events.

COA I.A.3 Vulnerability Assessment and Resilience Action Plan. The Village of Palmetto Bay's Vulnerability Assessment and Resilience Action Plan shall be updated as needed consistent with F.S. 380.093.

COA I.A.4 Identify Resources. Pursue additional funding options to implement recommendations from the Resilience Action Plan to adapt the Village's critical assets and mitigate the impacts from Climate Change. As funding becomes available the Village will include the projects into the Village's Capital Improvement Plan (CIP).

COA I.A.5 Implement Strategies. Implement and integrate resilience strategies, protocols, and projects into the planning processes of Adaptation Action Areas to improve the Village's Community Rating System (CRS) rating and save residents money. The Village will provide annual funding to maintain and enhance the CRS to assist in reducing flood insurance rates for residents.

COA I.A.6 Explore Nature-Based Solutions. Encourage the Army Corps of Engineers and Miami-Dade County to implementation living shorelines and nature-based solutions to prevent storm surges from Biscayne Bay. Promote species diversity, flora and fauna sustainability, protect the coastline from erosion, and encourage the restoration of adjacent sea grass beds and coastal systems pursuant to F.S. 163.3177(2)(e).

COA I.A.7 Evaluate Sea Level Rise Adaptation. Require state funded construction projects that are considered "at-risk due to sea level rise" per the statutory definition, to conduct a Sea Level Impact Projection Study consistent with F.S. 380.0937. Require the implementation of alternative design solutions to reduce the risk of property and danger to human lives and loss of property from flooding, sea level rise, storm surge, and high-tide events.

Objective B **~~Flood Protection~~ Reduce Natural Hazard Impacts**

~~The Village will~~ **Reduce natural hazard impacts through compliance with Federal Emergency Management Agency (FEMA) regulations and by targeting repetitive flood loss and vulnerable properties for mitigation.**

COA I.B.1 The Village's LDR shall incentivize exceeding all minimum required flood elevations under Florida Building Code (FBC) ~~Any variance requested under the Land Development Code for required flood elevations shall not be approved unless allowable under FBC documented to be~~ in the best interest of public health, safety, and welfare of the residents of Palmetto Bay.

COA I.B.2 Protect Shorelines. The Village shall minimize the disturbance of natural shorelines that provide stabilization and protect landward areas from storm impacts.

COA I.B.3 National Flood Insurance Program. The Village will participate in ~~Federal Emergency Management Agency's~~ FEMA's National Flood Insurance Program (NFIP), and the Community Rating System pursuant to F.S. 163.3178(2)(f)(6). The Village will maintain all flood risk records consistent with the Federal Insurance Administration's listing of community selection factors for assistance in purchasing properties under Section 1362 of the National Flood Insurance Act.

COA I.B.4 Community Rating System. The Village shall provide annual funding to maintain and enhance the Community Rating System to assist in reducing flood insurance rates for residents.

COA I.B.5 Repetitive Loss. The Village shall maintain records consistent with the Federal Insurance Administration's listing of community selection factors for assistance in purchasing properties under Section 1362 of the National Flood Insurance Act.

COA I.B.6 Elevation Certificates. Surveyors shall submit FEMA elevation certificates for all new buildings within the Village to Miami-Dade County and the Florida Division of Emergency Management, pursuant to F.S. 427.0366.

COA I.B.7 CRS Reduction. Continue to pursue reduction in National Flood Insurance Program (NFIP) Community Rating System class, instituting more stringent floodplain management criteria and further increasing the percent reduction to residents' insurance premiums.

COA I.B.8 Review Protocol. The Village will create a risk-based review protocol for new development or redevelopment within the CHHA and FEMA floodplains in order to account for the impacts of future estimates by NOAA on climate change, sea level rise, storm surge modeling, king tides and more frequent weather related flooding.

Goal II **Coastal High Hazard Area (CHHA).** ~~**Plan for, encourage, and manage development and redevelopment activities within the coastal high hazard area (CHHA) to maximize aesthetic, environmental, recreational, and economic values of coastal areas of the village, while taking measures to protect the village's natural resources and to**~~ **Protect human life and limit public** ~~**and private property from harm by natural disasters**~~ **expenditures that subsidize private development within the CHHA, as defined in F.S.163.3178(2)(h).**

Objective A **The Village will discourage additional development or density within the Coastal High Hazard Area (CHHA) and FEMA flood zones beyond those**

permitted on the Future Land Use Map in order to limit future loses and protect existing and future residents from extreme weather events.

COA II.A.1 Determination of Coastal High Hazard Area. The Village of Palmetto Bay recognizes that the boundaries of its Coastal High Hazard Area (CHHA) shall be the area below the elevation of the Category 2 storm surge as calculated by South Florida Storm Surge Model known as the SLOSH model. The Village of Palmetto Bay CHHA boundary is derived from the Florida Statewide Regional Evacuation Study.

COA II.A.2 Reduce Flood Risks. Consistent with F.S. 163.3178 (2)(f)(1), the Village will utilize best practices and update land development techniques to reduce flood risks in coastal areas from currently designated flood zones established by Federal Emergency Management Agency (FEMA).

COA II.A.3 Preserve Low Density. Except as otherwise permitted by the Future Land Use Map, the Village shall ensure that existing low density residential development within the CHHA and FEMA floodplains remain consistent with the Low-Density Future Land Use category and reduce impacts of flooding, sea level rise and storm surge.

COA II.A.4 Transfer of Development Rights. The Village will evaluate strategies and techniques, such as the Transfer of Development Rights, to reduce the potential impacts of additional development within the CHHA and FEMA floodplains or to preserve sensitive ecosystems or environments.

COA II.A.5 State Standards. Protect public investments in areas vulnerable to natural disasters by constructing improvements in accordance with standards maintained by the Florida Department of Environmental Protection (FDEP).

COA II.A.6 Coastal Construction Control Line. Pursuant to F.S. 161.053, the Village will require that all construction activities seaward of the Coastal Construction Control Line be consistent with State and Federal laws.

COA II.A.7 Floodplain Management. Consistent with F.S. 163.3178(2)(f)(4), the Village will require the enforcement of flood resistant construction requirements consistent with the Florida Building Code and applicable Federal floodplain management regulations set forth in 44 C.F.R, part 60.

COA II.A.8 Reduce Hurricane Evacuation Clearance Time. Consistent with F.S. 163.3178(8)(a), the Village will maintain or reduce the maximum hurricane evacuation clearance time of 10.0 hours for the Hurricane Vulnerability Area (HVA) measured using the methodology assumed in the South Florida Regional Planning Council “Hurricane Evacuation Study.” To this end, no comprehensive plan amendments or development applications shall be approved that increase densities or intensities beyond those depicted on the Future Land Use Map. A 12-hour evacuation time to shelter shall be maintained for a Category 5 storm event as measured on the Saffir-Simpson scale and provide shelter space reasonably expected to accommodate expected needs.

COA II.A.9 Evaluate Hurricane Evacuation Impacts. In accordance with F.S. 163.3178 (8)(a), all amendments to this Comprehensive Plan and/or applications for development review within the CHHA and FEMA floodplains shall be evaluated

for impacts to evacuation routes, times and off-site sheltering capacities. If the evaluation indicates inadequate capacity, mitigation activities will need to be identified, built, or proffered to be accepted through a developer agreement to satisfy the generated demand.

COA II.A.10 Establish Resilience Review Protocols. The Village will consider the impacts of climate change, sea level rise, storm surge, king tides and flooding on all new and redevelopment within the CHHA and FEMA floodplains and adjacent properties through the development of a risk-based review protocol.

COA II.A.11 Preserve Historical Resources. All Nationally designated historical resources shall follow all requirements and recommendations of the Department of Interior Guidance for Historical Resources for the retention, rehabilitation, and protection of designated historic, cultural, and archaeological resources. The Village will ensure that proposed developments and redevelopment activities eliminate or mitigate any adverse impacts to any Federal, State, or locally designated historic, cultural and archaeological resources, pursuant to F.S. 3177 (6)(g)(9).

COA II.A.12 Pervious Areas. The Village will encourage the use of pervious materials for landscaping, patios, and driveways and other green building techniques to reduce stormwater runoff and mitigate flooding.

Objective B Limit new public infrastructure in the Coastal High Hazard Area (CHHA) and focus new public infrastructure in designated redevelopment areas and ensure that infrastructure is designed to mitigate against flooding, sea level rise and storm surge, while minimizing degradation of and harmful impacts to the public and natural environment.
~~Coastal High Hazard Area (CHHA) Infrastructure~~
~~Ensure that infrastructure in the Coastal High Hazard Area (CHHA), as defined in Section 163.3178(2)(h), F.S. 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, is provided in accordance with the adopted level of service standards set forth in the Transportation Element, Infrastructure Element, and Capital Improvements Element to serve development and redevelopment towards coastal resource preservation and safe evacuation.~~

COA II.B.1 Infrastructure within the CHHA. The Village will ensure that infrastructure that enhances coastal resource preservation, community safety, and safe evacuation area is allowed. ~~The Village shall not utilize public funds for infrastructure expansion or improvements in the Coastal High Hazard Area (CHHA) unless such funds are necessary to:~~

- Notwithstanding the provisions under Policy COA II.B.3, expenditures for flood control, natural resource enhancements, or the maintenance of existing utilities and services, including fire and recreation, shall be permitted in the CHHA.
- Infrastructure improvements related to wetland restoration, flood mitigation or improved government facilities and projects within the CHHA shall be identified and phased in accordance with the Capital Improvements Element, as adopted and amended.

- ~~Provide minimum level of service to existing and/or future development densities and intensities depicted in the Future Land Use Map~~
- ~~Provide adequate evacuation in the event of an emergency~~
- ~~Restore and enhance natural resources common within the Village of Palmetto Bay~~

COA II.B.2 Focus Infrastructure Improvements. Public infrastructure investments and improvements shall be diverted from the CHHA to be focused in support of development and economic activity along the US-1 corridor.

COA II.B.3 Privately-owned Facilities. The Village will not accept operation and maintenance responsibility for private roads or facilities located within the CHHA.

COA II.B.4 Public Facilities. Public facilities that must be located in the CHAA and FEMA floodplains shall be constructed to take into account future flood events, sea level rise, and increased severe weather frequency to protect the public's investment and ensure reliability of critical infrastructure investments. Infrastructure improvements focused on coastal storm mitigation, regional wetland restoration and similar efforts are allowed in the CHAA.

COA II.B.5 Stormwater Master Plan Consistency. The Village continues to improve its CRS rating and invest in innovative green infrastructure, guiding development away from at risk areas, and exceeding all federal, state, and local stormwater quantity and quality standards to protect our residents.

COA II.B.6 Preserve Estuaries. Consistent with F.S.3178(2)(c), the Village will protect and preserve the estuarine ecosystems including those located adjacent or downstream from local canals, drainage basins and coastal areas that outfall to Biscayne Bay.

COA II.B.7 Pollution Discharges. The Village will control point sources and non-point sources, and the implementation of projects and programs in the National Pollution Discharge Elimination System (NPDES) to reduce water pollution.

COA II.B.8 Nature Based Solutions. The Village will employ nature-based stormwater solutions when applicable and encourage thru LDR, incentives, or coordination with private sector on new or redevelopment sites within the CHHA and FEMA floodplains. The Village will develop a library of nature-based solution resources for applicant considerations.

Objective C ~~**Coastal High Hazard Areas (CHHA) – Population**~~
Except as otherwise permitted by the Future Land Use Map, direct population concentrations away from the Coastal High Hazard Area (CHHA) and FEMA floodplain areas, by diverting new growth towards US-1 and limiting densities and intensities in existing Low Density Future Land Use designations., as defined in Section 163.3178(2)(h), F.S. 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.

COA II.C.1 Direct Smart Growth. The Village shall direct additional population concentrations away from known or predicted coastal high hazard areas (CHHA) as defined in F.S. 163.3178 (2)(h) and FEMA floodplains by not locating infrastructure beyond that which is necessary to service development potential depicted on the Future Land Use Map.

COA II.C.2 Maintain Low Density Residential Land Use. The Village shall not increase densities or intensities in the ~~Coastal High Hazard Area (~~CHHA~~)~~ beyond those depicted on the Future Land Use Map.

COA II.C.3 Infrastructure Upgrades. Public infrastructure such as water, gas, sewer new connections and upgrades to services provided shall be prioritized outside of the CHHA and FEMA floodplains.

COA II.C.4 Update Requirements. The Village will update requirements in the LDR that support new infrastructure for new development or redevelopment within the CHHA and FEMA floodplains consistent with the Stormwater Master Plan, and consider current and future NOAA and FEMA flooding estimates and at-risk areas as identified in the Vulnerability Assessment.

~~Policy 5.6.3 Infill or redevelopment densities or intensities in the Coastal High Hazard Area (CHHA) shall not exceed those depicted in the adopted Future Land Use Map.~~

~~Policy 5.5.2 Notwithstanding the provisions under Policy 5.5.1, expenditures for flood control, natural resource enhancements, or the maintenance of existing utilities and services, including fire and recreation, shall be permitted in the Coastal high Hazard Area (CHHA).~~

~~Policy 5.5.3 Infrastructure improvements targeted for the Coastal High Hazard Area (CHHA) shall be phased in accordance with the Capital Improvements Element, as adopted and amended.~~

~~Policy 5.5.4 A priority for infrastructure improvements targeted for the Coastal High Hazard Area (CHHA) shall be to construct these new public facilities and services to a standard that reduces exposure to human life through natural hazards and/or improves evacuation clearance times.~~

Goal III Emergency Management, Post Disaster Redevelopment, and Hazard Mitigation. The Village will collaborate with the Miami-Dade County Office of Emergency Management (OEM) and state hurricane evacuation models to minimize hurricane evacuation times and ensure adequate storm shelter capacity for residents during mandatory evacuation orders.

Objective A Post Disaster Redevelopment and Hazard Mitigation. The Village will assist federal, state and local FEMA/OEM in the development and implementation of hazard-mitigation, post-disaster relief and re-establishment of services with an emphasis on reducing or eliminating exposure of life and property to natural hazards protecting the health, safety, and welfare of our residents.

COA III.A.1 Coordinate Data. The Village will coordinate with public emergency management agencies for inclusion of local data into the most current Comprehensive Emergency Management Plan (CEMP). The Village will continue to participate in regular coordination meetings of local and regional evacuation planning professionals and maintain a liaison with the Miami-Dade County Emergency Operations Center during a state of emergency to participate in the County's administration through the State of Florida emergency warning system.

COA III.A.2 Identify Vulnerable Populations. The Village will coordinate with officials for the Miami-Dade County OEM to identify "Persons with Special Needs" and inform

these individuals of evacuation transportation and shelter services that may be available to them.

COA III.A.3 Inform the Public. The Village will actively disseminate public education information developed by the Miami-Dade County OEM prior to the hurricane season to notify households of their flood risk and storm risk necessary to evacuate and seek safe shelter in the event of a hurricane. The public education program will also be used to convey emergency preparedness information.

COA III.A.4 Maintain Timely Evacuations. The Village shall maintain an efficient and timely evacuation process in accordance with Rules 9G-6 and 9G-7 of the Florida Administrative Code.

COA III.A.5 Improve Evacuation Routes. The Village will work with public agencies to improve Vulnerability Assessment recommendations and improve signage, information and availability of public transportation systems and services.

COA III.A.6 Coordinate Damage Assessments. The Village will cooperate with FEMA/OEM to coordinate immediate damage assessments and assistance distribution from other federal, state, regional, and local governmental agencies.

COA III.A.7 Enforce Hazard Mitigation Plans. The Village shall enforce applicable recommendations of post disaster hazard mitigation plans required under Section 405 of the Federal Disaster Relief Act of 1974.

Objective B Long-term Post Disaster Redevelopment and Hazard Mitigation. Post Disaster Redevelopment and Hazard Mitigation Plans ensure that redevelopment is consistent with Federal, State and County requirements to protect the health, safety and welfare of the village's residents.

COA III.B.1 Redevelopment Standards. Long-term redevelopment following major storm events shall exceed all FEMA, CHAA, stormwater quality and quality, the most recent Florida Building Code and be conducted in accordance with standards maintained by the Florida Department of Environmental Protection. All historic properties shall follow the Secretary of the Interior standards for historic resources redevelopment criterial, flood risk, and reviews of architectural standards

COA III.B.2 Eliminate Unsafe Conditions. As opportunities arise, eliminate unsafe conditions, inappropriate uses and redevelopment in the Coastal High Hazard Area (CHHA) in accordance with recommendations in the post-disaster redevelopment plan.

COA III.B.3 Village Floodplain Management Regulations. If rebuilt, renovated or expanded structures with damage exceeding forty-nine percent (49%) of pre-storm market value shall be constructed to ensure compliance with the most current version of the Florida Building Code. Any expansions shall automatically meet all current local, state and federal standards.

COA III.B.4 Repeated Damage Assessment. During post-disaster redevelopment, structures that suffer repeated damage to pilings, foundations, or load bearing

walls shall be required to rebuild landward of their present location and/or be structurally modified, elevated or flood proof mitigation to meet current flood criteria, elevations, and building code standards. Areas that have sustained repetitive insurance claims due to flooding, storm surge, building technology or other factors that could be mitigated must be considered for resiliency upgrades or acquisition in accordance with F.S. 163.3177(6)(g)(10)

COA III.B.5 Emergency Temporary Building Moratoriums. A temporary building moratorium may be issued following a significant storm event that impacts over fifty percent (50%) of the homes and businesses are deemed destroyed in order to assess impacts and options for large-scale redevelopment.

COA III.B.6 Infrastructure Replacement. Critical infrastructure located in the CHHA that is damaged or needs to be replaced shall be replaced, upgraded, elevated, flood proof or moved inland outside of the CHHA taking into consideration long-term sea-level rise, greater frequency storm impacts and larger flood events due the effects of global warming as produced by NOAA.

COA III.B.7 Implement Upgrades. The Village will Incorporate the results of the Vulnerability Assessment and Resilience Action Plan into the Hazard Mitigation Plan to reflect at-risk communities and assets and to implement recommended adaptation strategies. Large capital projects will be included into the CIP 5-year Plan.

COA III.B.8 Resilience Action Plan. The Village will develop, maintain, and implement a Resilience Action Plan (RAP) to include a Vulnerability Assessment (VA), Adaptation Strategies, and Adaptation Action Areas (AAA).

COA III.B.9 Pursue Additional Funding. The Village will pursue additional funding options for the recommended projects from the RAP to adapt the Village's critical assets and mitigate the impacts from Climate Change. As funding becomes available, include the projects in the Village's Capital Improvement Plan (CIP).

Goal IV Public Access to the Shoreline. Consistent with F.S. 163.3178(2)(g), the Village shall continue to maintain and preserve the amount of shoreline devoted to public accessible uses and promote water-based tourism and recreational activities.

Objective A Access to the Shoreline. The Village will look for ways to encourage access agreements and maintain existing coastal public access along the shorelines, including canals, to promote non-motorized water-based recreational activities.

COA IV.A.1 Protect the Natural Environment. The Village shall ensure that new and existing public access locations to its shoreline do not degrade or endanger the natural environment.

COA IV.A.2 Maintain Existing Facilities. The Village shall encourage maintenance of existing recreational access locations along its shorelines.

COA IV.A.3 Prioritize Non-motorized Recreation. The Village will continue to place a high priority on promoting non-motorized water-based recreational activities.

COA IV.A.4 Incentivize Parks Access. The Village will establish standards within the Land Development Regulations that incentivize the connectivity of blue ways to parks for water-related recreational activities.

Objective B Identify Opportunities to Acquire Additional Waterfront Properties

COA IV.B.1 Waterfront Acquisition. The Village will continue to place a high priority on the acquisition of unprotected coastal lands, shorelines, and waterfront land for use as parks and wildlife preserves that provide public access for residents and visitors alike to the shoreline.

COA IV.B.2 Conservation Acquisition. Consistent with F.S. 163.3178(7), the Village shall coordinate with Miami-Dade County EEL, Florida Forever, ACOE Back Bay Study, FDEP Parks land acquisition and other potential sources of funding to identify, acquire, and build additional public parks or preserves and provide public access to private commercial or mixed-use waterfront properties.

~~**Objective 5.1 Protection of Coastal Resources**~~
~~**Protect and conserve remaining coastal wetlands, living marine resources, and wildlife habitats as evident within the coastal area of Palmetto Bay.**~~

~~Policy 5.1.1 The Village will limit the specific and cumulative impacts of development and redevelopment upon identified wetlands, water quality, water quantity, wildlife habitat, and living marine resources through the development review process.~~

~~Policy 5.1.2 All development sites suspected to contain listed species shall be required to submit field reviews and record the occurrence of listed plant and animal species as part of the development review process. When necessary, the development application will describe measures that will be taken to protect those species in accordance with state and federal guidelines.~~

~~Policy 5.1.3 Consistent with the Miami-Dade County Comprehensive Development Master Plan, tidally connected mangroves in the Deering Estate and the south shoreline of Paradise Point and coastal mangrove and scrub forests within and adjacent to Biscayne National Park shall continue to be designated as "Mangrove Protection Areas." In these areas, no cutting, trimming, pruning, or other alteration including dredging or filling of mangroves shall be permitted except for purposes of surveying or for projects that are 1.) Necessary to percent or eliminate a threat to public health, safety, or welfare 2.) Water dependent, or 3.) Required for natural system restoration and enhancement; or 4.) Clearly in the public interest and where no reasonable upland alternative exists. In such cases, the trimming or alteration shall be kept to the minimum, and done in a manner, which preserves the functions of the mangrove system, and does not reduce or adversely affect habitat used by endangered or threatened species.~~

~~Policy 5.1.4 Elevated boardwalks, designed to minimize the impact to wetland vegetation, shall be utilized for shoreline access through Mangrove Protection Areas or tidally connected coastal marshes.~~

~~Policy 5.1.5 Mangrove forest, coastal hammocks, or other natural vegetative communities within the Village shall be maintained, protected, and incorporated into landscaping plans where development or redevelopment is to occur, except for trimming authorized by exemption pursuant of Ch. 403, Florida Statutes. To promote revegetation of coastal band mangrove trees, pruning or alteration of~~

propagule or seed bearing trees shall be conducted in such a manner to preserve as much of the seed source as possible, Limited removal and trimming of mangrove trees outside of Mangrove Protection Areas for the purpose of providing necessary maintenance and/or visual shoreline access may be permitted, pursuant to the provisions of Chapter 24 of the Code of Miami-Dade County, as may be amended from time to time, or qualify for an example pursuant to Ch. 403, Florida Statutes.

Policy 5.1.6 The Village of Palmetto Bay will assist county and state agencies in enforcement and monitoring of compliance with the Florida Department of Environmental Protection (FDEP) Coastal Construction Control Line (CCCL) regulations established in August 1997. Furthermore, the Village will monitor development and redevelopment with the Coastal High Hazard Area (CHHA) to ensure proper compliance with state and local regulations.

Policy 5.1.7 The Village will coordinate with the appropriate state and county agencies to ensure that natural surface water flow regimes into and through coastal wetland systems are restored and maintained to the maximum extent possible.

Policy 5.1.8 The Village of Palmetto Bay will take into consideration the results from long-term monitoring of water quality, benthic habitats, and living resources performed by the Miami-Dade County Department of Regulatory and Economic Resources and the South Florida Water Management District (SFWMD) to be consistent Florida Water Policy (Chapter 62-40.432, F.A.C) and State water quality regulations (Chapter 62-43.430, F.A.C) to improve future coastal restoration and enhancement activities coordinated by the Village.

Policy 5.1.9 Wherever a coastal wetland is degraded or destroyed, a wetland with an equal or greater amount of habitat value shall be created or restored, maintained, and monitored for three years or until such time as a viable self-perpetuating wetland habitat is established. Created habitats shall be perpetually maintained free of invasive exotic vegetation. Habitats of endangered or threatened species shall not be degraded or destroyed.

Policy 5.1.10 Replanting of mangroves and marsh grasses shall be used to enhance spoil islands, street ends, rights-of-way, parks and other public or semi-public shorelines. Mangroves and marsh grasses should be planted in riprap planters except in extremely protected areas with very limited public access. DERM shall maintain guidelines for the construction of planters and the selection and placement of vegetative material.

Policy 5.1.11 The Village will continue to coordinate with the US Department of Environmental Protection, US Army Corp of Engineers, South Florida Water Management District, and Miami-Dade County Department of Environmental Resource Management to ensure that all regulatory programs administered through each of these agencies is integrated, as applicable, into the Village of Palmetto Bay Land Development Code.

Objective 5.2 Water-related Uses and Public Access
The Village shall continue to maintain the amount of shoreline devoted to water-dependent, water-related, and publicly accessible uses in Palmetto Bay.

Policy 5.2.1 The Village shall maintain the existing recreational access to the shoreline while assuring that activities associated with the land use minimize impact to natural areas.

~~Policy 5.2.2~~ ~~The Village will continue to place a high priority on the acquisition of unprotected coastal lands for use as parks and preserves that provide public access for residents and visitors alike to the shoreline.~~

~~Policy 5.2.3~~ ~~The Village will continue to place a high priority on maintaining existing water-dependent and water-related land uses for public access. Priority will be given in land planning by the Village for water-dependent land uses along the shoreline.~~

~~Policy 5.2.4~~ ~~Preserve existing water-dependent and water-related uses within the Village and establish standards within the Land Development Code for siting future water-dependent and water-related uses that address protective status or ownership, hurricane contingency planning, protection of water quality, water depth, environmental disruptions, mitigation actions, availability for public use, economic need, and feasibility.~~

~~**Objective 5.4**~~ **Coastal High Hazard Area (CHHA) Development**

~~**Protect human life and limit public expenditures that subsidize private development permitted within the Coastal High Hazard Area (CHHA), as defined in Section 163.3178(2)(h), F.S. 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, beyond the planned densities and intensities depicted on the Future Land Use Map or those which are necessary to support the limited remaining infill development and/or support overriding health and safety concerns.**~~

~~Policy 5.4.1~~ ~~Protect public investments in areas vulnerable to natural disasters by constructing improvements in accordance with standards maintained by the Florida Department of Environmental Protection (FDEP).~~

~~Policy 5.4.2~~ ~~Regulations contained within the South Florida Building Code will be enforced to reduce exposure of life and property to the damaging effects of a hurricane or tropical storm to protect human life and property and to conserve the Village's natural resources.~~

~~Policy 5.4.3~~ ~~The Village will reduce or maintain a maximum hurricane evacuation clearance time of 10.0 hours for the Hurricane Vulnerability Area (HVA) measured using the methodology assumed in the South Florida Regional Planning Council "Hurricane Evacuation Study." To this end, no comprehensive plan amendments or development applications should be approved that increase densities or intensities beyond those depicted on the Future Land Use Map for lands within the HVA without property analysis to determine compliance with this policy for hurricane evacuation clearance time. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate is available.~~

~~Policy 5.4.4~~ ~~All proposed large-scale amendments to this Comprehensive Plan and/or applications for development review shall be evaluated for significant impacts to evacuation routes and times and for significant impacts to current available off-site sheltering capacities. Roadway improvements and shelter improvements shall be required, if deemed necessary, to mitigate negative impacts and phased with new residential development. Appropriate mitigation shall include, without limitations, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation may not exceed the amount required for a developer to~~

accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan.

Policy 5.4.5 The Village will not accept operation and maintenance responsibility for private roads or facilities located within the Coastal High Hazard Area (CHHA).

Policy 5.4.6 The Village of Palmetto Bay recognizes that the boundaries of its Coastal High Hazard Area (CHHA) shall be 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. The Village of Palmetto Bay CHHA boundary is derived from the Florida Statewide Regional Evacuation Study.

Objective 5.7 Hurricane Evacuation and Damage Assessment

Continue to Cooperate with the Miami-Dade County Office of Emergency management (OEM) to maintain or reduce predicted hurricane evacuation times and ensure adequate shelter capacity for residents during mandatory hurricane evacuation orders.

Policy 5.7.1 Provide land use and population data, as appropriate, to the Miami-Dade County Office of Emergency Management (OEM) for inclusion in the most current Comprehensive Emergency Management Plan (CEMP).

Policy 5.7.2 Deficiencies in hurricane evacuation times or facilities that arise in the future shall be analyzed, planned for, and reflected by amendments to this Comprehensive Plan after close coordination with officials for the Miami-Dade County Office of Emergency management (OEM).

Policy 5.7.3 The Village of Palmetto Bay will continue to participate in regular coordination meetings of local and regional evacuation planning professionals and maintain a liaison with the Miami-Dade County Emergency operations Center during a state of emergency to participate in the County's administration through the State of Florida emergency warning system.

Policy 5.7.4 Continue to coordinate with officials for the Miami-Dade County Office of Emergency Management (OEM) to identify "Persons with Special Needs" and inform these individuals of evacuation transportation and shelter services that may be available to them.

Policy 5.7.5 Help disseminate the public education program developed by the Miami-Dade County Office of Emergency Management (OEM) prior to the hurricane season to notify households of their need to evacuate and seek safe shelter in the event of a hurricane. The public education program will also be used to convey emergency preparedness information.

Policy 5.7.6 The Village shall coordinate with the Miami-Dade County Office of Emergency Management (OEM) to maintain an efficient and timely evacuation process in the case of a hurricane or tropical storm in accordance with Rules 9G-6 and 9G-7 of the Florida Administrative Code.

Policy 5.7.7 As deemed necessary, the Village will work with county, regional, state, and federal agencies to improve evacuation route capacities through improved design and construction of the street network, signage, and expansion of public transportation systems and services.

~~Policy 5.7.8 The Village will cooperate with the Miami-Dade County Office of Emergency Management (OEM) to coordinate damage assessments with assistance from other federal, state, regional, and local governmental agencies.~~

~~**Objective 5.8 Post Disaster Redevelopment and Hazard Mitigation**~~

~~**Coordinate with the Miami-Dade County Office of Emergency Management (OEM) to develop and implement post-disaster redevelopment and hazard mitigation plans that reduce or eliminate exposure of life and property to natural hazards towards the protection of health, safety, and welfare within the Village.**~~

~~Policy 5.8.1 The Village will coordinate with existing resource protection plans through appropriate regulatory procedures.~~

~~Policy 5.8.2 The Village shall enforce applicable recommendations of post disaster hazard mitigation plans required under Section 405 of the Disaster Relief Act of 1974.~~

~~Policy 5.8.3 Long-term redevelopment following a major hurricane event shall be conducted in accordance with standards maintained by the Florida Department of Natural Resources.~~

~~Policy 5.8.4 Participate in the preparation and adoption of a county-wide post disaster redevelopment plan that establishes an orderly process for reviewing private and public redevelopment proposals to restore the economic and social viability of the Village in a timely fashion.~~

~~Policy 5.8.5 As opportunities arise, eliminate unsafe conditions and inappropriate uses in the Coastal High Hazard Area (CHHA) in accordance with recommendations in the post-disaster redevelopment plan.~~

~~Policy 5.8.6 If rebuilt, structures with damage exceeding fifty percent (50%) of pre-storm market value shall be constructed to insure compliance with the most current version of the Florida Building Code.~~

~~Policy 5.8.7 During post-disaster redevelopment, structures that suffer repeated damage to pilings, foundations, or load bearing walls shall be required to rebuild landward of their present location and/or be structurally modified to meet current building codes.~~

~~Policy 5.8.8 Temporary building moratoriums may be declared in the Coastal High Hazard Area (CHHA) when fifty percent (50%) or more of the homes and businesses have been destroyed in order to assess impacts and feasibility of redevelopment.~~

~~Policy 5.8.9 The Village of Palmetto Bay will coordinate with the State of Florida and Miami-Dade County to ensure that damaged infrastructure is replaced and/or improved concurrent with redevelopment.~~

~~Policy 5.8.10 The Village shall identify properties recommended for acquisition after a named storm. The list of properties will not be published and will only be shared with FEMA and County officials associated with mitigation activities. The list of properties will only be used to contact willing sellers and offer mitigation opportunities.~~

3. Future Land Use Element

GOAL I **Establish Future Land Uses. The Village shall establish and maintain Future Land Use categories that protect the Village's existing high quality of life and sense of place.** ~~**TO GUIDE THE VILLAGE OF PALMETTO BAY FROM BIRTH TO EARLY MATURITY AS AN OUTSTANDING AND TRULY LIVABLE COMMUNITY IN SOUTHEAST FLORIDA BY BUILDING ON, AND IMPROVING, THE EXISTING LAND USE BLUEPRINT THROUGH VISIONARY PLANNING AND PLACE-MAKING, COST EFFICIENT PROVISION OF HIGH QUALITY FACILITIES AND SERVICES, QUALITY NEIGHBORHOOD PROTECTION, AND ENHANCEMENT OF ITS UNIQUE AND BEAUTIFUL COASTAL ENVIRONMENTAL RESOURCES.**~~

Objective A **Protect Sense of Place. The Village shall establish and maintain Future Land Use categories that protect the Village's existing high quality of life and sense of place.**

~~**Future Land Use Map**~~

~~**Adoption and implementation of the Future Land Use Map (FLUM), including the land use amendments to individual parcels as referenced in the supporting Data, Inventory, and Analysis, and presented in Exhibit 1 and the element goals, objectives, and policies herein as the official and primary standard governing land use density and intensity in the Village of Palmetto Bay.**~~

FLU I.A.1 Density. Residential development shall be limited by density, measured as allowable dwelling units per gross acre (DUA), per FS 163.3177(6)(a). All residential densities stipulate the maximum densities permitted for development on the land, however, the maximum density is not guaranteed by right once all regulations are applied to the site. This policy does not apply to the Village Mixed-Use (VMU) category, which is governed by FLU I.C.4.

FLU I.A.2 Intensity. Non-residential and mixed-use development shall be limited by intensity, measured by height, square footage, or as Floor Area Ratio (FAR), whichever is less. All non-residential intensities stipulate the maximum intensities permitted for development on the land however, the maximum intensity is not guaranteed by right once all regulations are applied to the site.

FLU I.A.3 Future Land Use Map (FLUM). The Village shall establish and maintain Future Land Use categories. These categories shall be used to designate lands on the FLUM in order to accommodate, at a minimum, the projected residential population growth based on projections 10- and 20-year planning periods as required by Florida Statutes 163.3177(1)(f)(3).

Objective B **Establish Residential Future Land Uses. The residential land use categories shall designate residential uses in successive density.**

FLU I.B.1 **Estate Density Residential (EDR):** The residential densities allowed in ~~this~~ the EDR category shall not exceed a maximum of 2.5 dwelling units per gross acre (DUA). The EDR category shall be comprised primarily of ~~This density category is characterized solely by~~ detached single family homes on relatively large lots. Consistent with Policy HOU II.A.2, the Village shall evaluate the appropriateness of allowing accessory Dwelling Units (ADUs) in this land use category (See Housing Element).

FLU I.B.2

Low Density Residential (LDR): The residential densities allowed in ~~this~~ the LDR category shall ~~range from a minimum of 2.5 to a~~ not exceed a maximum of 6.0 DUA ~~dwelling units per gross acre~~. This ~~density~~ category shall be comprised primarily of ~~is generally characterized by~~ detached single family housing and townhouses. ~~It could also include large fee-simple townhomes with extensive surrounding open space or a mixture of both housing types, provided that the maximum gross density is not exceeded.~~

FLU I.B.3

Low-Medium Density Residential (LMDR): The residential densities allowed in the LMDR category shall not exceed ~~This category allows a range in density from a minimum of 5.0 to a~~ maximum of 13~~.0~~ DUA ~~dwelling units per gross acre~~. The LMDR category shall be comprised primarily of ~~types of housing typically found in areas designated as low-medium density include~~ single-family homes, townhouses, and low-rise condominiums /apartments. ~~Zero-lot line single-family developments in this category shall not exceed a density of 7.0 units per gross acre.~~

FLU.I.B.4

Medium Density Residential (MDR): This category allows a range in density from 14.0 to 23.0 dwelling units per gross acre. The types of housing typically found in areas designated as medium density include townhouses, low-rise condominiums/apartments, and high-rise condominiums/apartments.

FLU I.B.5 Supporting Residential Utilities. The Land Development Regulations (LDR) shall allow small-scale public facilities and utilities intended to serve the immediate needs of a residential community to be permitted on compatible sites in all residential land use categories subject to adequate design and buffering.

~~Medium-High Density Residential (MHDR): This category allows a range in density from a minimum of 24.0 to 40.0 dwelling units per gross acre and/or up to 70.0 hotel units, including townhouses, low and high rise condominiums/apartments and hotel units. Ancillary or auxiliary uses associated with high density use, including common area sport use, tennis courts, pool, gymnasium, and/or restaurant bar are provided under this district.~~

Objective C Establish Non-Residential and Mixed-Use Future Land Uses. The non-residential and mixed-use land use categories shall promote the efficient use of land in areas with adequate existing utilities to provide for economic development opportunities.

FLU I.C.1

Commercial (C) Business and Office (BO): ~~This category accommodates the full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments (such as private commercial marinas). These uses may occur in self-contained centers, high rise structures, campus parks and municipal centers business districts. The specific range and intensity of uses appropriate in BO areas vary by location as a function of such factors as availability of public services, roadway access and neighborhood compatibility. Special limitations may be imposed on uses in BO where necessary to protect environmental resources including wellfield protection areas. Through the assignment of zoning districts~~

~~and special conditions, the specific range and intensity of uses appropriate for a specific site will be determined. Strip commercial shopping centers with inadequate lot depth, which allow only a single row of commercial structures and parking in front, are discouraged in this designation.~~ The non-residential intensity allowed in the Commercial category shall be ~~floor area ratio (FAR) is~~ 0.4 floor area ratio (FAR) for the first story, plus 0.11 FAR for each additional story up to five ~~six~~ (5~~6~~) stories. The residential densities allowed shall not exceed a maximum of 24 DUA. The Commercial category shall be comprised primarily of commercial, general retail sales, office, storage, and restaurants and bars and may include hotels. Each hotel room shall be measured at 0.5 of a dwelling units per gross acre (DUA).

~~Mixing of residential use with commercial, office, and hotels is also permitted in BO areas provided that the scale and intensity is not out of character with adjacent nearby development, and the project does not negatively affect any area neighborhoods. Where these conditions are met, residential density may be approved up to one density category higher than the average land use density of adjacent parcels. If no residentially-designated parcels exist adjacent to a BO parcel or no higher density categories exist on the Village FLUM, the maximum density allowed shall be 13.0 units per gross acre.~~

FLU I.C.2

Neighborhood Compatible (NC). ~~Office and Residential (OR):~~ The NC is a category that may be utilized as a transition between commercial and residential land use districts and shall encourage neighborhood compatible development that fosters a community where one can work, live, and play and may include residential, business, office, residential, civic, and institutional uses. The non-residential intensity shall not exceed a maximum of 0.4 FAR for a 1-story building and 0.6 for a 2-story building while residential density shall not exceed a maximum of 13 DUA.

~~Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Developments under this category must be compatible with any existing, zoned or Plan-designated adjacent and nearby land uses. The maximum scale and intensity of development shall be based on, and compatible with, the proximity and scale of adjacent and nearby residential uses. Points of ingress and egress, including service drives, for office and hotel uses must be located away from adjacent and nearby residential uses. The residential portions of OR sites must also be designed to transition to adjacent existing residential parcels with substantial and effective visual and acoustic buffering. Residential density may be approved up to one density category higher than the average land use density of adjacent parcels. If no residentially-designated parcels exist adjacent to an OR parcel or no higher density categories exist on the Village FLUM, the maximum density allowed shall be 13.0 units per gross acre.~~

~~When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was in either office only or residential use only, whichever is higher. Within the OR category, business uses ancillary and to serve the on-site uses may be integrated in an amount not to exceed 15.0 percent of the total floor area. The maximum floor area ratio (FAR) permitted is 0.4 for a one-story building and 0.6 for a two-story building.~~

FLU I.C.3

Downtown (D) ~~**Franjo Activity Center (FAC):**~~ The Downtown category shall ~~This designation~~ encourage~~s~~ development or redevelopment that seeks to facilitate multi-use and mixed-use projects that encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, provide for the efficient use of land and infrastructure, provide for urban civic open space, and give definition to a pedestrian urban form. The Downtown category ~~Franjo Activity Center~~ is intended to support ~~the achievement of~~ a residential to non-residential balance that increases the opportunities for transportation demand management alternatives including but not limited to walking and transit, reduced vehicle miles traveled, and reduced single use trips. The Downtown category ~~Franjo Activity Center~~ shall serve as a significant, multifamily, employment, office and commercial center of the Village as well as implement the following:

- Focus on the effective mix of office, service, retail, entertainment, residential, community facilities, open space, and transportation uses that will promote a lively, livable, and successful downtown area;
- Encourage a pedestrian oriented core;
- Promote alternative forms of transportation as an alternative to the automobile;
- Require wider sidewalks and bicycle lanes;
- Encourage the integration of transportation and transit systems with land use;
- Allow for development and redevelopment activities at varying density and intensity ranges, and allow for the transfer of densities and intensities to properties within the boundaries of the Downtown, as may be permitted by the Village;
- Promote compact, innovative land development; and
- Promote creative situating of buildings, transportation routes, and open space to create vistas that will unite the downtown areas.

The Downtown Category shall permit a total of 2,500 residential dwelling units. The maximum density and intensity for each sector of the Downtown is as follows:

- Main Street Sector – 32 DUA; Single Use Commercial and Stacked Apartment: Max. 50 ft Height / Min. 2 stories / Max. 4 stories; Mixed-use: Max. 65 ft. Height / Min. 2 stories / Max. 5 stories.
- Island Sector – 54 DUA; Max. 65 ft. Height / Min. 2 stories / Max. 5 stories.
- Eureka Sector – 43 DUA; Max. 65 ft. Height / Min. 2 stories / Max. 5 stories.
- Neighborhood Sector – 24 DUA; Max. 36 ft. Height / Min. 2 stories / Max. 3 stories. Single-Family Detached buildings are exempt from 2 story minimum.

Community facilities will continue to be permitted with the Downtown designation. Industrial uses and those uses which are determined to be

detrimental to the goals of the Downtown are prohibited. The Village may use innovative land development regulations such as transit and pedestrian-oriented development, transfer development rights, development bonuses and minimum land use densities/intensities to ensure an appropriate land use pattern for the Downtown. These regulations shall promote effective multi-modal transportation.

~~Development within the Franjo Activity Center shall:~~

~~1. Focus on the effective mix of office, service, retail, entertainment, residential, community facilities, open space and transportation uses that will promote a lively, livable, and successful downtown area;~~
~~2. Encourage a pedestrian oriented core;~~
~~3. Promote mass transit and other forms of transportation as an alternative to the automobile that will link to the Miami-Dade mass transit system and the Village's local I-bus service or any predecessor service thereto;~~
~~4. Encourage the integration of transportation and transit systems with land use;~~
~~5. Allow for development and redevelopment activities at varying density and intensity ranges, and allow for the transfer of densities and intensities for properties within the boundaries of the FAC, as may be permitted by the Village;~~
~~6. Promote compact, innovative land development;~~
~~7. Promote creative situating of buildings, transportation routes, and open space to create vistas that will unite the downtown areas, link the downtown with the rest of Franjo Activity Center area, and~~

~~Total densities and intensities of development within the Franjo Activity Center shall be as follows:~~

~~• Residential Land Uses – 5,661 dwelling units, of which 1,246 are to be held in reserve by the Village to be allocated by the Village at the time of site plan approval;~~
~~• Commercial/Office/Retail – 1,500,000 square feet, of which 500,000 square feet are held in reserve to be allocated by the Village at the time of site plan approval.~~
~~• Urban Open Space/ Recreation Uses with a level of service within the FAC of .25 acres per 1,000 residents within the FAC.~~

~~Community facilities will continue to be permitted with the FAC designation. Industrial uses and those uses which are determined to be detrimental to the goals of the FAC Master Plan are prohibited.~~

~~The Village may use innovative land development regulations such as transit and pedestrian-oriented development, transfer development rights, development bonuses and minimum land use densities/intensities to ensure an appropriate land use pattern for the Franjo Activity Center. These regulations shall encourage the integration of transportation and transit systems with land use in order to promote effective multi-modal transportation.~~

FLU I.C.4

Village Mixed Use (VMU): The land use designation is designed to encourage compact, mixed-use development comprised of business, office, residential,

commercial ~~civic,~~ institutional, recreation, open space, and hotel. Development must emphasize the efficient reuse of existing infrastructure, preservation of natural systems, integration of pedestrian and bicycle facilities, and an urban form characterized by close-knit neighborhoods and sense of community. The minimum VMU parcel size is 25.0 gross acres. ~~Each parcel must also adhere to a unified "Development Plan" established through a public charrette process to specify the permitted uses, densities/intensities, building scale and types, and design features and controls.~~ Residential density shall range from a minimum of 5.0 to a maximum of 10.0 dwelling units per gross acre~~, subject to the approved Development Plan~~. Non-residential intensities ~~should average~~ shall not exceed a floor area ratio (FAR) of 0.5~~; subject to limits adopted as part of an approved "Master Plan"~~.

~~The mix of uses proposed in any "Master Plan" accepted by the Village Council for a VMU site will be adopted into the Future Land Use Element of this Comprehensive Plan during the next regularly scheduled amendment cycle.~~

FLU I.C.5

Institutional Public Facilities (IPF). The maximum non-residential intensity allowed in the IPF category shall be 0.4 FAR for the 1st story, plus 0.11 FAR for each additional story up to 6 stories. The residential densities allowed in the IPF category shall not exceed a maximum of 13 DUA. The IPF category is intended to be comprised primarily of public and semi-public services including hospitals, offices, schools and colleges, medical facilities, fire-rescue stations, libraries, solid waste transfer stations, utility plants and facilities, and government offices and facilities. Internally integrated business/office areas, up to 10% of the total development floor area, may also be allowed. This category also allows for public private partnerships on Village owned parcels. Major utility facilities should be located away from residential areas and completely screened from surrounding uses.

~~**Institutional Use (IU):** The IU category allows hospitals, non-profit medical facilities, fire-rescue stations, cemeteries, libraries, solid waste transfer stations, private and public utility plants and facilities, government offices and facilities, and military installations. Offices are allowed in this category. Internally integrated business areas, up to 10 percent of the total IU development floor area, may also be approved in this category. Major utility facilities allowed in the IU should generally be located away from residential areas. The Business and Office land use category intensity requirements are applied to all development in this category.~~

~~**Civic Use (CU):** This land use designation allows primarily universities and colleges, cemeteries, churches, public and private schools. Offices are allowed in this category. Internally integrated business areas, up to 10 percent of the total CU development floor area, may also be approved.~~

Objective D **Establish Environmental and Recreational Future Land Uses. The environmental and recreational future land use categories shall designate areas that preserve natural resources or promote parks and recreational uses.**

FLU I.D.1

Environmental Protection (ENV~~P~~): The ENV category shall designate ~~Parcels designated EP are~~ environmentally-sensitive lands ~~under the~~

~~ownership of government or non-profit entities~~. No development except low intensity, passive recreational uses are permitted on lands under the ownership of government or not-for-profit entities. ~~Limited administrative office, retail, and storage uses incidental to protection use are allowed.~~

FLU I.D.2

Parks, ~~and~~ Recreation, and Schools (PRS): The PRS category shall designate passive and active public park sites and public school sites with ancillary support uses also allowed. Parks and schools should be integrated into the surrounding neighborhoods and provide for accessible non-vehicular routes of entry (See Recreation and Open Space Element and Educational Facilities Element). Schools shall not extend into natural forest communities, such as pine rocklands. Unless otherwise restricted, the privately owned land designated as PRS may be developed for a use or a density comparable to, and compatible with, adjacent development, provided that such development is consistent with the goals, objectives, and policies of the Village's Comprehensive Plan and the Village's land development regulations. Schools are not allowed under this land use category at any location, or adjacent to any location, where schools (public or private) are explicitly prohibited in the Village's Comprehensive Plan or the Village's land development regulations. ~~The Future Land Use Map (FLUM) specifically illustrates larger park and recreation areas, as well as, golf courses. Compatible parks are encouraged in all residential land use categories. The siting and use of future parks and recreation areas shall be guided by the Recreation and Open Space Element and the Capital Improvements Element of this plan, and by other applicable goals, objectives, and policies of the Comprehensive Plan. Certain commercial activities ancillary to recreational uses and related to resources of the park, such as boat supply stores, fuel docks, or tennis and golf clubhouses are also permitted and may be considered for approval in the PR category. Other commercial recreation, entertainment or cultural uses may also be considered for approval in the PR category if they would enhance the quality, utility, or enjoyment of the site and its natural, historical, or archeological resources and facilities.~~

~~**Environmentally Protected Parks (EPP):** This category includes existing lands that are environmentally sensitive and/or exhibit unique archeological features. All EPP areas shall be managed consistent with the goals, objectives, and policies for development of the applicable environmental resources or protection area. Accordingly, resource-enhancing facilities including boardwalks, nature trails, canoe trails and launces, and interpretive facilities may be provided in these areas.~~

~~**Agricultural Use (AU):** This FLUM category is applied to existing lands in active agricultural use. Agricultural land uses include crops, groves, and other types of typical agricultural activities. Residential density is limited to no more than one (1) dwelling unit per five (5) gross acres.~~

FLU I.D.3

Water Management and Recreation ~~Bodies~~ (WMR~~B~~): The WMR land use category shall be for lands approved by the South Florida Water Management District. The purpose of the WMR category is to designate areas that are to be utilized for water management, maintenance of waterways, and stormwater management/flood control and may capture recreational uses in the vicinity of these water management resources such as trails or access points into parks.

~~Major existing inland canals, lakes, and other water bodies are shown on the FLUM.~~ No residential or non-residential development shall be ~~is~~ permitted. ~~Access and usage facilities such as docks and boat ramps are permitted subject to the approval of the jurisdiction with authority over the water body, the Village Council, and the Miami-Dade County Department of Regulatory and Economic Resources.~~

GOAL II **Guide Smart Growth Patterns. The Village shall guide patterns of land uses through smart growth principles in order to retain the Village's unique sense of place, high quality of life, and sustainability.**

Objective A **Guide the Future Uses of Land. Smart growth principles and interpretive text shall guide where each category is assigned on the Future Land Use Map (FLUM).**

FLU II.A.1 Smart Growth. The Village shall promote smart growth principles that guide future growth in an intentional way that preserves the existing residential character of the community, encourages economic stability, and discourages land use patterns indicative of urban sprawl. This includes encouraging infill development in otherwise built-up areas and guiding density and intensity development in proximity of US-1 around nodes of existing activity in order to promote compact building design, walkability, and a mix of uses, as well as the efficient use of public transit, existing utility capacity, and resources.

FLU II.A.2 Transitions and Compatibility. The assignment of Future Land Use categories on the Future Land Use Map (FLUM) shall promote orderly land use transitions and the Land Development Regulations (LDR) shall have standards in place requiring developments to be designed in a way that enhances the identity, appearance, and vitality of the community while utilizing appropriate compatibility measures, such as buffering, to protect single-family residential areas.

FLU II.A.3 Waterfront. Consistent with F.S. 163.3177(6)(a)3.c., a high priority shall be placed on maintaining existing water-dependent and water-related land uses for public access along the shoreline. The LDR shall allow appropriate flexibility to encourage and enhance public access in the Village's coastal waterfront.

FLU II.A.4 Economic Development. The Village will encourage economic infill development along US-1 targeting locally owned businesses that foster economic development that result in responsible growth for the Village.

FLU II.A.5 Transfer of Development Rights. The Village shall maintain standards in the LDR that permit and regulate the transfer of development rights (TDRs). TDRs may be used to, but not limited to, preserve environmentally sensitive lands, to increase available park land, preserve existing low density residential neighborhoods, to facilitate appropriate redevelopment and revitalization, or to facilitate economic development.

Objective B **Maintain a Sustainable Community. The Village shall designate the future uses of land in an intentional way that promotes a beautiful mix of the built and natural environment and creates a sustainable community.**

FLU II.B.1 Environmental Protection. The LDR shall maintain standards to protect and enhance, to the maximum extent possible, environmentally important natural systems, wildlife habitats and corridors, and historical and archaeological resources (See Conservation and Sustainability Element).

FLU II.B.2 Low Impact Development (LID). The Village shall encourage land and water resource best management practices and promote environmentally friendly, low-impact designs with greater permeability closer to the coastal area, where complete utilities may not yet be provided.

FLU II.B.3 Coastal High Hazard Area (CHHA). Densities or intensities in the CHHA, as defined by Florida State Statute (F.S.), or within FEMA floodplains shall not be increased beyond those depicted on the Future Land Use Map (FLUM) (See Coastal Management Element).

FLU II.B.4 Tree Cover. In order to promote a sustainable and beautiful community, the LDR shall encourage existing mature vegetation and distinctive trees to be retained and protected in developments for the health of these natural resources and to retain the existing tree canopy cover (See Conservation and Sustainability Element)

FLU II.B.5 Tree-lined Streets. The Land Development Regulations (LDR) shall promote the maintenance of tree-lined streets in accordance with the Street Tree Master Plan and promote the planting of new trees and proper landscaping. (See Conservation and Sustainability Element).

Goal III Implement and Monitor the FLUM. The Village shall implement and Monitor the FLUM, considering all Elements of this Comprehensive Plan.

Objective A Implement Large Scale Planning. The Village shall implement and monitor the Future Land Use categories on the Future Land Use Map (FLUM), which are designed to be general categories for large-scale planning over the comprehensive planning 20-year period of time.

FLU III.A.1 Implementation. The Village shall implement the Future Land Use Map (FLUM) and this Comprehensive Plan, designed to adequately plan for the projected population, utility capacity, roads, schools, parks, and other infrastructure needed to sustain the Village's residents, businesses, and visitors.

FLU III.A.2 Outdated Development Patterns. The Land Development Regulations (LDR) shall address outdated development patterns, such as antiquated subdivisions that have been recorded or approved more than 20 years ago and that have substantially failed to be built and in which the continued buildout would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located.

FLU III.A.3 Monitoring. The FLUM shall be analyzed annually to see if there have been any substantial changes to the planned future conditions. The Village Council shall receive a report from the Village staff about any proposed changes to the categories on the FLUM at the first public zoning hearing of each year.

FLU III.A.4 Fiscal Impact Analysis for Development Proposals. The Village intends to establish a fiscal impact analysis requirement as part of the development review process. This analysis would evaluate anticipated costs and revenues associated with proposed developments, potential impacts on Village facilities, infrastructure, and services, and long-term economic sustainability through assessment of ad valorum tax revenue generation and total service costs.

FLU III.A.5 Fiscal Analysis of Land Use. The Village seeks to track and analyze tax revenue generated per acre by land use category to assess the financial productivity of different land uses, identify high-performing and

underperforming land uses, guide future land use planning and zoning decisions, and support sustainable fiscal strategies.FLU III.A.3Monitoring. The FLUM shall be analyzed annually to see if there have been any substantial changes to the planned future conditions. The Village Council shall receive a report from the Village staff about any proposed changes to the categories on the FLUM at the first public zoning hearing of each year.

FLU III.A.6 Minimum Tax Revenue Standards for Development. The Village intends to implement requirements for all new developments to achieve, at minimum, a break-even fiscal impact through their lifecycle, as determined by a comprehensive fiscal analysis measuring tax revenue per acre against service and infrastructure costs. The village aims to ensure each development contributes to the Village's long-term financial sustainability without creating future tax burdens on existing residents and businesses.

Goal IV Regulate Village Design. The Village shall encourage architectural design that protects the Village's unique sense of place and create identifiable neighborhoods.

Objective A Promote Design Standards. The Land Development Regulations (LDR) shall promote design standards in commercial, mixed-use, and multi-family districts to allow for enhanced details and aesthetics in order to protect the community's appearance and promote a high quality of life for its residents.

FLU IV.A.1 High Quality of Life. The Land Development Regulations (LDR) shall regulate design standards for specific districts, zoning categories, or geographic areas as deemed appropriate in order to maintain the high quality of life of residents.

FLU IV.A.2 Architecture. The LDR shall identify appropriate architectural design elements for commercial, mixed-use, and multi-family districts.

FLU IV.A.3 Mixed-Use Character. The Village shall encourage creative, yet proven, land development techniques for mixed-use developments, such as complete streets standards, to create pedestrian oriented streets, and internal to site development on sites adjacent to US-1 in order to enhance the character and functionality of those spaces.

FLU IV.A.4 Street Design. The LDR shall regulate context-sensitive street design for within the community (See Transportation Element).

FLU IV.A.5 Removal of Off-Site Signage Distractions. The Village shall prohibit all off-site advertising signage visible from the public right of way to prevent distracted driving dangers and encourage the enhancement of aesthetic landscaping that provides shaded sidewalks, streets and parking areas. The Village shall provide an amortization schedule for the removal of all existing off-site advertising signage including, but not limited to, billboards, kiosks, or other types of advertising on or visible from the public right-of-way in order to enhance safety, reduce distracted driving, and protect the unique character of the community's tree lined family friendly streets, and small Village aesthetic quality.

FLU IV.A.6 Safety. The LDR shall utilize the principles of Crime Prevention Through Environmental Design (CPTED), or other similar programs, in regulating the design of buildings and placement of uses in order to increase the safety of neighborhoods and the community.

FLU IV.A.7 US-1 Aesthetic Entrance Overlay. The Village shall consider the creation of a US-1 Aesthetic Entrance Overlay with the boundary to be determined by a safe streets analysis in order to make roadways safer for all users.

FLU IV.A.8 Maintain the Village's High Quality of Life. The LDR shall address unique design features such as entry identification statements, waterway vistas, and public open space in order to maintain the Village's high quality of life.

Objective B Create and Maintain Master Plans. The Village shall create and maintain Master Plans to allow for entire planned areas to be designed.

FLU IV.B.1 Maintain Existing Master Plans. Where appropriate, the Village shall maintain existing Master Plans including, but not limited to, the Resilience Action Plan, Bicycle and Pedestrian Master Plan, Stormwater Master Plan, and Street Tree Master Plan.

FLU IV.B.2 US-1 Gateway Boulevard Study. The Village shall consider conducting a US-1 Gateway Boulevard Study that applies urban design, architectural design, and landscape regulations to this gateway street.

Goal V Implement Regulations through the Land Development Regulations (LDR). The Village shall implement this Comprehensive Plan through the LDR (a.k.a. Zoning Code) which shall provide clear and concise regulations for implementing the Village's future vision.

Objective A Implement and Maintain the LDR. The Village shall implement and maintain the LDC so that it is consistent with this Future Land Use Element and other applicable Elements of this adopted Comprehensive Plan.

FLU V.A.1 Uses. The Land Development Regulations (LDR) shall further regulate the placement of land uses and provide further restrictions as necessary to allow for proper transitions and the efficient use of the land based on the Village's vision.

FLU V.A.2 Zoning. The LDR shall maintain zoning districts that implement the intent of the Future Land Use categories and shall further define the allowed uses, density, intensity, setbacks, lot coverage, massing, and design guidelines within individual zoning districts, except as pre-empted by F.S. including, but not limited to:

- Consistent with F.S. 163.3208(4), new distribution electric substations shall be permitted in all FLUM categories (except preservation, conservation, or historic preservation).
- Consistent with F.S. 163.32051(3), floating solar facilities shall be a permitted use in the appropriate FLUM categories and the LDC shall promote the expanded use of floating solar facilities.
- Consistent with F.S. 559.955, a home-based business that operates from a residential property may operate in an area zoned for residential use.
- Consistent with F.S. 381.986, regulation of cultivation, processing, and delivery of marijuana by medical marijuana treatment centers is preempted to the state except as provided for in F.S. 381.986(11).

- Consistent with F.S. 509.032(7)(b), a local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals.

FLU V.A.3 Developments. The Village shall continue to include appropriate regulations in the LDR that require developments to address local topography, flooding frequency, soil, adequate drainage and storm water management, open space, vehicle parking, safe and convenient on-site traffic flow, and other applicable conditions.

FLU V.A.4 Design. The LDR shall incorporate and maintain regulations regarding the continual efforts associated with Tree USA, the Landscape Mitigation program, and the Art in Public Places (AIPP) program.

FLU V.A.5 Schools. Consistent with F.S. 163.3177(6)(a)3.d., and except as otherwise provided in FLU I.D.2, schools shall be an allowable use in the Parks, Recreation, and Schools future land use category and the LDR shall encourage the location of schools proximate to residential areas as well as use opportunities to co-locate schools with public facilities such as parks, libraries, and community centers, however, adverse impacts to the tranquility of the residents shall be minimized to the maximum extent possible (See Educational Facilities Element).

Objective B Monitor the LDC. The Village shall monitor the LDC to incorporate appropriate changes as needed.

FLU V.B.1 Monitoring. The Land Development Regulations (LDR), including zoning districts, shall be monitored and maintained to stay in compliance with this Comprehensive Plan and may be updated at any regularly scheduled monthly Village Council zoning hearing.

FLU V.B.2 Village Council. The Village Council shall sit as the Local Planning Agency (LPA) as they have determined this will be in the best interest of the public and they will hear all applications for revisions to the LDR including its maps.

Objective C Support Local Business Development and Economic Vitality. The Village shall encourage a diverse and resilient local economy through policies that support small businesses, entrepreneurship, and innovative development approaches.

FLU V.C.1 Incremental Business Growth. The Village shall prioritize incremental business growth by simplifying permitting processes for small-scale businesses and adaptive reuse projects, fostering a more dynamic and resilient local economy through streamlined approval processes and supportive regulations.

FLU V.C.2 Cultivating Local Entrepreneurs. The Village shall focus on cultivating local entrepreneurship by providing resources, workshops, and incentives aimed at supporting small businesses to foster innovation and creativity among local residents through targeted programs and support services.

FLU V.C.3 Temporary and Pop-Up Businesses. The Village shall create programs to support temporary or pop-up businesses by offering flexible permitting and access to underutilized commercial spaces to encourage economic experimentation and activate vacant properties while maintaining appropriate safety, operational standards, and consideration of the surrounding community.

~~Policy 1.1.2 For the purpose of gross residential density determinations within land use categories, water bodies and non-residential use area are not included.~~

~~Policy 1.1.3 The Palmetto Bay Village Center is an 80.0 acre site located northeast of the intersection of SW 184th Street and Old Cutler Road and is subject to the Master Plan accepted by the Village Council in October 2004. Approximately 39 acres of that land is designated "Village Mixed Use" which may include the following maximum development potential:~~

- ~~Multifamily residential, including but not limited to Apartment Building, Rowhouse/Townhouse, and/or Senior Living Facilities up to 400 units~~
- ~~Commercial – incidental and supporting uses~~
- ~~Office – up to 315,000 square feet (including ancillary uses).~~
- ~~Any increase in commercial square footage or residential units approved by Transfer of Development Rights pursuant to applicable Code shall not exceed maximum permitted land use density by more than 25%.~~

~~None of the above uses shall create substantial adverse impacts on the Biscayne National Park or Biscayne Bay.~~

~~Policy 1.1.4 Houses of worship are allowed in all land use categories on the FLUM; however, if located in or near neighborhoods, adverse impacts to the tranquility of the residents around the church and the surrounding neighborhood must be minimized to the maximum extent possible. A public hearing is required prior to locating a new house of worship.~~

~~Policy 1.1.5 Small-scale public facilities and utilities intended to serve the immediate needs of the residential community may be permitted on compatible sites in all residential land use categories subject to adequate design and buffering as determined by the Village.~~

~~Policy 1.1.6 Home occupations may be approved in all residential land use categories as a conditional use provided the activity is secondary and incidental to the primary residential uses, maintains a residential appearance, does not adversely impact the surrounding neighborhood, and complies with all other applicable criteria contained in the Village Land Development Code (LDC).~~

~~Policy 1.1.7 Congregate living facilities, group homes, foster homes, nursing homes, and day care facilities shall be allowed in all residential land use categories provided they are consistent with the LDC and separated by a minimum of 1,000 feet from any similar existing facility. A maximum of 2.5 occupants in these types of facilities shall be considered one (1) dwelling unit for purposes of determining allowable density.~~

~~Policy 1.1.8 Discourage land use patterns indicative of urban sprawl in the FLUM and any amendment applications by dictating compact development, mixed use where appropriate, and efficient use of public facility capacity and resources, while protecting single-family neighborhoods.~~

~~Policy 1.1.9 A high priority will be placed on maintaining existing water-dependent and water-related land uses for public access. Priority will be given inland planning by the Village for water-dependent land uses along the shoreline.~~

~~Policy 1.1.10 No comprehensive plan amendments or development applications should be approved that increase densities and intensities beyond those depicted in the FLUM for lands within the HVA (Hurricane Evacuation Area) without proper~~

~~analysis to determine compliance with hurricane evacuation clearance time provided in the Coastal Management Element.~~

~~Policy 1.1.11~~ ~~All proposed large-scale amendments to this Comprehensive Plan and/or applications for development review shall be evaluated for significant impacts to evacuation routes and times and for significant impacts to current off-site sheltering capacities. Roadway improvements and shelter improvements shall be required, if deemed necessary, to mitigate negative impacts and phased with new residential development.~~

~~Policy 1.1.12~~ ~~Encourage balanced future land use patterns along US 1 commercial corridor that would ensure a natural buffer or transition area between the commercial uses and the single-family residential areas, thus ensuring the concentration of future development in areas with adequate infrastructure and facilities.~~

~~Policy 1.1.13~~ ~~Encourage suitable residential transitions of Medium Density Residential (MDR) and Medium High Density residential (MHDR) development along the business district in order to promote future land use patterns that will minimize the amount of greenhouse gas (GHG) emission generated within the Village, and concentrate future development in areas with adequate infrastructure and facilities, thus discouraging urban sprawl.~~

~~**Objective 1.2**~~ **~~Land Development Code~~**
~~Maintain, and revise as necessary, an effective Land Development Code (LDC), which clearly implements the goal, objectives, and policies of this Element, and the adopted Comprehensive Plan as a whole, and regulate development quality and impacts.~~

~~Policy 1.2.1~~ ~~Continue to update the Village Land Development Code so that it is consistent with this Future Land Use Element and other applicable elements of the adopted Comprehensive Plan, and provides Village businesses, residents and developers with a clear and concise set of zoning and other regulations for implementing Palmetto Bay's future vision.~~

~~Policy 1.2.2~~ ~~Utilize creative, yet proven, land development techniques in the new Land Development Code that will allow developers to generate the unique mixed-use character expressed in the community charrettes and the future land use designations for the Franjo Road/U.S. 1 Commercial Area and Palmetto Bay Village Center focus areas.~~

~~Policy 1.2.3~~ ~~Updates to the LDC should be made to reflect changes made to the Master Village Design Plan, incorporating regulations regarding the continual efforts associated with Tree USA, Landscape Mitigation Program, AIPP program for Arts, in addition to addressing such unique design features as entry identification statements, beautification of transportation corridors, bike and pedestrian ways, landscape palettes, waterway vistas, public buildings, architectural guidelines, and public open space.~~

~~Policy 1.2.4~~ ~~Allow appropriate flexibility in the new LDC to encourage and enhance public access in the Village's coastal waterfront, such as clustering and density incentives.~~

~~Policy 1.2.5~~ ~~Provide for a code enforcement system in the new Code that maintains and enhances the quality standards of the community, and is very responsive to resident and business owner inquires and needs.~~

Policy 1.2.6 Continue to include appropriate regulations in the LDC to property address local topography, flooding frequency, soil, and other applicable environmental conditions in development approvals. In addition, provide for adequate drainage and storm water management, open space, vehicle parking, and safe, convenient on-site traffic flow.

Policy 1.2.7 Coordinate regulations for the subdivision of property in the Village of Palmetto Bay with the Miami-Dade County Public Works Department.

Policy 1.2.8 Preserve existing water-dependent and water-related uses within the Villages and establish standards within the Land Development Code for siting future water-dependent and water-related uses that address land use compatibility, availability of upland support services, existing protective status or ownership, hurricane contingency planning, protection of water quality, water depth, environmental disruptions, mitigation actions, availability for public use, economic need, and feasibility.

Objective 1.3 Public Facility Levels-of-Service
Make sure suitable land is available for roads and infrastructure needed to support proposed development and redevelopment, and the expansion of necessary public facility capacity and service concurrent with the impacts of development.

Policy 1.3.1 The adopted level-of-service standards in this Plan shall be required to be maintained throughout the planning, design, and construction phases of development approvals in the Village.

Policy 1.3.2 Require that all new development and redevelopment maintain the adopted level-of-service standards for public facilities in this Plan concurrent with the build-out of planned projects.

Policy 1.3.3 Work with county and regional utility service providers, as needed, to help locate suitable land for expansion of their operations and services.

Policy 1.3.4 Annually evaluate the public facility needs generated by the Future Land Use Map and verify that the Five-Year Schedule of Capital Improvements in the Capital Improvements Element is updated to accommodate the development anticipated by the FLUM at the adopted LOS standards.

Policy 1.3.5 Work with Miami-Dade County and the South Florida Water Management District to implement the County's and Region's Water Supply Plan in conjunction with the implementation of the Village's Water Supply Element, by adoption of the latest version of the Miami-Dade County Water Supply Facilities Work Plan, revised March 2008, as prepared by Camp, Dresser and McKee, Inc.

Policy 1.3.6 Identify alternative level-of-service components which support Complete Street elements such as bicycle capacity, pedestrian facilities, and multimodal options.

Objective 1.4 Schools and Co-location with Public Facilities
Help the Miami-Dade County School Board and local charter school developers provide the high-quality elementary, secondary, and college level education facilities and resources.

Policy 1.4.1 Public schools are allowed in all land use categories shown on the adopted FLUM and all zoning districts contained in the LDC. However, if located in or near neighborhoods, adverse impacts to the tranquility of the residents around

the school and in the surrounding neighborhood must be minimized to the maximum extent possible.

Policy 1.4.2 As provided for in the Interlocal Agreement between Palmetto bay and the Miami-Dade County School Board, the Village will work with the School Board to plan future school sites in the city and ensure adequate lands are available, proximate to neighborhoods, and accommodate the present and future student population of the city.

Policy 1.4.3 The Village shall utilize every opportunity to co-locate public facilities, such as parks, libraries, and community centers, with schools.

Policy 1.4.4 Consistent with the provisions of the Interlocal Agreement between Palmetto Bay and the School Board, the Village will consider the individual and cumulative impacts of land use plan amendments and rezoning applications that increase residential density on existing and planned public elementary and secondary schools, and solicit input from the School Board on local school impacts in advance of the hearings for subject amendments or applications.

Policy 1.4.5 The Village will provide an expedited development review process for all proposed public schools within Palmetto Bay.

Policy 1.4.6 As part of the Interlocal Agreement between Palmetto Bay and the School Board, establish a joint process for collaborative planning and decision making on population projections and public school siting to accomplish coordination between the Village's adopted Comprehensive Plan and the long range plans of the School Board.

Policy 1.4.7 Encourage universities, colleges, and non-profit education providers to establish college-level and adult education facilities in Palmetto Bay.

Objective 1.5 Environmental Resources and Natural Systems
Protection and enhancement, to the maximum extent possible, of all environmentally important natural systems and historical resources existing in the Village.

Policy 1.5.1 Ensure that the LDC incorporates all relevant wetland, coastal and native upland protection requirements from the Miami-Dade County Department of Regulatory and Economic Resources, South Florida Water Management District, and the Florida Department of Environmental Protection, and that the applicable permitting requirements of these agencies are met for all development applications in the Village.

Policy 1.5.2 Protect all identified historical and archeological structures and sites within the Village through appropriate land development regulations, comprehensive review of development applications and public acquisition decisions.

Policy 1.5.3 Actively support all public efforts to purchase additional coastal parcels for preservation, passive recreation and shoreline access. Investigate and sponsor grant applications for this purpose, if feasible.

Policy 1.5.4 Protect and enhance the lush flora and fauna of the Village through strong community landscaping guidelines, land development regulations, and code enforcement.

Policy 1.5.5 Retain and strengthen regulations protecting surface water, groundwater and air quality by implementing the standards for these resources establish by applicable regional, state, and federal environmental agencies.

~~Policy 1.5.6~~ ~~Potable Water. No development orders shall be issued unless it can be determined that adequate potable water supplies and facilities are available.~~

~~Policy 1.5.7~~ ~~Concurrency relating water supply shall be completed prior to the anticipated date of issuance of a certificate of occupancy in compliance with Policy 11.5.8. The Village shall consult with Miami-Dade County to determine that water supplies will be available at the time the certificate of occupancy is issued.~~

~~**Objective 1.6**~~ ~~**Coastal High Hazard and Disaster Preparedness**~~

~~**Coordinate with Miami-Dade County and the State of Florida in addressing the land use planning, evacuation, structural integrity, and disaster-preparedness needs of Palmetto Bay.**~~

~~Policy 1.6.1~~ ~~Densities or intensities in the Coastal High Hazard Area (CHHA) shall not be increased beyond those depicted on the Future Land Use Map.~~

~~Policy 1.6.2~~ ~~Coordinate with Miami-Dade County in implementing the approved Local Mitigation Strategy, by assessing the vulnerability of governmental, medical, and public safety sites and structures in the Village to storm damage, and in developing an action plan, if necessary, to address wind stability and flood protection for key buildings.~~

~~Policy 1.6.3~~ ~~Work with Miami-Dade County to ensure that Village employees are well versed in the programs, procedures and policies required during a disaster emergency and the longer-term post disaster redevelopment process.~~

~~Policy 1.6.4~~ ~~An annual review should be performed on the Village Emergency Plan and updated, as necessary, to incorporate any changes associated with disaster-preparedness, hurricane evacuation, and post-disaster redevelopment plans, procedures and personnel duties.~~

~~**Objective 1.7**~~ ~~**Street Tree Master Plan**~~

~~**Maintain the Street Tree Master Plan to create an attractive street environment that will complement private and public properties, create beauty within the public right-of-way, and be comfortable and create street canopy for energy efficiency for residents and visitors.**~~

~~Policy 1.7.1~~ ~~By June 2015, a full review and update of the Street Tree Master Plan should be completed. Annual reviews and maintenance of the plan should be performed. In support of the Tree USA designation, the Village should continue to allocate annual funds to be used towards the planting of new trees and the maintenance of existing trees within the Village. The Village's Street Tree Master Plan should be reviewed and updated annually are implemented.~~

~~Policy 1.7.2~~ ~~An annual review and update should be performed on the list of street trees species, their location and condition and for the purpose of phasing out trees that do not adapt well to the requirements of an urban environment and introduce new trees that are more suitable.~~

~~Policy 1.7.3~~ ~~Continue to provide planted medians to distinguish major thoroughfares and reduce the GHG emission in the Village. The Village should prepare a study to determine which streets could accommodate landscape medians and then implement the plan through the capital improvements element and budget.~~

~~Policy 1.7.4~~ ~~Create unique landscape designs and standards for medians for each major thoroughfare to distinguish each from the other and to provide a special identity to separate the Village from neighboring municipalities.~~

~~Policy 1.7.5 Provide landscaping within an average 50-foot right-of-way, whenever feasible adjacent to non-residential development.~~

~~Policy 1.7.6 Create consistent entry/water features designed with landscape for elect intersections throughout the Village, such as at the intersection of SW 136th Street and Old Cutler Road.~~

~~Policy 1.7.7 Continue to require that public rights-of-way be landscaped to allow for Village and/or service utility company access to utility lines and under grounding of utility line.~~

~~Policy 1.7.8 Study opportunities to provide landscape pockets with automatic irrigation systems along arterial streets that do not currently have landscaping to soften the visual effect of the block wall.~~

~~Policy 1.7.9 Existing mature vegetation and distinctive trees should be retained and protected in developments.~~

~~Policy 1.7.10 Landscape plans should take into consideration the potential impact of mature vegetation on significant views so that future removal of view blocking trees will not be necessary~~

~~Policy 1.7.11 Trees should be planted along residential streets, in parking lots requiring landscaping, and in other pervious areas as the opportunity arises and in accordance with the Village's Street Tree Master Plan. Trees should be retained whenever possible and maintained using Best Management Practices as appropriate for each tree type.~~

~~Policy 1.7.12 Continue participation in the Tree City USA program and provide additional street tree placement in conjunction thereto.~~

~~Policy 1.7.13 Increase green space within the rights-of-way to support tree growth and ensure proper swale areas for water percolation and ground water runoff purposes.~~

4. Recreation and Open Space Element

Goal I **Highest Quality Parks. The Village shall provide parks, recreation and open space that benefits the community and retains the Village's brand as the Village of Parks.** ~~**Provide a balanced, multi-purpose system of excellent parks, greenways, and trails that meet and exceed the needs of Palmetto Bay's residents, Businesses, and Visitors.**~~

Objective A **Meet the Parks and Recreational System Level of Service (LOS) Standard** ~~**Needs**~~
The Village shall provide a balanced, comprehensive system of active and passive parks consisting of pocket parks, greenways, trails, nature preserves, open spaces, public-private plazas, and recreational facilities that meet the needs of our residents. ~~**Maintain and enhance Village parks and open space lands and facilities consistent with the adopted level-of-service (LOS) standard.**~~

REC I.A.1 Capital Improvements. Consistent with the Capital Improvements Element, the Village shall review the parks portion of the Capital Improvement Program (CIP) prior to preparation of the annual capital budget each year in order to incorporate new recreation sites, facilities, improvements, repairs, and general preventive maintenance into the budget request, as needed. ~~Maintain and update yearly, a 5-Year Village Capital Improvement Program (CIP) with a parks and recreation component. Prior to preparation of the annual capital budget each year, review the parks portion of the CIP and incorporate new recreation sites, facilities, improvements, repairs, and general preventive maintenance into the budget request. The Parks CIP shall be based on data, standards, and policies contained in this Comprehensive Plan and the Parks Master Plan adopted by the Village in 2004.~~

REC I.A.2 LOS Standard. Through the maintenance and expansion of existing park facilities and the acquisition and/or development of new parks and open space, the Village shall achieve:

- A Village-wide Level of Service (LOS) Standard of 3.0 acres per 1,000 residents; and
- A separate LOS of .25 acres per 1,000 residents for developments within the Downtown area.

~~Through the maintenance and expansion of existing park facilities and the acquisition and/or development of new parks and open space, achieve: (1) a village-wide level of service (LOS) standard of 5.0 acres per 1,000 residents by 2025; and (2) a separate LOS of .25 acres per 1,000 residents for developments within the Franjo Activity Center area.~~

REC I.A.3 Parks Master Plan. The Village shall maintain a Parks Master Plan in order to plan for future recreational needs and ensure the LOS standard is being met.

REC I.A.4 Community Surveys. The Village shall conduct comprehensive park and recreation surveys at least every two years to assess community needs, satisfaction levels, and usage patterns. Survey methods shall include statistically valid sampling techniques and demographic analysis to ensure feedback represents the entire community. Survey results shall be used to inform park improvements, programming decisions, and capital investment priorities.

REC I.A.5 Program Effectiveness. The Village shall evaluate all recreation programs annually using established performance metrics, including attendance rates, cost recovery, participant satisfaction, and achievement of program goals. Each program evaluation shall consider demographic participation patterns, community benefit, and alignment with Village recreation objectives. Programs failing to meet established performance standards shall be modified or replaced to serve community needs better.

Objective B Location and Design of Parks. The Village shall regulate the design of parks and locate parks so that they are equally distributed throughout the community.

REC I.B.1 The Village shall maintain a balance of active parks, passive parks, and natural areas to meet the needs ~~and expectations~~ of Village residents, and seek future opportunities to increase the number of parks/pocket parks and public-private plazas within ¼ to ½-mile distance of neighborhoods. ~~other urban open spaces distributed throughout the Village.~~

REC I.B.2 Quality of Parks. The Village shall ensure recreational facilities are well-managed, and well-maintained, and that quality recreation programs are available to all residents. This shall be partially achieved by keeping an up-to-date inventory of park facilities and sites, and surveying the park and recreational needs of Village residents on a regular basis.

REC I.B.3 Design of Parks. Public parks and facilities shall be designed and constructed compatible with the character and quality of onsite natural resources. All plans for development or redevelopment of parkland resources shall incorporate creative concepts of urban design and landscape with unique natural features of the site. The design shall provide a circulation system to minimize conflict between pedestrians and vehicles, and adequate landscape and screening to protect the integrity of established residential areas and enhance community appearance.

REC I.B.4 Promote Sustainable Development Concepts. The Village shall utilize native plants and Florida Friendly Landscape techniques when landscaping is added or updated in parks, recreation facilities, and open spaces. The Village shall also utilize low-impact development strategies to reduce stormwater runoff from parks and recreation facilities as well as provide for adequate trash bins and promote recycling and signage discouraging littering at parks.

REC I.B.5 Recycling. All public spaces shall provide adequate trash and recycling bins with signage discouraging littering at parks.

REC I.B.6 Mixed-Use Developments. The Village shall encourage parks and open space as a key component in the development of mixed-use areas.

REC I.B.7 Landscaping. The Village shall keep a maintenance schedule for updating the landscaping within all Village parks in order to provide for appropriate tree canopy, provide support for the indigenous flora and fauna, and provide for drought resistant, indigenous trees in parks.

REC I.B.8 Community-Oriented Programming. The Village may activate public recreation spaces by providing community events, public art, or community centers as appropriate.

REC I.B.9 Recreational and Educational Programs. The Village shall work with civic and non-profit groups to provide recreation programs, such as baseball, soccer, and softball, for residents within public parks and may use park and recreation

resources for year-round environmental education as well as other adaptive educational programs for all age groups.

REC I.B.10 Waterways. The Village may assess high priority waterway networks, including boating, kayak, and canoe trail ways, and other water transportation options in recreation planning and may analyze the need for additional boat ramp and parking facilities.

REC I.B.11 Visibility Requirements. The Village shall design and maintain clear sightlines of at least 50 feet along all primary pathways within parks. Vegetation shall be trimmed to maintain visibility between 3 feet and 8 feet from ground level. Park amenities and structures shall be positioned to avoid creating hidden areas or blind spots, and primary gathering areas and playgrounds shall be visible from multiple vantage points.

REC I.B.12 Park Comfort Amenities. The Village shall provide comfort amenities, including drinking fountains within 200 feet of major activity areas and along primary paths, restroom facilities in parks larger than 2 acres or those hosting regular programming, and shade coverage (natural or structured) for at least 40% of seating areas and play spaces. Seating areas shall be placed at regular intervals not exceeding 200 feet along primary pathways.

REC I.B.13 Emergency Response Infrastructure. The Village shall install emergency call boxes or panic buttons in parks larger than 5 acres, place emergency locator signs at key intersections and gathering areas, maintain clear emergency vehicle access to all major park facilities, and post-emergency contact information at all park entrances and key locations.

REC I.B.14 Safety Monitoring and Assessment. The Village shall conduct semi-annual safety audits of all park facilities, examining lighting functionality, visibility obstructions, comfort amenity conditions, and emergency system operations. The Village shall complete annual comprehensive safety assessments, including CPTED evaluation, user safety surveys, incident report analysis, and infrastructure condition assessment. The Village shall maintain a safety improvement tracking system to document and monitor the resolution of identified safety issues.

Objective C **Park Land Acquisition**
The Village shall continue to explore opportunities to acquire land necessary for maintaining and enhancing the parks ~~and recreation level-of-service (LOS) standards~~, strategically located in order to maximize accessibility to residents served.

~~Policy 7.4.1 Development of the acquired sites shall be consistent with specific plans designed to:~~

~~(1) achieve cost efficiency;~~
~~(2) fulfill the spatial and functional needs of the intended uses;~~
~~(3) enhance the appearance of the Village; and~~
~~(4) establish highly visible Village focal points which reinforce a sense of community.~~

REC I.C.1 Vacant Property Inventory. The Village shall prepare on an annual basis a vacant property inventory to identify potential properties for future parks and/or linear open spaces and especially for pocket parks.

REC I.C.2 Priority Sites. The Village shall give high priority to acquisition of lands in the Coastal High Hazard Area (CHHA), in or adjacent to jurisdictional wetlands, in

floodplains, in conservation lands, in environmentally sensitive lands, and other similar areas for passive recreational land, provided that the Village determines that recreational use of these sites would not endanger the public health, safety, welfare, environment, marine life, or flora and fauna.

REC I.C.3 Acquired Site Developments. Development of the acquired sites shall be consistent with specific plans designed to:

- Achieve cost efficiency;
- Fulfill the spatial and functional needs of the intended uses;
- Enhance the appearance of the Village; and
- Establish highly visible Village focal points which reinforce a sense of community.

REC I.C.4 Waterfront Access. The Village shall protect existing and seek to expand its parks, trails, and natural preserves adjacent to Biscayne Bay (See Conservation and Sustainability Element).

REC I.C.5 Grant Funding. The Village may maximize grant funding for all future Village parks and recreation projects.

Goal II **Provide Access. The Village shall make public recreational facilities highly accessible to bicycles and pedestrians whenever feasible.**

Objective A **Maintain Park Accessibility**
The Village shall provide for accessibility to all public parks and recreation spaces. ~~**Make public recreational facilities highly accessible to automobiles, bicycles, and pedestrians whenever feasible.**~~

REC II.A.1 Mobility Access. The Village shall ensure bicycle and pedestrian access where feasible to all recreation sites and internal pedestrian access to all recreation facilities. Whenever possible, site access shall be connected to existing sidewalks and pathways providing access to the community at large. ~~As future roadway improvements are analyzed and designed, provide for non-motorized transportation needs using FDOT design standards for bicycle facilities.~~

REC II.A.2 Bicycle Facilities. As future roadway improvements are analyzed and designed, the Village shall provide for non-motorized transportation needs using Florida Department of Transportation (FDOT) design standards for on street and off-street bicycle facilities. The Village shall utilize National Association of City Transportation Officials (NACTO) Urban Bikeway Design Guide standards where feasible to exceed FDOT minimums and implement best practices for safe, comfortable, and accessible bicycle infrastructure.

REC II.A.3 Universal Design. In planning and designing park entrances, buildings, circulation, and facilities, access for all user regardless of abilities shall be provided through universal design to ensure equitable access.

REC II.A.4 Parking. The Village shall continue to look for opportunities to provide parking spaces and bicycle racks at recreation sites where they are deemed lacking or inadequate.

REC II.A.5 Trails. The Village will pursue the expansion of the existing network of shared use paths and trails to connect the Village's parks, schools, public facilities, transit corridors and mixed-use areas in a comprehensive, connected system

with our neighboring municipalities. The Village will collaborate with Miami-Dade County parks, trails, and bicycle lanes within the village limits.

REC II.A.6 Wayfinding. The Village may add uniform wayfinding and similar signage, using consistent design themes and language, to all parks that are currently not marked and may install park system maps at all parks as may be necessary. The Village will collaborate with Miami-Dade County parks and trails to provide consistent wayfinding along all County designated routes.

REC II.A.7 Safe Routes to Parks. The Village will prioritize Safe Routes to Parks and identify projects within the 5-year CIP (See Capital Improvements Element).

~~Policy 7.2.2 Public parks and facilities shall be designed and constructed compatible with the character and quality of onsite natural resources.~~

~~Policy 7.2.3 In planning and designing park entrances, buildings, circulation, and facilities, good access for the elderly and physically-handicapped persons shall be provided, consistent with ADA Standards for Accessible Design requirements.~~

~~Policy 7.2.4 Continue to look for opportunities to provide parking spaces and bicycle racks at recreation sites where they are now lacking or inadequate.~~

~~Policy 7.4.3 The Village will continue to work with the Florida Department of Transportation (FDOT) in acquiring the 0.25-acre site at SW 87th Avenue and SW 163rd Terrace on the north side of the C-100 Canal as a potential pocket park.~~

~~Policy 7.4.4 Continue to work with the Miami-Dade County Water and Sewer Department (WASD) in acquiring the 1.40-acre site located on the northeast corner of SW 160th Street and SW 89th Avenue from as a potential pocket park.~~

~~Policy 7.1.6 Continue to coordinate with county, state, and federal agencies and landowners to protect and enhance the natural areas and environmentally sensitive lands (especially Biscayne National Park and Charles Deering Estate) within the Village.~~

~~Policy 7.1.7 Continue to coordinate with the Miami-Dade County MPO to upgrade the multiuse trail along the east side of Old Cutler Road (i.e. "Old Cutler Trail") within the municipal boundaries to become a viable link within the trail network planned between downtown Miami and points south.~~

~~Policy 7.1.8 Ensure than ample parks and open space is a key component in the development of the Palmetto Bay Village Center and the Franjo Road/US 1 Commercial Area mixed-use areas.~~

~~Policy 7.1.9 Develop a maintenance schedule for updating the landscaping within all Village parks to provide additional tree canopy, and provide support for the indigenous flora and fauna, while adhering to the intent of the Village's Street Tree Master Plan, dated June 21, 2006, including by providing drought resistant, indigenous trees in the parks.~~

~~**Objective 7.3 Coordination with Other Agencies**~~

~~Coordinate planning for recreational improvements with each level of government, including Miami-Dade County School Board, Miami-Dade County, and the private sector in order to promote enhanced recreational opportunities, including environmental educational activities, in a cost-effective manner.~~

~~Policy 7.3.1 Continue to coordinate with Miami-Dade County to ensure that sufficient parkland is provided in the areas adjacent to the Village to reduce non-resident burdens upon Village activities.~~

~~Policy 7.3.2 Coordinate with Miami-Dade County on plans to develop a potential park site on all surplus designated lands that are located within the Village.~~

~~Policy 7.3.3 Actively participate in the planning and update of Miami-Dade County's regional greenways system.~~

~~Policy 7.3.4 Work with civic and non-profit groups to provide recreation programs, such as baseball, soccer, and softball, for residents within public parks.~~

~~Policy 7.3.5 Maximize grant funding for all future Village parks and recreation projects.~~

~~Policy 7.3.6 Use park and recreation resources for year-round environmental education as well as other adaptive educational programs for all age groups.~~

5. Educational Facilities Element

Goal I **Develop, operate, and maintain ~~a~~ the highest quality system of public education ~~by Miami-Dade County Public Schools,~~ in cooperation with Miami-Dade County Public Schools ~~the County and other appropriate governmental agencies, which will strive to improve the quality and quantity of public educational facilities available to the citizenry of Miami-Dade County, Florida~~.**

Objective A **Coordinate with Miami-Dade County Public Schools. Coordinate ~~Work~~ with Miami-Dade County Public Schools towards the reduction of the overcrowding which currently exist in Miami-Dade County Public Schools, while striving to attain an optimum level of service ~~pursuant to Objective 2. Provide additional solutions to overcrowding so that county-wide enrollment in Miami-Dade County's public schools meet state adopted requirements for class size~~.**

EDU I.A.1 Education Compact. Continue to coordinate with Miami-Dade County Public Schools through the Village's Education Compact. ~~Cooperate with Miami-Dade County Public Schools in their efforts to continue to provide new student stations through the Capital Outlay program, in so far as funding Is available.~~

EDU I.A.2 Implement the Interlocal Agreement. Continue to coordinate with Miami-Dade County Public Schools to implement the Interlocal Agreement for Public School Facility Planning in Miami-Dade County. ~~Miami-Dade County shall collect Impact fees from new development. with proof given to the City prior to issuance of building permits, for transfer to Miami-Dade County Public Schools to offset the impacts of these additional students on the capital facilities of the school system.~~

EDU I.A.3 Joint Use Agreements. The Village will work with all public schools to identify joint use agreements for parks and open spaces after hours and on weekends to be utilized by Village residents. ~~Cooperate with Miami-Dade County Public Schools in their efforts to develop and implement alternative educational facilities, such as primary learning centers, which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.~~

EDU I.A.4 Impact Fees. Miami-Dade County shall collect Impact fees from new development. with proof given to the Village prior to issuance of building permits, for transfer to Miami-Dade County Public Schools to offset the impacts of these additional students on the capital facilities of the school system. ~~Cooperate with Miami-Dade County Public Schools in their efforts to provide public school facilities to the students of the Village of Palmetto Bay, which operate at optimum capacity in so far as funding available. Operational alternatives may be developed and implemented where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the education program.~~

EDU I.A.5 Cooperate with Miami-Dade County Public Schools in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of school concurrency.

EDU I.A.6 MDCPS Comment. Miami-Dade County Public Schools comments shall be sought and considered on comprehensive growth management plan amendments and other land use and zoning decisions, or Development of

Regional Impact with the terms of the state mandated Interlocal Agreement pursuant to F.S. ~~Sections~~ 1013.33 and 163.31777 ~~Florida Statutes~~.

EDU I.A.7 Local Planning Agency. In accordance with F.S. ~~Section~~ 163.3174(1), ~~Florida Statutes~~ the School Board of Miami-Dade County shall be invited to appoint a non-voting member to the Village's Local Planning Agency ~~in order to receive comment on applications which could impact the school district~~.

EDU I.A.8 Annual Review. The Village will, through the Staff Working Group of the Interlocal Agreement for Public School Facilities, coordinate with Miami-Dade County Public Schools, Miami-Dade County, and other applicable cities to review annually the Educational Facilities Element and School enrollment projections.

Objective B The Village of Palmetto Bay shall coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital Improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

EDU I.B.1 School Concurrency. The Village will continue to coordinate with Miami-Dade County in its efforts to implement school concurrency. The Miami-Dade County School Concurrency related policies and school Levels of Service are hereby adopted by reference.

EDU I.B.2 Proximity. In the selection of sites for future educational facility development, the Village 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.

EDU I.B.3 Site Selection. The Village shall encourage and cooperate with 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 Comprehensive Plan. The Village shall cooperate with Miami-Dade County 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.

EDU I.B.4 Emergency Shelters. The Village will continue to cooperate with Miami-Dade County Public Schools in utilizing Miami-Dade County Public Schools as emergency shelters during county emergencies.

EDU I.B.5 Safe Routes to School. The Village will prioritize Safe Routes to Schools at all K-12 schools within the Village.

~~Policy 10.1.8 Capital improvement programming by Miami-Dade Public Schools should be based on future enrollment projections and demographic shifts and targeted to enhance the effectiveness of the learning environment. The future enrollment projections should utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136 Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments, the State Office of Educational Facilities and the State SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and~~

development trends. In formulating such a request the School Board will coordinate with the Cities and County regarding development trends and future population projections.

Policy 10.1.9 It is the policy of the Village of Palmetto Bay that Miami-Dade Public Schools should give priority to the Urban Infill Area (UIA) identified in the Growth Management Plan when allocating resources toward the attainment of the level of service objective for public educational facilities (Objective 1), followed by more recently developed and newly developing areas outside the UIA and within the Urban Development Boundary (UDB).

Policy 10.1.10 The Village will, through the Staff Working Group of the Interlocal Agreement for Public School Facilities, coordinate with Miami-Dade County Public Schools, Miami-Dade County, and other applicable cities to review annually the Educational Facilities Element and School enrollment projections.

Objective 10.2 The Village of Palmetto Bay shall coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital Improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

Policy 10.2.1 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 Reloadable Classrooms. This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

The adopted LOS standard for Magnet Schools is 100% of FISH (with relocatable classrooms), which shall be calculated on a district-wide basis.

Policy 10.2.2 It is the goal of the Village of Palmetto Bay, Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the interlocal Agreement for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution. Beginning January 1 2013, the Miami-Dade County Public Schools will implement a schedule to eliminate all remaining relocatable classrooms by January 1, 2018.

By December 2014, the Village in cooperation with Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the Interlocal Agreement will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH for all CSAs

Policy 10.2.3 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 Areas (Northwest Northeast Southeast. or Southwest (See Figures 1 and 1 A through 1 D)) as the proposed development, or

b) The development's impact is mitigated, proportionate to the demand for public schools 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 Miami-Dade County Board of County Commission and must be identified in the Miami-Dade County Public Schools facilities Work Program.

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 10.2.4 Concurrency Service Areas (CSA) shall be delineated to: 1) maximize capacity utilization of the facility, 2) limit maximum travel times and reduce transportation costs, 3) acknowledge the effect of court approved desegregation plans, 4) achieve socio-economic, racial, cultural and diversity objectives, and 5) achieve other relevant objectives as determined by the School Board' s policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments or updates 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 10.2.5 The County through the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities shall ensure that existing deficiencies are addressed and he 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 10.2.6 The Miami-Dade County Public Schools Facilities Works Program dated September 2007, 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 10.2.7 At a minimum, the Village in conjunction with Miami-Dade County Public Schools shall adopt the annual updates, adding a fifth year, to the Miami-Dade County Public Schools Facilities Work Program, update the feasible schools capital facilities work program, and coordinate capital facilities with the work program. Additionally, the Village shall coordinate its Comprehensive Plan with the plans of other local governments.

Policy 10.2.8 The Village shall adopt as an annual update to the Comprehensive Plan updates to the Miami-Dade County Public Schools Facilities Work Program.

~~Objective 10.3 Obtain suitable sites for the development and expansion of public education facilities.~~

~~Policy 10.3.1 It is the policy of the Village that Miami-Dade County Public Schools shall not purchase sites for schools nor build new schools outside of the Urban Development Boundary (UDB), and that new elementary schools constructed should be located at least 1/4 mile inside the UDB; new middle schools should be located at least 1/2 mile inside the UDB; and new senior high schools should be located at least one mile inside the UDB. In substantially developed areas of the County where suitable sites in full conformance with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location criteria and the principal school buildings and entrances should be placed as far as functionally practical from the UDB. The same criteria of this paragraph that apply to public schools also pertain to private schools.~~

~~Policy 10.3.2 In the selection of sites for future educational facility development, the Village 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 10.3.3 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 10.3.4 The Village acknowledges and concurs that when selecting a site, Miami-Dade County Public Schools will consider if the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.~~

~~Policy 10.3.5 When considering a site for possible use as an educational 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, tum lanes, and signalization.~~

~~Policy 10.3.6 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 10.3.7 The Village shall encourage and cooperate with 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 Comprehensive Plan. The Village shall cooperate with Miami-Dade County 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.~~

~~Policy 10.3.8 Permitting of school facilities for Miami-Dade County Public Schools requires that a building permit application be made to the Miami-Dade County Public School Building Official prior to commencing any work, regardless of cost.~~

~~Policy 10.3.9 The Village will continue to cooperate with Miami-Dade County Public Schools in utilizing Miami-Dade County Public Schools as emergency shelters during county emergencies.~~

Objective 10.4 Miami-Dade County Public Schools, in conjunction with the Village, Miami-Dade County, and other appropriate agencies, will strive to improve security and safety for students and staff.

Policy 10.4.1 Continue to cooperate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the incidence of violence, weapons, and vandalism on school campuses. Encourage the design of facilities, which do not encourage criminal behavior and provide clear sight lines from the street.

Policy 10.4.2 Continue to cooperate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the number of incidents related to hazardous conditions as reported by the Environmental Protect on Agency (EPA), the fire marshal, the State Department of Education (DOE), and other appropriate sources.

Policy 10.4.3 Continue to cooperate with Miami-Dade County Public Schools to provide for the availability of alternative programs for at-risk students at appropriate public educational facilities.

Policy 10.4.4 Coordinate with Miami-Dade County Public Schools and municipalities to provide for pedestrian and traffic safety in the area of schools, and signalization for educational facilities.

Policy 10.4.5 Coordinate with Miami Dade County Public Schools Division of School Police and other law enforcement agencies, where appropriate, to Improve and provide for a secure learning environment in the public schools and their vicinity.

Policy 10.4.6 Cooperate with Miami Dade County Schools Division of School Police and other law enforcement agencies to provide additional support or security, when appropriate.

Objective 10.5 Continue to develop programs and opportunities to bring the schools and community closer together.

Policy 10.5.1 Cooperate with Maimi-Dade County Public Schools in their efforts to provide “full service" schools, parent resource centers, adult and community schools and programs as appropriate.

Policy 10.5.2 Cooperate with Miami-Dade County Public Schools in their efforts to continue to provide opportunities for community and business leaders to serve on committees and task forces, which relate to the development of improved provision of public educational facilities.

Policy 10.5.3 Cooperate with Miami-Dade County Public Schools to continue to work with the development industry to encourage partnerships in the provision of sites and educational facilities s including early childhood centers.

Policy 10.5.4 Cooperate with Miami Dade County Public Schools through agreement with appropriate agencies to increase medical, psychological, and social services for children and their families as appropriate.

Objective 10.6 Miami-Dade County Public Schools will continue to enhance effectiveness of the learning environment.

Policy 10.6.1 Miami-Dade County Public Schools is encouraged to continue the design and construction of educational facilities which create the perception of feeling welcome, secure, and positive about the students' school environment and experiences.

~~Policy 10.6.2 Miami-Dade County Public Schools is encouraged to continue to design and construct facilities which better provide student access to technology designed to improve learning, such as updated media centers and science laboratories.~~

~~Policy 10.6.3 Miami-Dade County Public Schools is encouraged to continue to Miami-Dade County Public Schools is encouraged to continue to improve existing educational facilities, in so far as funding is available through renovation and expansion to better accommodate increasing enrollment new educational programs and other activities, both curricular and extra-curricular.~~

~~**Objective 10.7 The Village of Palmetto Bay, Miami-Dade County Public Schools. Miami-Dade County and the other signatories to the Interlocal Agreement shall establish and implement mechanisms for ongoing coordination and communication, to ensure the adequate provision of public educational facilities.**~~

~~Policy 10.7.1 The Village shall coordinate and cooperate with Miami-Dade County Public Schools, the State of Florida, Miami Dade County and other municipalities 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 10.7.2 The location of future educational facilities should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.~~

~~Policy 10.7.3 Miami-Dade County Public Schools should coordinate school capital improvement plans with the planned capital improvement projects of the Village and other County and municipal agencies.~~

~~Policy 10.7.4 The Village shall cooperate with Miami-Dade County Public Schools in their efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs.~~

~~Policy 10.7.5 The Village, the County, other municipalities and Miami-Dade Public Schools shall periodically review the Educational Facilities Impact Fee Ordinance to strive to ensure that the full eligible capital costs associated with the development of public school capacity (new schools and expansion of existing ones) are identified when updating the impact fee structure. Pursuant to the terms of the state mandated Interlocal Agreement, the Village, other municipalities the County and School Board shall annually review the Ordinance, its formula, the Educational Facilities Impact Fee methodology and technical report, in order to make recommendations for revisions to the Board of County Commissioners and the Miami-Dade County School Board.~~

~~Policy 10.7.6 The Village and Miami-Dade County Public Schools will annually review the Educational Element and make amendments, if necessary, through the process of updating the Comprehensive Plan In accordance with the Interlocal Agreement for Public School Facility Planning.~~

~~Policy 10.7.7 The Village shall seek to coordinate with Miami-Dade County Public Schools in formalizing criteria for appropriate sharing of responsibility for required off-site facility improvements attributable to construction of new public schools or expansion of existing ones. The criteria should be prepared prior to the next full review of the School Impact Fee Ordinance.~~

~~Policy 10.7.8 The Village shall coordinate with Miami-Dade County Public Schools, the County and other local governments to eliminate infrastructure deficiencies surrounding existing school sites.~~

~~Policy 10.7.9 The Village and Miami-Dade County Public Schools shall coordinate efforts to ensure the availability of adequate sites for the required educational facilities.~~

~~Policy 10.7.10 The Village and Miami-Dade County Public Schools shall coordinate the appropriate roles and responsibilities of affected governmental Jurisdictions in ensuring the timely, orderly, and efficient provision of adequate educational facilities.~~

~~Policy 10.7.11 The Village, where appropriate, will account for the infrastructure needs of new, planned or expanded educational facilities when formulating and implementing its own capital improvement plans.~~

~~The following measures are used to monitor the Educational Facilities Element.~~

~~Monitoring Measure 1~~	~~Policies relating to the maintenance and Improvement of specific level of service for public educational facilities, as specified in the Educational Facilities Impact Fee Ordinance, shall be reviewed annually. Each year, Miami-Dade County Public Schools will compare the official enrollment of the school system with the number of student stations available to determine the current operating LOS.~~
~~Monitoring Measure 2~~	~~An annual review of the latest adopted Miami-Dade County Public Schools Facility Works program will be conducted pursuant to the interlocal Agreement in order to determine if the adopted concurrency level of service standard (including the Interim LOS standards) is being achieved. The number of development orders approved, those disapproved and those that have achieved LOS standards through mitigation options will also be reviewed. The City may also request the Works Program in order to monitor progress.~~
~~Monitoring Measure 3~~	~~Objective 3 will be monitored through the annual inventory and assessment by Miami-Dade County Public Schools of School Board owned property. The number of new sites shall be reported annually and in the full review period reported in the EAR.~~
~~Monitoring Measure 4~~	~~Objective 4 will be monitored through the review and analysis of the statistics relating to school safety, as compiled annually, by the MDCPS Division of Police. A review and analysis of new and existing reactive and proactive safety and crime prevention programs will also be conducted on an annual basis.~~
~~Monitoring Measure 5~~	~~Objective 5 shall be monitored by Miami-Dade County Public Schools by reporting and reviewing the progress and number of new and existing community oriented programs, including an enrollment analysis, by age and ethnicity, of adult, community and vocational programs.~~
~~Monitoring Measure 6~~	~~Objective 6 shall be monitored by Miami-Dade County Public Schools by reporting the number of educational facility enhancements such as media centers, art/music suite, and science laboratories.~~
~~Monitoring Measure 7~~	~~Objective 7 will be addressed by Implementing and tracking the development of appropriate mechanisms, including interlocal agreements and coordination efforts, which serve to expedite the provision or enhancement of public educational facilities.~~

6. Infrastructure Element

Goal I **Potable Water Sub-Element**

~~A~~ Quality, dependable potable water supply sufficient to meet the existing and future needs of Village residents and businesses on a timely basis, at a reasonable cost and in compliance with utility regulatory standards

Objective A **Potable Water Level of Service**
Coordinate effectively with the Village's water service provider, Miami-Dade County Water and Sewer Department (WASD) to ensure that potable water service to the Village will meet or exceed the adopted level-of-service (LOS) standard throughout the planning period.

INF I.A.1 Development Reports. The Village shall provide development reports as requested to Miami-Dade County Water and Sewer Department (WASD) that summarize expected impact on the potable water system and its capacity.

~~Policy 4A.1.1 The adopted level of service standard adopted by the Miami-Dade Water and Sewer Department (WASD) for potable water service within the Village of Palmetto Bay is:~~

~~a. The Regional Treatment: System shall operate with rated maximum daily capacity no less than 2% above the maximum daily flow for the preceding year, and an average daily capacity 2% above the average daily system demand for the preceding five years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.~~

~~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 Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:~~

~~Land Use~~	~~Min. Fire Flow (gpm)~~
~~Single Family Residential Estate~~	~~500~~
~~Single Family and Duplex; Residential on Minimum lots of 7,500 sf~~	~~750~~
~~Multi-Family Residential; Semiprofessional Offices~~	~~1,500~~
~~Hospitals; Schools~~	~~2,000~~
~~Business and Industry~~	~~3,000~~

~~c. Water Quality: Meet all federal, state, and county primary potable water standards.~~

~~d. Countywide Storage: Storage capacity for finished water shall equal no less than 15% of countywide average daily demand.~~

INF I.A.2 Monitor and Assess. Monitor, and assess periodically, the planning, capital programming, and construction programs of the Miami-Dade County WASD, as well as service complaints, to help ensure that Village residents, businesses and other Village users are provided with potable water services in compliance with the adopted LOS standard.

INF I.A.3 Potable Water LOS. All Village development order approvals must ensure that the Village's adopted potable water LOS standard will be maintained from planning through construction and operation.

INF I.A.4 Water Supply Facilities Work Plan. The Village shall update its Water Supply Facilities Work Plan as appropriate based on Miami-Dade County updates to the County's Water Supply Facilities Work Plan.

Objective B Existing Water Facilities and Efficient Expansion
Coordinate with the Miami-Dade WASD to help ensure cost-efficient use of existing facilities and coordinate prudent future expansion plans consistent with projected needs to accommodate development at the densities and intensities proscribed in the Future Land Use Element.

INF I.B.1 Water & Sewer Expansion. Due to climate change and sea level rise, the village will work with Miami-Dade County and other government agencies in accessing future areas of water and sewer expansion due to failing septic systems and saltwater intrusion.

INF I.B.2 Implementation. The Village will assist Miami-Dade County in implementing mandatory installation of water and sewer infrastructure if located "a reasonable proximity to development" as defined by Miami-Dade County or programmed to be served, by Miami-Dade County Water and Sewer Department (WASD) potable water and/or sewer facilities.

~~Policy 4A.2.1 Encourage future development and redevelopment in areas that are already served, or programmed to be served, by Miami-Dade County WADS potable water facilities.~~

INF I.B.3 Provide Potable Water Service. Coordinate with the Miami-Dade County Water and Sewer Department (WASD) to provide potable water service to those areas within municipal limits that are currently dependent upon private wells to satisfy potable water needs, including those areas that may be subject to salt water intrusion as a priority and those areas indicated in Map 4-5 of the Infrastructure Element Data, Inventory, and Analysis Report

INF I.B.4 Update LDRs as Appropriate. Update the Village Land Development Regulations (LDR) as appropriate to require development applicants to cover the costs of any necessary infrastructure upgrades to allow connections to Miami-Dade County WASD service.

INF I.B.5 Future Water Needs. Coordinate Village population projections, commercial growth, land use changes, and development approvals with the Miami-Dade County WASD to assist that agency in effectively planning Palmetto Bay's future potable water needs.

INF I.B.6 Miami-Dade WASD Review. Include the review and comment of the Miami-Dade county Water and Sewer Department (WASD) in the development review process for village Plan amendments, rezoning's, site plan, and plat approvals to help ensure the cost-efficient use of existing County water facilities and extension of new water service.

~~Policy 4A.2.5 Continue to encourage expedited installation of potable water infrastructure improvements targeted for the area bounded by SW 164th Street to the north, the Miami-Dade County Busway to the west, SW 184th Street to the south, and SW 95th Avenue to the east as part of the project entitled "Perrine Park-Cutler Ridge Water and Sewer Improvements" included in the Building Better Communities Bond Program approved by the Miami-Dade County voters in November 2004.~~

Objective C **Water Conservation**
Actively encourage and help all residents in Palmetto Bay to conserve potable and non-potable water to the maximum extent possible.

INF I.C.1 Central Distribution Point. Village Hall shall serve as a central distribution point for South Florida Water Management District (SFWMD), Florida Department of Environmental Protection (FDEP) and Miami-Dade County Water and Sewer Department (WASD) news releases, brochures, and public presentations on ways for homeowners, businesses, and industry to conserve all forms of water resources.

INF I.C.2 Grey Water Reuse. Coordinate with the Miami-Dade County Water and Sewer Department (WASD) to install treated re-used (grey) water lines in Village of Palmetto Bay for use on rights-of way and other appropriate landscaped areas within the Village limits. MDWASD does not have any planned re-use projects within the Village of Palmetto Bay.

INF I.C.3 Water-Saving Devices. The Village's Land Development Regulations ~~Code~~ (LDR~~C~~) shall contain regulations requiring the use of all feasible water-saving devices in new and renovation building construction.

INF I.C.4 Water-Saving Landscaping. Encourage the use of water-saving "Florida Friendly" plants, watering techniques and landscape designs in existing and future developed areas of the Village.

INF I.C.5 Irrigation Water Reuse. Do everything possible to encourage homeowners and businesses in the Village of Palmetto Bay to use non-potable and/or reuse water for landscaping and lawn care, based on availability of reuse water from the Miami-Dade County Water and Sewer Department (WASD).

~~Policy 4A.3.5 Coordinate with the Miami-Dade County Water and Sewer Department (WASD) to install treated re-used (grey) water lines in Village of Palmetto Bay for use on rights-of way and other appropriate landscaped areas within the Village limits. MDWASD does not have any planned re-use projects within the Village of Palmetto Bay.~~

INF I.C.6 Emergency Water Conservation. Cooperate fully with emergency water conservation measures mandated by the South Florida Water Management District (SFWMD).

~~Policy 4A.3.7 All future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 31-84 and 8A-381 of the Code of Miami-Dade County.~~

~~Policy 4A.3.8 All future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.~~

~~Policy 4A.3.9 All permit applications for multifamily residential developments shall be required to include a sub-meter for each individual dwelling, per Section 8A-381(c) of the Miami-Dade County Code.~~

Goal II Sanitary Sewer Sub Element

Environmentally-sound and cost effective wastewater treatment and distribution facilities that protect public health and safety and meet the village's current and future needs

Objective A Sanitary Sewer level of service

Coordinate effectively with the Villages wastewater service provider (WASD), to ensure that wastewater service to the Village will meet or exceed the adopted level-of-service standard thorough the planning period.

INF II.A.1 Adopted Sanitary Sewer LOS. Development in the Village shall meet the adopted level of service standard established by the Miami-Dade County Water and Sewer Department (WASD) for sanitary sewer service ~~within the Village of Palmetto Bay is:~~ . Specifically, the following shall apply.

a. Regional wastewater treatment plants shall operate with a physical capacity of 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 maintain the capacity to collect and dispose of 102 percent of average daily sewage demand for the preceding 5 years.

INF II.A.2 Monitor. Monitor the planning, capital programming, and construction programs of the Miami-Dade County WASD to help ensure that Village of Palmetto Bay residents, businesses and other Village users are provided with sanitary sewer services in compliance with the adopted LOS standard throughout the planning period.

INF II.A.3 Maintain LOS. All Village development order approvals must ensure the Village's adopted sanitary sewer LOS standard will be maintained from planning through to construction and operation.

Objective B Existing Wastewater Facilities and Efficient Expansion

Coordinate with the Miami-Dade Water and Sewer Department (WASD) to help ensure the cost-efficient use of existing facilities and coordinate prudent future expansion plans consistent with projected needs to accommodate development at the densities and intensities prescribed in the Future Land Use Element.

INF II.B.1 Encourage. Encourage future development into areas that are already served, or programmed to be served, by Miami-Dade County WASD sanitary sewer facilities.

~~Policy 4B.2.2 Notwithstanding the foregoing, continue to allow the use of septic tanks for the purpose of residential wastewater collection consistent with the provisions set forth by the Miami-Dade County Commission in 1983. These provisions limit the use of septic tanks to residential areas developed at less than 2.1 dwelling units per acre for properties served by private drinking wells and 2.9 dwelling units per acre for properties served by public water. In no case shall a new septic tank be allowed within an 69fficeally designated wellfield protection area.~~

INF II.B.2 Update Miami-Dade WASD. Coordinate Village population projections, commercial growth, land use changes, and development approvals with the

Miami-Dade County Water and Sewer Department (WASD_ to assist that agency in effectively planning Palmetto Bay's future wastewater needs.

INF II.B.3 Miami-Dade WASD Review. Include the review and comment of Miami-Dade County's Water and Sewer Department (WASD) in the development review process for Village Plan amendments, rezoning's site plan and plat approvals to help ensure the cost-efficient use of existing County sanitary sewer facilities and extension of new central sewer service.

~~Policy 4B.2.5 Continue to encourage expedited installation of sanitary sewer infrastructure improvements targeted for the area bounded by SW 164th Street to the north, the Miami-Dade County Busway to the west, SW 184th Street to the south, and SW 95th Avenue to the east as part of the project entitled "Perrine Park-Cutler Ridge Water and Sewer Improvements" included in the Building Better Communities Bond Program approved by the Miami-Dade County voters in November 2004.~~

Objective C Treated Wastewater Re-Use
Coordinate with the Miami-Dade County Water and Sewer Department (WASD) to promote reuse of treated wastewater and other by-products for public open space and golf course irrigation, fertilization, and aquifer recharge.

INF II.C.1 Coordinate with Miami-Dade WASD. Coordinate with the Miami-Dade County Water and Sewer Department (WASD) to install treated re-used (grey) water lines in Village of Palmetto Bay for use on rights-of way and other appropriate landscaped areas within the municipal limits. ~~MDWASD does not have any planned re-use projects within the Village of Palmetto Bay.~~

INF II.C.2 Coordinate with SFWMD. Coordinate with SFWMD on application of Florida-friendly landscape standards and practices per Florida Statutes Sec. 373-185 on all publicly owned and/or maintained landscape areas within the Village. ~~Investigate the possibility of using fertilizers and other reuse products on public landscape areas within Village of Palmetto Bay.~~

INF II.C.3 Update LDRs. Update the Village Land Development Regulations (LDR) to require development applicants ~~developers seeking development approvals~~ to fully investigate and use, if viable, grey water in project open space and recreation ~~recreating~~ irrigation.

Goal III Stormwater Management (Drainage) Sub-Element

Protect the health and safety of the public by ensuring storm water management facilities and services are properly maintained, environmentally-sound, cost-effective, and meet the community's present and future demands.

Objective A Maintain Adopted Level-of-Service Standards
Coordinate with the Federal Emergency Management Agency (FEMA), South Florida Water Management District (SFWMD), and Miami-Dade County to ensure the Village's storm water management system meets or exceeds adopted LOS design standards over the planning period.

INF III.A.1 Stormwater Management LOS. The storm water management LOS standards for Village of Palmetto Bay are: Water Quality Standard. Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 62-302.500 and 25.025, F.A.C., with treatment of first one (1) inch of

rainfall runoff Water Quality Standard. Where two or more standards impact a specific development, the most restrictive standard shall apply:

a. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.

b. Treatment of the runoff from the first one (1) inch of rainfall onsite or the first 0.5 inch of runoff, whichever is greater.

INF III.A.2 Stormwater Utility Fund. The Village shall continue to allocate annual funds collected through the Stormwater Utility fund to address existing stormwater deficiencies identified in the Stormwater Master Plan.

INF III.A.3 Review Development Proposals. Review all development proposals to make sure that, if the proposed projects are constructed, the Village's adopted stormwater management LOS standards will be maintained.

INF III.A.4 Minimum Floor Elevation. All structures shall be constructed at or above the minimum floor elevations specified in the most recent edition of the Florida Building Code (FBC) or Chapter 11-C of the Code of Miami-Dade County.

INF III.A.5 Inspect and Approve. Inspect and approve, if acceptable, the stormwater management facilities installed by developers, contractors and public agencies in Palmetto Bay.

INF III.A.6 Encourage BMPs. The Village shall encourage the use of green infrastructure, low-impact development, and other similar best management practices that minimize impacts from land development on stormwater sewer infrastructure systems.

Objective B Future Growth Needs
Accommodate the future growth needs of the Village through proper planning and effective coordination with the appropriate water management agencies.

INF III.B.1 Stormwater Master Plan. Update the Stormwater Master Plan every five (5) years to revisit site development standards and overall Village stormwater system performance standards. This should involve engagement of engineering expertise with the intent of ensuring that standards stay current with evolving levels of flooding and damage from storm events. ~~in order to ensure that future growth needs of the Village are prudently accommodated and planned for.~~

INF III.B.2 Guide Locations of Future Development. Encourage future development into areas that are already served, or programmed to be served, by under-capacity storm water management facilities.

INF III.B.3 Coordination with other Agencies. Actively coordinate the Villages stormwater planning, programing, and construction with the Federal Emergency Management District (SFWMD), Miami-Dade County Department of Regulatory and Economic Resources, and the Miami-Dade County Public Works Department.

Objective C Recharge Groundwater and Water Quality
Use the Stormwater Master Plan process and prudent land development regulations to ensure that private development and public infrastructure projects maintain required surface water quality standards and serve to recharge the groundwater aquifer.

INF III.C.1 Protect Surface Water Quality. A primary objective of the Stormwater Master Plan is protection of surface water quality through Land Development Code (LDC) requirements that mandate acceptable pacing and drainage plans, adequate open (pervious) space areas, and Stormwater detention and retention in private development projects.

INF III.C.2 Review the LDRs. Review the Land Development Regulations ~~Code~~ (LDR~~C~~) on a regular basis to ensure that all feasible options are being utilized to protect water quality and enhance groundwater recharge.

Objective D **Stormwater System Maintenance. Implement a proactive maintenance program to ensure that all current and future stormwater management facilities operate at designed capacity.**

INF III.D.1 Developer Requirements. Require private developers to install on-site stormwater management systems and provide stormwater maintenance plans that define responsibilities for the Village and for applicants or their designated successors.

INF III.D.2 Village Management Program. The Village's Management program shall be reviewed annually and updated as needed to ensure timely maintenance of existing and future stormwater facilities.

INF III.D.3 Annual Inspections. Conduct annual inspections of stormwater facilities and coordinate with Miami-Dade County, South Florida Water Management District (SFWMD), and Federal Emergency Management Agency (FEMA) in reporting annual findings.

Goal IV Solid Waste Sub-Element

Promote the efficient and economical balance of public and private solid waste collection and disposal services for the Village of Palmetto Bay that will meet established requirements in a manner that will protect the public health, safety, and environmental resources of the community.

Objective A **Existing and Future Needs**
Coordinate with Miami-Dade County Department of Public Works Waste Management (PWWM), the entity responsible for solid waste collection and disposal, to help ensure maintenance of a safe, dependable, and efficient solid waste collection and disposal system for Village of Palmetto Bay residents and businesses and in compliance with the adopted level of service.

INF IV.A.1 Solid Waste LOS. The adopted Level of Service standards maintained by the Miami-Dade County Department of ~~Public Works~~ Solid Waste Management (SWM), for solid waste services within Village of Palmetto Bay are 9.9 pounds/capita/day to maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of five (5) years in accordance with the County's Comprehensive Development Master Plan.

INF IV.A.2 Monitor. Monitor the solid waste planning, capital programming and construction programs of Miami-Dade County by attending the Quarterly Solid Waste meetings to help ensure that Village of Palmetto Bay residents, businesses and other users are provided with solid waste services in compliance with the adopted LOS standard throughout the planning period.

INF IV.A.3 Review. Review all development proposals to make sure that if the proposed projects are constructed, the Village's adopted solid waste LOS standard will be maintained.

INF IV.A.4 Coordinate. Coordinate Village population projections, commercial growth, land use changes, and development approvals with the Miami-Dade County solid waste agency to assist them in effectively planning for Village of Palmetto Bay's future solid waste collection and disposal.

INF IV.A.5 Prioritize. Prioritize ~~Ensure~~ diligent monitoring of construction sites and vacant lots as a code enforcement focus ~~by Village personnel~~ to prevent or abate illegal dumping activities.

INF IV.A.6 Composting. The Village shall promote food waste reduction and composting through community education and voluntary programs. This shall include developing educational materials and workshops about home composting methods and food waste reduction strategies; establishing demonstration composting sites at community gardens and select public facilities to serve as educational models; partnering with local schools to create student education programs about composting and food waste reduction; coordinating with Miami-Dade County Solid Waste Management to promote existing food waste reduction programs; encouraging restaurants and businesses to adopt food waste reduction practices.

Objective B **Recycling**
Assist the Miami-Dade County Department of ~~Public Works~~ Solid Waste Management ~~(PWWM)~~ in promoting good recycling habits among the Village's residents and businesses.

INF IV.B.1 Countywide Recycling. Use all available means to help the Miami-Dade County Department of ~~Public Work~~ Solid Waste Management (SWM) achieve its goal for countywide recycling in compliance with State mandated waste stream reduction objectives.

INF IV.B.2 Informational Campaign. Conduct an on-going informational campaign using existing leaflets and brochures available at Village Hall and other public locations describing the benefits of recycling and the collection rules which must be followed to properly recycle.

Objective C **Hazardous and Toxic Materials**
Assist the Miami-Dade County Department of ~~Public Work~~ Solid Waste Management in the continuing implementation of a comprehensive program for their proper storage, recycling, collection, and disposal of hazardous and toxic wastes in the Village of Palmetto Bay.

INF IV.C.1 Education Program. Help the County's Department of ~~Public Work~~ Solid Waste Management conduct an on-going education program for residents and businesses in the Village on the proper storage and handling of hazardous and toxic materials through distribution of available brochures and pamphlets at public locations and other means.

INF IV.C.2 Hazardous and Toxic Waste. Prepare and maintain an up-to-date list of all businesses in the Village that store, use and/or dispose of hazardous and toxic materials and/or waste, and monitor these establishments to ensure they have a current waste management and spill clean-up plan.

INF IV.C.3 Coordinate with Miami-Dade Fire. Coordinate with the Miami-Dade County Fire-Rescue Department to ensure they have a viable rapid response plan and

proper equipment for responding effectively to hazardous and toxic waste spills in the Village.

Goal V Natural Groundwater Aquifer Recharge Sub-Element

Continue to support and monitor state, county, and South Florida Water Management District efforts to protect, conserve, and manage the quality and quantity of natural groundwater resources.

Objective A Recharge Deficiencies

In coordination with state, regional, and county water management agencies, correct any documented recharge deficiencies identified in Village of Palmetto Bay by the Stormwater Master Plan and outside agencies.

INF V.A.1 Identify Deficiencies. As part of the Stormwater Master Plan process, identify groundwater recharge deficiencies, if any, in the Village.

INF V.A.2 Maintain and Enhance. Maintain and enhance, where appropriate, the capacity and period of natural surface water drainage and recharge.

Objective B Recharge Areas

Assist State, Regional, and County efforts, where appropriate, in protecting the functions of natural groundwater recharge areas and natural drainage features in Village of Palmetto Bay.

INF V.B.1 Development Standards. Continue to enforce the Village's on-site water retention and pervious open space standards for new development and redevelopment projects.

INF V.B.2 Retention, Infiltration, & Detention. All Development projects shall use retention, infiltration, and detention systems as required by the Village Code, and applicable State and Regional Standards

7. Transportation Element

Goal I **Safe and Balanced System. Palmetto Bay's transportation system will support all modes of travel in appropriate locations, and will enable alternative forms of travel in transportation project and management decisions.**

Objective A **Enable alternative transportation as viable options. The Village will continue to diversify its travel options and enable more travel to be made in non-driving modes of transportation on all trips.**

TRA I.A.1 Transportation Demand Management. The Village shall apply Transportation Demand Management (TDM) measures as a means of reducing drive-alone vehicle travel, especially during peak hour trips.

TRA I.A.2 Bike & Pedestrian Infrastructure. Any improvements to bicycle and/or pedestrian infrastructure required of development applicants shall be completed and constructed prior to issuance of a Certificate of Occupancy.

TRA I.A.3 Sidewalk Inventory. The Village shall maintain an inventory of sidewalks, including status of completion or construction, and overall condition.

TRA I.A.4 Bicycle Route System. Completion of bicycle route system. The Village shall implement dedicated bicycle facilities as recommended in the Village's Transportation Master Plan or any future successors to this plan.

TRA I.A.5 Last-Mile Connectivity. The Village shall prioritize capital projects that provide last-mile connectivity to fixed-route transit or to high-capacity transit stations.

TRA I.A.6 Pedestrian Network Improvements. The Village shall continue to target improvements to the pedestrian network to improve consistency with the Americans with Disabilities Act (ADA).

TRA I.A.7 Light Electric Vehicles. The Village shall explore, pursuant to State law, the use of golf carts and other light electric vehicles (LEVs) designed for personal transportation on streets owned and maintained by the Village.

TRA I.A.8 Safe Routes to School. The Village shall coordinate and work with the Miami-Dade County School Board to prepare traffic control and safety plans for the schools within the Village, proactively seeking funding (whether locally-based or outside the Village) to implement Safe Routes to School plan recommendations.

~~TRA I.A.9 Safe Streets for All. The Village will leverage our Safe Streets for All grant toward complete streets improvements throughout the village and program future improvements into the CIP 5-year implementation plan.~~

TRA I.A.9 Expanded Mobility: The Village shall actively pursue grants and other funding opportunities to support the implementation of its transportation objectives, including complete streets, multimodal infrastructure, and active transportation initiatives.

TRA I.A.10.1 Adoption of Complete Streets Guidelines. The Village strives to design and implement complete streets that can accommodate multiple transportation modes, with consideration for pedestrians, cyclists, transit users, and motorists. Recommended streetscape elements may include protected bike lanes, enhanced sidewalks, accessible transit stops, and appropriate traffic-calming measures. The Village encourages the incorporation of pedestrian-scale lighting, shade trees, and street furniture where feasible to promote usability and safety. These guidelines serve as a framework to inform street

design decisions while allowing flexibility based on local context, available resources, and community needs.

TRA I.A.10.2 Incorporation of NACTO Standards. The Village seeks to incorporate the National Association of City Transportation Officials (NACTO) guidelines to inform the planning, design, construction, and maintenance of its streets.

Objective B Mode Priorities for Capacity Improvement Projects. The Village shall identify mode priorities in any capital projects that affect the transportation capacity of a street or thoroughfare.

TRA I.B.1 Prioritize Pedestrians. The Village will prioritize pedestrian safety and accessibility in any capital projects related to transportation capacity, ensuring that adequate facilities are provided consistent with any Village-wide plans for pedestrian systems.

TRA I.B.2 Transportation LOS. The Village will prioritize meeting the transportation Level of Service (LOS) Standards requirements defined in Objective TRA II.A and its supporting policies with a focus on intersection LOS first, then corridor LOS second.

TRA I.B.3 Pedestrian Crossings. The Village will ensure that all signal-controlled intersections feature high-visibility pedestrian crossings, as defined by the Federal Highway Administration, pedestrian signals, and detectable warning ramps consistent with the Americans with Disabilities Act.

Objective C Implement Bicycle and Pedestrian Master Plan. The Village will program suggested improvements from the Bicycle and Pedestrian Master Plan into the CIP 5-year implementation plan.

TRA I.C.1 Walk-to-School Day. The Village shall encourage and enable an annual Walk-to-School Day.

TRA I.C.2 Safe Routes to School. The Village shall implement Safe Routes to Schools programming using education, engineering and enforcement strategies.

TRA I.C.3 Bike-to-Work Week/Day. The Village shall encourage and enable an annual Bike-to-Work Week/Day.

TRA I.C.4 Bicycle Education. The Village shall encourage bicycle education programming in the form of seminars, workshops, tabling events, brochures, etc. at local institutions such as schools and libraries.

TRA I.C.5 Cool Down Palmetto Bay. The Village shall collaborate with Miami-Dade County programs, such as Adopt-A-Tree, and use the Miami-Dade County Landscape Manual to strategically integrate native trees with high shade coverage along major road corridors.

TRA I.C.6 Bicycle Parking Ordinance. The Village shall consider adoption of a bicycle parking ordinance that ensures development will accommodate pathways to bicycle facilities, with full visibility to public entranceways, that are accessible and well maintained.

TRA I.C.7 Sidewalks Ordinance. The Village shall consider adoption of a Sidewalks Ordinance to ensure sidewalks are maintained by adjacent property owners and kept clear of obstructions.

TRA I.C.8 New Development Ordinance. The Village shall consider adoption of a new Ordinance that subjects new development to sidewalk requirements, including new sidewalk construction and addition to existing facilities.

TRA I.C.9 Walk, Pedal or Roll to the Park. The Village shall encourage the use of non-motorized transport to parks and natural areas.

Goal II Transportation and Land Use Connection. Transportation infrastructure will balance adequate capacity to support the travel demand from new development while fitting appropriately into established neighborhoods and other character areas.

Objective A Meet transportation levels of service. To the maximum extent controllable by the Village of Palmetto Bay, all roadways within, and under the jurisdiction of, the Village shall operate at or above the roadway Level of Service (LOS) Standards contained in this element.

~~TRA II.A.1 Intersections and Roadways. All intersections and roadways under Village jurisdiction, which excludes County and state roadways, shall meet or exceed Level of Service (LOS) Standard "D" for peak hour and daily conditions.~~

TRA II.A.1 All transportation facilities under Village jurisdiction shall meet or exceed adopted Multimodal Level of Service (MMLOS) standards that evaluate and prioritize pedestrian, bicycle, and transit infrastructure quality, safety, and accessibility, in addition to vehicular movement. The Village shall transition from automobile-oriented Level of Service metrics to MMLOS standards, utilizing the methodology established in NCHRP Report 616 (Multimodal Level of Service Analysis for Urban Streets), subsequent updates to NACTO design guidelines, or other nationally recognized standards.

TRA II.A.2 Conduct Studies. The Village will conduct studies to determine reasonable and appropriate LOS standards for intersections and roadways based on land development patterns.

TRA II.A.3 Station Areas and Urban Centers. Development in Village- and Miami-Dade-County-designated station areas and urban centers shall be exempted from the LOS standards of Policy TRA II.A.1.

TRA II.A.4 Consider TDM Options. The Village shall apply Transportation Demand Management (TDM) measures as a means of reducing vehicle travel impacts that exceed adopted LOS standards and shall require development to consider TDM options before proposal of roadway or other capital improvements that increase vehicle-carrying capacity.

TRA II.A.5 Prioritize CIP Projects. The Village shall prioritize projects in its five-year Capital Improvement Plan that address any deficiencies that may remain after other policy measures in this objective, such as exemption at station areas and in urban centers or through use of TDM measures, have been applied.

TRA II.A.6 The Village of Palmetto Bay recognizes the Urban Development Boundary (UDB) designated by Miami-Dade County and the Urban Infill Area UIA[1] within its municipal limits. Pursuant thereto, the minimum acceptable peak-period LOS for all State and County roads within the UDB shall be the following:

~~[1] The UIA is defined as that area east and south of the State Road 826 (the Palmetto expressway) and 77th Avenue (including those portions of theoretical SW 77 Avenue~~

1. All development applications within the Urban Infill Area Transportation Concurrency Exception Area are exempt from transportation concurrency requirements; however the following level of service thresholds are established for reviewing projects within the UIA TCEA: (1) Where no public mass transit service exists, roadways shall operate at or above Level of Service E (100% of capacity), (2) Where mass transit service having headways of 20 minutes or less is provided within a half-mile distance, roadways shall operate at Level of Service of 120% of capacity (3) Where extraordinary transit service, such as express bus service exists, parallel roadways within a half-mile shall operate at no greater than 150% of their capacity; and

2. Between the UDB and UIA: (1) Where no public mass transit service exists, roadways shall operate at or above Level of Service D (90% of capacity) (2) Where mass transit service having headways of 20 minutes or less is provided within a half-mile distance, roadways shall operate at Level of Service E (100% of capacity) (3) Where extraordinary transit service, such as express bus service exists, parallel roadways within a half-mile shall operate at no greater than 120% of their capacity

TRA II.A.7 Promote Shared Mobility Solutions. The Village will encourage the development of golf cart-oriented mobility solutions, including designated golf cart parking areas, charging stations for electric golf carts, and shared-use paths. The Village prioritizes these amenities near parks, schools, commercial centers, and golf courses to enhance connectivity and promote golf cart usage as an alternative transportation mode. Consideration may be given to implementing golf cart-sharing programs and creating safe crossing points where golf cart paths intersect with traditional roadways.

TRA II.A.8 Vehicle Miles Traveled Reduction Target. The Village will utilize Vehicle Miles Traveled (VMT) as a key metric to evaluate transportation system performance and community mobility patterns. The Village aspires to achieve a 20% reduction in VMT per capita by 2035 for inter-village travel through the implementation of transportation demand management strategies, expanded multimodal service, and walkable design standards.

TRA II.A.9 Development Transportation Demand Management Requirements. The Village intends to implement a policy requiring new developments exceeding 10,000 square feet to submit and implement Transportation Demand Management plans that demonstrate specific strategies to reduce single-occupancy vehicle trips. The village seeks to advance its mobility goals while providing applicants with clear guidance on expected transportation impact mitigation measures.

TRA II.A.10 Transit Connectivity and First/Last Mile Solutions. The Village shall evaluate and enhance commuter connections and first/last mile services following the completion of the South Dade Busway Bus Rapid Transit (BRT) project. This evaluation shall prioritize safe, accessible connections between residential areas and BRT stations through a comprehensive network of pedestrian and bicycle facilities. First/last mile solutions shall include protected bicycle lanes, enhanced crosswalks, well-maintained sidewalks, and adequate lighting, while maintaining flexibility to accommodate emerging transportation technologies including autonomous vehicles. The Village shall regularly assess opportunities to expand and improve these connections based on ridership patterns, technological advances, and community needs to ensure effective integration with the regional transit system.

Objective B	**Coordinate transportation with Future Land Use. The Village shall coordinate transportation with the Future Land Use Map of this Comprehensive Plan for general adequate facilities.**
TRA II.B.1	Link Density with Transit. The Village shall recognize station areas on high-capacity transit corridors within or adjacent to the Village limits, and shall consider these areas first for higher-density development.
TRA II.B.2	Coordinate with FDOT and Miami-Dade. The Village shall coordinate with Florida Department of Transportation (FDOT) and Miami-Dade County in the development and implementation of the Village's design standards that would be applicable to State and County roadways in order to enhance the transportation corridors in the Village.
TRA II.B.3	Manage Driveway Access. The Village Land Development Regulations (LDR) shall maintain standards to manage driveway access in areas of any non-residential future land use designations such that frequent spacing of driveways does not contribute to reduced infrastructure performance or compromised safety.
Objective C	**Protect neighborhoods. The Village shall prioritize the protection of neighborhood character in its single-family residential areas, and will reduce transportation-related impacts that compromise this character.**
TRA II.C.1	Limits for Single-Family Residential. The Village will not plan, design, or program projects increasing vehicle-carrying capacity in single-family residential areas.
TRA II.C.2	Traffic Calming. The Village shall preserve and protect single-family residential areas from non-local traffic through implementation of traffic calming measures as defined by the Village, and if necessary approved by the County.
TRA II.C.3	Perform Studies. The Village shall have the ability to perform traffic calming studies in neighborhoods and residential areas to determine if existing conditions justify the implementation of these measures.
Goal III	**Village-led transportation improvements and decisions are consistent with those of its agency partners. The Village's own contributions to its transportation network and actions to manage it will support and complement those from private developers and from partner agencies (including Florida Department of Transportation ((FDOT)), the Miami-Dade County Transportation Planning Organization ((TPO)), and Miami-Dade Transit).**
Objective A	**Consistency and coordination with partners. The Village shall plan, design, and implement its own transportation capital projects, programs, and other investments in a manner compatible with those of its partner agencies.**
TRA III.A.1	County Transportation Liaison. The Village shall designate a transportation liaison to coordinate with Miami-Dade County departments, especially Transportation, Transit, and the Office of Emergency Management.
TRA III.A.2	South Florida Commuter Services. The Village shall designate a transportation liaison with South Florida Commuter Services, or any successor organization performing similar transportation management association functions, to identify and engage any Transportation Demand Management (TDM) services appropriate and applicable to the Village.

TRA III.A.3 Increase TDM Service. The Village shall contribute funding to South Florida Commuter Services to add or increase TDM services or options available to the Village, and this funding may be derived from development contributions used to mitigate transportation impacts, per Policy TRA II.A.4.

TRA III.A.4 Pedestrian Facilities. The Village shall strive for safe, continuous pedestrian facilities to be provided within one-quarter mile of any fixed-route transit service or high-capacity transit stations on or adjacent to the US 1 corridor.

TRA III.A.5 Evacuation Operations. Evacuation operations for emergency events, such as weather-related emergencies, shall begin within four hours of issuance of an emergency order by the County Administrator.

TRA III.A.6 Evacuation Support Plan. The Village's transportation liaison will designate a support plan for Village-maintained streets that connect to County and State routes designated as emergency evacuation routes. The Village will prioritize use of these streets for evacuation purposes and will suspend other activities on these streets upon issuance of an emergency order by the County administrator.

Objective B Engagement of partners to facilitate achieving Village goals, objectives, and policies. The Village shall coordinate with partner agencies to ensure that applicability of the goals, objectives, and policies of this Element can extend beyond right-of-way and districts outside of Village ownership and maintenance.

TRA III.B.1 Coordinate with Miami-Dade Transit. The Village shall coordinate with Miami-Dade Transit to identify last-mile connection needs.

TRA III.B.2 Low Emission Vehicles. The Village transportation liaison will coordinate with Miami-Dade County and Florida Department of Transportation (FDOT) to designate locations where Low Emission Vehicle (LEV) use is permitted on County and State transportation facilities, consistent with Policy TRA I.A.7.

~~**Goal 2A Provide for a safe, convenient, effective, and efficient motorized and non-motorized transportation system that is intricately related to the land use pattern and improves the level of mobility of all residents and visitors within the Village.**~~

~~**Objective 2A.1 Transportation Level of Service**~~
~~**To the maximum extent controllable by the Village of Palmetto Bay, all roadways within the Village shall operate at or above the roadway level of service standards contained in this element.**~~

~~Policy 2A.1.2 Palmetto Bay recognizes five "rapid transit stations" and two "community urban centers" serving the South Dade Busway that are illustrated on both the Village of Palmetto Bay Future Land Use Map and the Miami-Dade county Land Use Plan as locations for future transit oriented development. Consistent with the Miami-Dade County CDMP, the Village will continue to exempt development applications from traffic concurrency requirements that lie within one-quarter (1/4) mile of one of these rapid transit stations or community urban centers provided that they include office, hotel, or residential land uses and are designed in such a manner to support convenient use of the transit corridor.~~

~~Policy 2A.1.3 Consistent with Miami-Dade County, provided the development is otherwise consistent with the Village's Comprehensive Plan, proposed development that meet the following criteria cannot be denied for transportation concurrency requirements: (1) projects located within the UIA, and (2) projects located within an Enterprise Zone established pursuant to Chapter 290 of the Florida Statutes.~~

~~Policy 2A.1.4 The minimum acceptable p.m. peak period operating level of service for all Village maintained streets within Palmetto Bay shall be Level of Service E.~~

~~Policy 2A.1.5 Preserve and protect the present character of Old Cutler Road from widening or expansion from its present existing paved right-of-way; consistent with the provisions set forth in Section 9-2 of the Code of Miami-Dade County, Florida (enacted March 15, 2005).~~

~~Policy 2A.1.6 In connection with future development, all roadway, transit, bicycle and/or pedestrian improvements shall be built by respective developer(s), in accordance with the Village's adopted subdivision regulations, and in place prior to issuance of a final Certificate of Occupancy.~~

~~Policy 2A.1.7 Issuance of all development orders for new development of significant expansions of existing development shall be contingent upon compliance with the level of service standards contained in Policy 2A.1.1, Policy 2A.1.2, Policy 2A.1.3, Policy 2A.1.4, and Policy 2A.1.5, except as otherwise noted within the Village's Comprehensive Plan.~~

~~Policy 2A.1.8 Preserve and protect existing rights-of-way to the extent that they continue to be necessary, and require that new rights-of-way be dedicated in perpetuity in connection with future development, where are necessary to maintain the Village's minimum level of service standards.~~

~~**Objective 2A.2 Transportation Coordination and Planning**~~

Coordinate with the Florida Department of Transportation (FDOT), Miami-Dade County Metropolitan Planning Organization (MPO), and Miami-Dade County to implement capacity improvements (motorized and non-motorized) to the State and County road system within, and adjacent to, the Villages and Palmetto Bay so that the desired future growth patterns along these corridors shown in the Future Land Use Map (FLUM) may be adequately supported.

~~Policy 2A.2.1 Continue to work with the officials at FDOT, Miami-Dade County MPO, and Miami-Dade County to promote the inclusion of projects in their plans programs and development regulations that adequately provide future capacity for moving people safety and efficiently through Palmetto Bay.~~

~~Policy 2A.2.2 Solicit the expenditure of County Road Impact Fees on facilities that best benefit the Villages of Palmetto Bay through participation in the Miami-Dade County MPO's policy and technical coordinating committees.~~

~~Policy 2A.2.3 On an annual basis, develop and maintain a Five Year Capital Improvements Program for transportation improvements within Palmetto Bay.~~

~~Policy 2A.2.4 On an annual basis, inventory and prioritize transportation projects within Palmetto Bay that most favor alternative modes of travel to the single occupant automobile within the Village's Capital Improvement Program.~~

~~Policy 2A.2.5 Coordinate with officials at Miami-Dade Transit, the Miami-Dade MPO, and FDOT to ensure that safe, continuous pedestrian and bicycle linkages are~~

within all future projects within one-quarter (1/4) mile of transit stops located within the Village to connect residents and visitors with public transit for completing higher order trips.

Policy 2A.2.6 The Village's designated "transportation liaison" shall continue to work towards improving coordination efforts with the Florida Department of Transportation, Miami-Dade County Metropolitan Planning Organization (MPO), Miami-Dade Transit (MDT), Miami-Dade Public Works and Waste Management Department, and Citizens Independent Transportation Trust (CITT) of the Peoples Transportation Plan (PTP). Among other duties, this staff person is responsible for informing the Village Council of important transportation issues or decisions made at the county or state level that impact the Village, submit an annual transportation plan to the CITT for disbursement of PTP funds, oversee transportation plans, programs, and projects implemented within the Village, and represent the Village at various MPO meetings.

Objective 2A.3 Increase Vehicle Occupancy

Increase the vehicle occupancy rate from the current 1.34 persons per vehicle to 1.41 persons per vehicle by 2020 for commuting residents of Palmetto Bay.

Policy 2A.3.1 Partner with the South Florida Commuter Services (SFCS) to disseminate information for commuting residents to carpool, vanpool, or take public transit as an alternative to single-occupant automobile travel. Initial strategies may include provision of SFCS materials for pick-up at Village Hall, regular announcements at public meetings for SFCS services, and a link to the organization of the official Village website.

Objective 2A.4 Community and neighborhood Protection

Development and expansion of the transportation system within Palmetto Bay should be done in a way that does not adversely impact community and neighborhood integrity.

Policy 2A.4.1 The Village of Palmetto Bay strongly opposes the widening of SW 87th Avenue, north of SW 184th Street, identified in the Miami-Dade MPO 2030 Long Range Transportation Plan. To this end, the Village will formally apply to the Miami-Dade MPO and Miami-Dade County in October 2006 for removal of this project from the Long Range Transportation Plan in conformance with the formal amendment cycle established by the agencies.

Policy 2A.4.2 The Village will continue to preserve and protect the integrity of its existing transportation system from the avoidable intrusion of roadway widening and request that appropriate state and county agencies consider all other capacity improvements, including public transit, bicycle, and pedestrian enhancements, prior to moving forward with any road widening projects that impacts the character of Palmetto Bay.

To this end, the Village strongly opposes any recommended roadway widening, now or in the future, to SW 136th Street, SW 144th Street, SW 152nd Street, or SW 168th Street east of US 1 or the widening of SW 67th Avenue, SW 72nd Avenue, SW 77th Avenue, SW 82nd Avenue, SW 87th Avenue, SW 92nd Avenue, and SW 97th Avenue between northbound lanes of US 1 and SW 184th Street.

Policy 2A.4.3 Preserve and protect the character of neighborhoods from the avoidable intrusion of "cut-through" traffic through the implementation of appropriate traffic calming measures. Traffic calming measures will be installed, where

~~warranted, after proper review of citizen's requests, completion of a formal traffic calming study, and confirmation that necessary funds are available under the Peoples Transportation Plan to construct the needed improvements.~~

~~Policy 2A.4.4 Continue to monitor and act upon the conclusions and recommendations contained in the Village of Palmetto Bay Transportation Master Plan to conduct formal traffic calming studies for the Mangowood and Southwood Neighborhoods and the areas immediately surrounding SW 164th Street and SW 148th Street.~~

~~Policy 2A.4.5 In the review of development applications, the Village Building Division shall require that the location of driveways on municipal streets comply with the Miami-Dade County's Public Works Manual Standards.~~

~~Policy 2A.4.6 Coordinate with the Miami-Dade County MPO for the implementation of the Miami-Dade County Grade Separation Feasibility Study and the US 1 Intersection Improvements Study.~~

~~**Objective 2A.5 Bicycle and Pedestrian Facilities**~~

~~**Increase the amount of pedestrian and bicycle activity within the Village by providing adequate facilities to promote friendly pedestrian and bicycle environments.**~~

~~Policy 2A.5.1 By January 2015, the Village Sidewalk Inventory should be reviewed and updated. Sidewalks in accordance with recommendations from the updated Village Sidewalk Inventory should be constructed to address missing links and/or gaps in the current sidewalk network. Gaps within the sidewalk network, located in front of vacant lots should be constructed in accordance with approved site plan for future development.~~

~~Policy 2A.5.2 Continue to coordinate with the Florida Department of Transportation to target pedestrian improvements for intersections along US 1 including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, better lighting for nighttime use, improved "count down" pedestrian signals, and safe pedestrian refuge areas.~~

~~Policy 2A.5.3 Continue to target improvements to the pedestrian network consistent with the Americans with Disabilities Act (ADA) for non-compliant facilities identified in either the Village's Sidewalk Inventory or Transportation Master Plan completed in 2004.~~

~~Policy 2A.5.4 The Village is committed to provide safe routes to school for local elementary schools within municipal boundaries consistent with the rules and regulations of Chapter 1006.23 of the Florida Statutes. Upon formal request by the citizenry and determination of adequate funding, the Village will contact the Miami-Dade County School Board and work cooperatively to evaluate existing walking conditions consistent with guidance from the Manual on Uniform Traffic Control Devices (MUTCD) Chapter 7A for preparing individual school traffic control plans. The Village will act upon the reasonable conclusions and recommendations from the study and program appropriate improvements into the Capital Improvements Plan to ensure safe walking conditions are maintained for local elementary school students.~~

~~Policy 2A.5.5 Priorities for sidewalk improvements within the Village shall be to provide safe routes to school for local elementary schools and to connect all transit stops inside the Village with sidewalks.~~

Policy 2A.5.6 Continue to implement on-street bicycle lanes recommended in the Village of Palmetto Bay Transportation Master Plan (adopted October 2004) with assistance from Miami-Dade County and the Florida Department of Transportation.

Policy 2A.5.7 Work with representatives for Miami-Dade Transit to increase the number of MDT bus routes operating within the Village that participate in the Agency's Bike and Ride Program.

Policy 2A.5.8 Participate in pedestrian and bicycle planning programs of the Miami-Dade County MPO and District VI of the FDOT.

Goal 2B Develop a safe, convenient, and efficient public transportation system within Palmetto Bay for residents, businesses, and visitors, with particular emphasis on adequate service for the local "transportation disadvantaged" population within the Village.

Objective 2B.1 Transit and System Improvements
Increase utilizations of transit service by local residents, employees, and visitors to help reduce motor vehicle use and traffic congestion.

Policy 2B.1.1 Support efforts by Miami-Dade Transit to consider improvements to the existing transit system including, but not limited to, increased routes, frequency of service, and accuracy of scheduling.

Policy 2B.1.2 Continue to coordinate with members of Miami-Dade Transit and the Citizens' Independent Transportation Trust to implement public transportation improvements identified in the People's Transportation Plan. Funding for these improvements will come from the half-cent sales tax referendum approved by Miami-Dade County voters in 2002.

Policy 2B.1.3 Act upon the conclusions and recommendations contained in the Village of Palmetto Bay Transportation Master Plan to promote transit as a viable alternative to the single-occupant automobile.

Objective 2B.2 Transit Usage.
Increase the transit modal split for all trips within the Village of Palmetto Bay.

Policy 2B.2.1 Work with Miami-Dade transit to improve transit service within the Village (i.e. increased service coverage, frequency of service, etc.) toward making public transit a more viable alternative to automobile travel.

Policy 2B.2.2 The Village will act upon the conclusions and reasonable recommendations if feasible, made in the local transit circulator study report to implement a local transit circulator service that provides a viable alternative to the single-occupant automobile for short trips within the Village.

Policy 2B.2.3 Act upon the conclusions and reasonable recommendations made in the local transit circulator study report to implement the school transit circulator service focused on providing a viable alternative to automobiles for picking up and dropping off students.

Policy 2B.2.4 Provide incentives, such as increased allowable density or reduced parking requirements, to developers of all residential, commercial, and/or general office land uses within identified mixed-use land use categories that place public transit facilities within their parcels.

Objective 2B.3 Emergency Transit Plan

Coordinate with Miami-Dade Transit and Miami-Dade Office of Emergency Management (OEM) to help ensure development of an emergency transit plan that will provide a timely evacuation of the Coastal High Hazard Area during tropical storms and hurricanes.

Policy 2B.3.1 The Village Manager shall direct the transportation liaison established under Policy 2A.2.6 of this Element to meet with the Miami-Dade Office of Emergency Management (OEM) at least every twelve months to coordinate evacuation plans and related issues and report back to the Manager.

Policy 2B.3.2 Timely evacuation operations shall be established to commence four (4) hours after an evacuation order is issued by the County Administrator.

Goal 2C Preserve and enhance desirable development patterns that support Palmettos Bay's vision to provide for a safe, convenient, and efficient motorized and non-motorized transportation system to satisfy the transportation needs of the residents and visitors of the residents.

Objective 2C.1 **Future Land Use Coordination**

The transportation system shall be coordinated with the Future Land Use Map (FLUM) and the goals, objectives, and policies of the Future Land Use Element to ensure that transportation facilities and services are available to adequately serve existing and proposed population densities, land uses, and housing and employment patterns.

Policy 2C.1.1 In connection with future development, require that adequate and safe internal circulation improvements take into consideration the provision that pedestrian and/or bicycle facilities be in place prior to issuance of final Certificate of Occupancy

Policy 2C.1.2 The Village will coordinate with the County to identify ways to reinforce the neighborhood character of the land uses depicted in the Future Land Use Map and discourage the avoidable intrusion of "cut-through" along County right-of-way SW 87th Avenue, between SW 184th Street and SW 168th Street, through implementation of traffic calming and other streetscape improvements. The Village will work with the County to identify methods to minimize cut-through traffic and or minimize its impacts.

Policy 2C.1.3 Continue to coordinate with Miami-Dade County to determine the feasibility of widening major roads to enhance access to the Florida Turnpike, from two lanes to five lanes with bicycle lanes and sidewalks relieve pressure on the already over-capacity section of Old Cutler Road, within municipal boundaries. Furthermore, emphasis for improvements to these corridors should also consider a streetscape master plan with common signage, landscaping, street lighting, and pavement treatments that help reinforce these corridors as a gateway into Palmetto Bay.

Policy 2C.1.4 Continue to coordinate with Miami-Dade County and the Miami-Dade County Metropolitan Planning Organization (MPO) to support redevelopment of the portion of southwest Palmetto Bay located along the South Dade Busway as a transit oriented center. The extents of the transit oriented center are illustrated as Franjo Activity Center land use categories on the Future Land Use Map.

Objective 2C.2 State and County Roads.

The Village shall monitor traffic volumes on existing State and County maintained roads that cross Palmetto Bay and require in connection with future development that roadway improvements be undertaken by the

~~**developer as a condition to issuance of necessary permits to ensure that the goals, objectives, and policies of this element are met.**~~

~~Policy 2C.2.1~~ ~~In connection with future development, and at the Village's plan review stage, require that specific improvements to State and County roads be coordinated with the applicable respective agencies by the developer(s) and that the necessary improvements, which are to be made conditions of issuance of related development orders or permits, be carried out in conjunction with construction of the development and in place prior to the impacts of development.~~

~~**Objective 2C.3 Rights-of-way Design Standards**~~

~~**Coordinate with FDOT and Miami-Dade County in the development and implementation of the Village's design standards that would be applicable to State and County roadways in order to enhance the transportation corridors in the Village.**~~

~~Policy 2C.3.1~~ ~~The Village's Garden Club will continue to provide assistance to the Village's Tree Board Advisory Committee as an added incentive for supporting the Village's Tree City USA designation and further support for the Village's Street Tree Master Plan. The group is encouraged to meet regularly to monitor and maintain activities associated with implementation of projects within the Street Tree Master Plan and initiatives identified by the Tree Board Advisory Committee.~~

8. Housing Element

Goal I	**Maintain Safe, High-Quality Neighborhoods. The Village will continue to diversify its travel options and enable more travel to be made in non-driving modes of transportation on all trips.**
Objective A	**Protect Neighborhood Safety. The Village will continue to diversify its travel options and enable more travel to be made in non-driving modes of transportation on all trips.**
HOU I.A.1	Crime Prevention Through Environmental Design (CPTED). The Land Development Regulations (LDR) shall utilize the principles of Crime Prevention Through Environmental Design (CPTED), or other similar programs, in regulating the design of buildings and placement of uses in order to increase the safety of neighborhoods and the community (See Future Land Use Element).
HOU I.A.2	Building Safety. Consistent with F.S. 163.3177(6)(f)1.b., the Village is required to maintain and enforce minimum Florida Building Code and LDR standards that regulate the elimination or rehabilitation of unsafe and substandard housing units in order to maintain existing housing in a state of good repair and aesthetically pleasing with the surrounding community.
HOU I.A.3	Safe Access. The Village shall enhance community parks and the safe access to parks and schools from residential neighborhoods (See Parks and Recreation Element and Educational Facilities Element).
Objective B	**Maintain Community Character. The Village shall protect the community's sense of place and existing community character and established neighborhoods.**
HOU I.B.1	The Village shall protect and promote quality housing, community aesthetics, walkability, and livability to maintain a vibrant community.
HOU I.B.2	Design. The Village shall maintain sustainability design guidelines for neighborhoods including street trees, sidewalks, bike lanes, and trails (See Future Land Use Element).
HOU I.B.3	Neighborhood Character. The Village shall protect existing neighborhoods from commercial intrusion to maintain the character of the community.
HOU I.B.4	Compatibility. The Land Development Regulations (LDR) shall promote the compatibility of other uses in proximity of residential housing and regulate proper screening and landscape buffering standards.
HOU I.B.5	Historical Resources. The Village shall encourage the protection of designated historical and archaeological housing, structures, and sites through appropriate LDR regulations, review procedures, and historic designations and may encourage the rehabilitation and adaptive reuse of designated historically significant housing. (See Parks and Recreation Element).
Goal II	**Multigenerational Housing Opportunities. The Village shall plan for multi-generational housing options for residents and their families.**
Objective A	**Multi-generational Housing. The Village shall support aging-in-place and multi-generational housing strategies that encourage residents to remain in their neighborhoods as they age and as needs evolve.**

HOU II.A.1 Aging-in-Place Housing Options. The Land Development Regulations (LDR) shall include aging-in-place strategies such as shared housing options, sub-units under one roof, and other assisted living arrangements that may allow a single family to care for relatives onsite in all residential zoning districts.

HOU II.A.2 Accessory Dwelling Units. The Village shall evaluate the appropriateness of allowing accessory dwelling units as "granny flats" in the Estate Density Residential category provided they are not permitted to be rented, and incorporate adequate setbacks, parking, drainage, septic system, and other requirements and level of service standards are maintained.

HOU II.A.3 Senior Housing. The Village shall identify and support existing senior housing stock, including affordable senior housing, and plan for additional senior housing options such as continuum of care, condos, or senior-only affordable and market rate rentals.

Goal III Mixed-Use Neighborhoods. Support a diverse mix of housing and mixed-use neighborhoods along US-1.

Objective A New Housing. The Village shall designate density through mixed-use housing developments along US-1 in order to provide a variety of housing types in close proximity to jobs and supporting facilities.

HOU III.A.1 Housing Variety. Consistent with F.S. 163.3177(6)(f)3., the Village is required to maintain housing implementation programs that encourage adequate sites for a housing supply of various types, sizes, and costs with new development guided towards infill along US-1 and continue to partner with private and nonprofit sectors to address housing needs to accommodate the anticipated population through the 10- and 20-year planning horizon.

HOU III.A.2 Smart Growth. The Village shall encourage smart growth and infill development and redevelopment of residential housing along US-1.

HOU III.A.3 Livability. The Village shall promote livability by supporting new housing options that are well-integrated with the community's mobility network, accessible to services, and in proximity to employment centers and parks.

HOU III.A.4 Mitigation. The Village shall consider traffic impacts when reviewing new multi-family housing developments to mitigate traffic impacts. Additionally, the improvement of mobility options for all types of users may be required for offsite and onsite mitigation based on the review of traffic impacts associated with these new developments (See Transportation Element).

HOU III.A.5 Attainable Housing. Consistent with F.S. 163.3177(6)(f)1.d, F.S. 163.3177(6)(f)1.g, F.S. 163.3177(6)(f)3, the Village is required to plan for adequate sites for future housing including attainable and affordable housing, especially along US-1, where community residents, including but not limited to teachers, government workers, and senior citizens can live where they work and have access to every day needs and transit.

HOU III.A.6 Consistency with State Requirements. Consistent with F.S. 163.3177(6)(f)1.d., the Village is required to continue to provide opportunities for mobile homes, group homes, and foster care facilities in residential zoning districts, provided that they meet design compatibility standards. Consistent with F.S. 163.3177(6)(f)1.e., the Village is also required to provide residents with the ability to relocate when residents are displaced by Village actions, through public development or redevelopment.

Goal IV **Sustainable Housing. The Village shall promote sustainable housing measures in order to protect neighborhoods and the residents' quality of life.**

Objective A **Sustainability. Consistent with the Village's broader sustainability goals, the Village shall guide housing away from coastal areas and encourage sustainable housing design and construction methods.**

HOU IV.A.1 Coastal Sustainability and Resiliency. The Village shall guide housing development away from the Coastal High Hazard Area (CHHA). Any development and rehabilitation of housing near the coast and/or within the CHHA shall be consistent with the policies outlined in the Coastal Management Element of this Comprehensive Plan to ensure the long-term resiliency and safety of neighborhoods.

HOU IV.A.2 Mitigation. Where feasible, the Village shall coordinate with the appropriate state, federal, and other applicable entities to support property owners in the mitigation of risks from natural hazards and flooding such as elevating existing homes and support property owners in the repair of housing after a hazard event (See Coastal Management Element).

HOU IV.A.3 Sustainable Housing Design. The Land Development Regulations (LDR) may incorporate strategies to address housing design and construction methods that increase energy efficiency and encourage the use of renewable resources. The LDR may also provide incentives for housing developments that meet recognized green building criteria (i.e., LEED).

~~**Goal 3** **Maintain and enhance the supply of decent, safe, and affordable housing, and maximize viable options and opportunities for present and future residents of the Village of Palmetto Bay**~~

~~**Objective 3.1** **Village Housing Activities**~~
~~**Protect the existing housing stock and neighborhoods, and address affordable housing needs to the maximum extent feasible.**~~

~~Policy 3.1.1 Increase and improve affordable housing supply and minimize potential blight of existing residential neighborhoods through the use of good land use planning, urban design, landscaping in development review, and proactive code enforcement.~~

~~Policy 3.1.2 Preserve the existing housing stock and enhance existing neighborhoods by identifying unsafe or substandard structures, advising property owners of available rehabilitation programs and pursuing prompt, corrective action.~~

~~Policy 3.1.3 Evaluate and employ all feasible techniques to identify and promote potential sites in the Village for affordable housing.~~

~~Policy 3.1.4 Support the provision of affordable housing in close proximity to regional transit corridors and nearby shopping opportunities.~~

~~Policy 3.1.5 By January 2016 evaluate the feasibility of inclusionary zoning regulations, which requires a certain percentage of units of new development or redevelopment to be set aside for low or moderate income housing.~~

~~Policy 3.1.6 By January 2016, consider density bonuses for the provision of affordable housing.~~

Policy 3.1.7 Ensure that housing stock within Palmetto bay meets the minimum criteria set for in the Miami-Dade County Minimum Housing Standards Article of the Code of the Miami-Dade County, Florida (Chapter 17, Article ii, enacted March 15, 2005). The Village shall notify landlords and tenants of minimum housing standards through the Village's quarterly newsletter.

Policy 3.1.8 Encourage the protection of all identified, and yet unidentified, historical and archeological structures and sites within the Village (see Housing Element 3.1.8) through appropriate land development regulations, comprehensive review of development applications, public acquisition decisions, and historic designations.

Policy 3.1.9 By January 2020, evaluate the appropriateness of allowing accessory apartments (aka: granny flats) in existing neighborhoods provided adequate setbacks, parking, drainage, septic system, and other requirements and level of service standards are maintained.

Policy 3.1.10 Support the utilization of county, state, and federal housing programs to provide home repair and/or home purchase opportunities for current and future residents.

Policy 3.1.11 Encourage local employers to offer their assistance in meeting the housing needs of cost-burden employees.

Policy 3.1.12 Partner with the South Florida regional Planning Council in their efforts to increase public awareness of affordable housing issues through an educational program highlighting the positive benefits of good urban and building design on affordable housing and addressing other common misconceptions associated with affordable housing.

Policy 3.1.13 The Village has created a Medium Density Residential and a Medium High Density Residential Future Land Use Designation. The designated areas are adjacent to US 1 and reflect existing densities of the current zoning districts. These proposed designations would reflect existing and future commitments to provide affordable and work force housing units.

Objective 3.2 Regional Affordable Housing Efforts
Actively support and participate in regional and county-wide efforts to address affordable housing needs.

Policy 3.2.1 By January2016, finalize the Village's role in a regional solution (Regional Fair Share) to ensure the availability of adequate affordable housing for all income ranges within a reasonable commute distance from employment centers.

Policy 3.2.2 Continual coordination with Miami-Dade County should be made to identify affordable housing opportunities and needs utilizing concrete and specific strategies and initiatives, including active participation in task forces and/or standing committees.

Policy 3.2.3 The Village shall coordinate and actively participate, where feasible, with the following regional agencies to identify additional resources for addressing affordable housing needs in the Village and surrounding region:

- Miami-Dade County Housing Agency;
- South Florida Regional Planning Council;
- Appropriate federal and state agencies.

Objective 3.3 Private Development Affordable Housing

Maximize opportunities for private sector development of affordable housing.

Policy 3.3.1 Create development regulations and policies to promote and encourage private development of affordable housing in the Village of Palmetto Bay.

Policy 3.3.2 By January 2016, an assessment of the existing affordable housing permitting process should be performed to determine if a decrease in cost and/or increase in efficiency of providing affordable housing is needed.

Policy 3.3.3 By January 2016, Council should review the provisions of providing density bonuses for the establishment of affordable housing on infill sites, particularly for small renter households.

Policy 3.3.4 On an ongoing basis, provide technical assistance, information, and referral services to the private sector in order to promote affordable housing production capacity.

Policy 3.3.5 Continue to provide land use designations and zoning districts on the Future Land Use Map and the Official Zoning Map to ensure that a variety of housing types (e.g., single family, duplex, and multi-family housing units) are allowed in the Village.

Objective 3.4 Coordination with Not-for-profits

Encourage not-for-profit entities to participate in the provision of affordable housing.

Policy 3.4.1 Assist not-for-profit entities that seek to promote and provide affordable housing opportunities in the Village of Palmetto Bay.

Objective 3.5 Group Homes, Elderly Care, and Assisted Living Facilities

Continue to provide opportunities for group homes, housing for the elderly and assisted living facilities in residential zoning districts.

Policy 3.5.1 Allow for state licensed group, and assisted living facilities within residential districts in the Villages Land Development Code (LDC), as required by State Law. When located within or near a residential neighborhood, assisted living facilities deemed to adversely impact the surrounding neighborhood should be minimized to the maximum extent possible.

Policy 3.5.2 Evaluate the establishment of a senior living facility as part of the Palmetto Bay Village Center master planned development.

Objective 3.6 Site Plan Review Requires Landscaping Plans

Site plans for new development projects including but not limited to residential subdivisions, should include landscaping plans.

Policy 3.6.1 Residential subdivisions and multi-family residential projects should include planting of street trees in accordance with the Village's Street Tree Master Plan, dated June 21, 2006.

Policy 3.6.2 Maintenance programs should be required for landscaped areas in development projects, including entryways, street rights-of-way, stormwater retention/detention ponds, and common areas.

Policy 3.6.3 Residential subdivisions, multi-family residential projects, and commercial projects in the Village will be encouraged through incentives to adopt energy efficient designs and use of renewal materials, as specified in the LEED guidelines.

9. Public Participation Element

Goal I **Public Participation. The Village's decision making will be reliable and predictable to promote sound, long-term investments in the community.**

Objective A **Public Participation Processes. The Village must provide for opportunities for all persons to be heard on actions that:**

- **Amend the Village's Comprehensive Plan;**
- **Change the zoning designation of property within the Village;**
- **Require a variance; or**
- **Quasi-judicial actions**

PUB I.A.1 Public Hearings. Action items identified in Objective A must occur in a public hearing meeting and adhere to the standards of this policy.

PUB I.A.2 Any Person may Participate. The Village recognizes that planning and development decisions affect complex systems and have impacts that occur beyond the site of development. Any person may participate in and be a party to a hearing on a decision this policy governs.

PUB I.A.3 Right to Evaluate Proposed Decisions. The Village respects the right of people, including elected officials, to fairly evaluate proposed decisions that this objective governs.

10. Property Rights Element

Goal I	**Respect Property Rights. The Village shall consider judicially acknowledged and constitutionally protected private property rights in its local decision making.**
Objective A	**Property Rights. Consistent with F.S. 163.3177(i)(1), the Village is required to ensure that private property rights are considered in its local decision making amongst other factors required by the Comprehensive Plan and Land Development Regulations.**
PRO I.A.1	Physical Possession and Control. The Village shall consider in its local 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.
PRO I.A.2	Personal Use of Property. The Village shall consider in its local 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.
PRO I.A.3	Privacy. The Village shall consider in its local 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.
PRO I.A.4	Disposal of Property. The Village shall consider in its local decision making the right of a property owner to dispose of his or her property through sale or gift.

11. Capital Improvements Element

Goal I **Provision of High-Quality road, utility and infrastructure facilities and services and public education facilities necessary to correct current deficiencies and accommodate new development and redevelopment for the residents and businesses for Palmetto Bay consistent with the level-of-service standards establish in this comprehensive plan.**

Objective A **Capital ~~Revenues~~ Improvement Funding Availability**
Ensure that adequate fiscal resources are available to ensure that public facility improvements required for existing development, redevelopment, and planned future growth can be made concurrent with development impacts

CAP I.A.1 Five-Year Capital Improvement Program**.** Prepare and adopt a Five-Year Capital Improvement Program (CIP) and One-Year Capital Budget as part of the Village's annual budgeting process, along with an annual review and update, as necessary of the Capital Improvement Element (CIE). The annual update of the CIE's financially feasible Capital Improvements Schedule should demonstrate that level of service standards will be maintained during the next five-year period.

CAP I.A.2: Public Facilities. Prior to the issuance of new development orders, ensure public capital revenues and/or secured developer commitments are in place to provide all public facilities at adopted level-of-service standards, including but not limited to water supply concurrency requirements.

CAP I.A.3: Additional Capital Revenues. Seek viable grants and private development contributions, whenever possible, to provide additional capital revenues for the implementation of the Five-Year Schedule of Capital Improvements.

CAP I.A.4: Assess Impact Fees. Assess impact fees and other appropriate techniques for new development to bear a reasonable proportionate cost for public facility improvements required by new development and partially relieve the burden for capital improvements from property tax collections and existing residents.

CAP I.A.5: Mitigation. ~~The Village in coordination with Miami-Dade County Public Schools shall by ordinance,~~ Include proportionate share mitigation methodologies and options for public school facilities in its concurrency management program and Interlocal Agreement for Public Facility Planning between Miami-Dade County Public Schools, Miami-Dade County and the Cities in Miami-Dade County, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities through mechanisms that might include, but are not limited to, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits.

Objective B **Public Facilities**
Provide high-quality roads and infrastructure facilities and services, including public educational facilities necessary to meet the existing

needs and accommodate planned future growth at the adopted level-of-service standards.

CAP I.B.1 Ensure Availability of Public Facilities. All Village decisions regarding land use planning and development will ensure the availability of public facilities and services necessary to support such development at the adopted level-of-service standards concurrent with the associated impacts by means of Village's LDC and in compliance with the Village's Water Supply Plan.

CAP I.B.2 Construction of Capital Improvements. Working with road, utility, and infrastructure service providers within the Village, help ensure that necessary capital improvements are constructed for reconstruction, redevelopment and future growth.

CAP I.B.3 Manage Land Development Process. Manage the land development process so public facility needs do not exceed the Village's ability to fund and provide, or require the provision of, needed improvements. This shall be accomplished through development and implementation of the Village LD~~C~~R.

CAP I.B.4 CIP Guidelines. Include the capital improvement projects identified in the other Elements of this Plan in the 5-Year Schedule of Capital Improvements with priority for implementation according to the following guidelines:

1. Protects public health, safety, and welfare;

2. Promotes Sustainability and Resiliency;

~~2~~3. Fulfills existing legal commitments of the Village to provide facilities and services;

~~3~~4. Corrects an existing public facility deficiency identified in this Plan;

~~4~~5. Permits the most efficient and effective use of existing and/or future facilities;

~~5~~6. Provides new capacity to accommodate future growth consistent with this Plan;

~~6~~7. Prevents or reduces future improvement costs; and

~~7~~8. Promotes cost effective use of time and revenue (related projects)

CAP I.B.5 Assess Costs. Through appropriate public facility funding mechanisms and impact fees, assess new development and higher intensity redevelopment, a pro rata share of the public facility costs necessary to accommodate the impacts of the development at the adopted levels-of service. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, roadways, and public educational facilities.

CAP I.B.6 Repair and Upgrade. Repair and upgrade capital facilities managed by the Village according to generally accepted engineering principles and guidelines, and ensure that facilities and service providers are held to the same standards.

CAP I.B.7 School Concurrency. The Miami-Dade County Public Schools and Miami-Dade County have the responsibility for providing school concurrency related improvements and should continually seek to expand the funding sources available to meet those requirements.

CAP I.B.8 School District Facilities Work Plan. The Miami-Dade County School Board's latest adopted district facilities work plan should 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.

CAP I.B.9 Incorporated by Reference. The Miami-Dade County Public Schools Facilities Work Program is incorporated by reference into this Element, except as expressly excluded during the annual adoption of the Schedule of Projects. The Village is not financially responsible for those capital projects funded, maintained and/or under the control of other agencies or jurisdictions.

CAP I.B.~~9~~10 Street Tree Master Plan. Continue to implement the Village Street Tree Master Plan, dated June 21, 2006, and update the plan as needed and appropriate. ~~In conjunction with providing high-quality roads and public facilities, the Village continues to implement its Street Tree Master Plan, dated June 21, 2006, as an educational tool to promote Best Management Practices to protect the rights-of-way and development of public facilities.~~

Objective C **Concurrency and Level-of-Service Standards (LOS) Standards**
Make the availability of high-quality public facilities at adopted LOS standards concurrent with the impacts of development, an important basis for future land planning and capital decisions.

CAP I.C.1 Support Development at Adopted LOS. *Sanitary Sewer, Solid Waste, Drainage and Potable Water:* As discussed in Element 6 (Infrastructure), prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards all must meet one of the following timing requirements:

1. The development order includes the condition that at the time of issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or

2. The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S, or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.

Parks & Recreation: As discussed in Element 4 (Parks, Recreation and Open Space), prior to the issuance of any development order for new development, park and recreation public facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

1. The necessary facilities and services are in place or under actual construction; or

2. The development order includes the condition that at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the Village, or funds in the amount of the developer's fair share are committed; and

    a. The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional

equivalent as provided in the adopted five-year schedule of capital improvements; or

b. The necessary facilities and services are the subject of a binding executed agreement which requires the necessary Facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

c. The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, FS, or an agreement or development order issued pursuant to Chapter 380, F.S, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or

d. Necessary covenants are executed.

Transportation: As discussed in Element 7 (Transportation), prior to the issuance of any development order for new development or redevelopment, transportation public facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

1. The necessary facilities and services are in place or under construction; or
2. The development order includes the conditions that the necessary facilities and services needed to serve the new development are schedule to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its function equivalent as provided in the adopted five-year schedule of capital improvements.
3. The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
4. The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent, or
5. Necessary covenants are executed.

The application of the above requirements must ensure the availability of public facilities and services needed to support development concurrent with the impacts of such development.

Public Education Facilities: Prior to the issuance of any development order for new development or redevelopment impacting educational facilities, public educational facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

1. The necessary facilities and services and services are in place or under actual construction within three years after issuance of final subdivision or site plan approval (or functional equivalent); or
2. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the

actual development of the priority subject to the final plat or site plan (or functional equivalent).

CAP I.C.2 Meet or Exceed LOS. Public facilities and services must meet or exceed the LOS standards established in this Element of the Comprehensive Plan. Public facilities must be available at the adopted LOS standards when needed for development. If facilities are not available at the time of approval, development orders or permits are to be conditions on the availability of public facilities and services, or the necessary Facilities must be guaranteed either in an enforceable development agreement adopted pursuant to Chapter 163, F.S. or in development order issued pursuant to Chapter 380, F.S.

CAP I.C.3 Evaluate. Evaluate proposed Plan amendments and requests for new development or redevelopment according to the following guidelines:

1. Will the action contribute to condition of public hazard as described in the Infrastructure Element?
2. Will the action exacerbate any existing public facility capacity deficiency, as described in the Transportation Element, Infrastructure, and recreation and Open Space, Public Educational Facilities Elements, and Water Supply Elements?
3. Will the action generate public facility demands that may be accommodated by capacity increases, which will maintain adopted level-of-service standards either planned in the Five-Year Schedule of Capital Improvements or by developer commitment?
4. Is the action consistent with the goals, objectives, and policies of the Future Land Use Element, including the Future Land Use Map?
5. If the Village provides public facilities, in part or while, is the action financially feasible pursuant to this Element?

~~Policy 9.3.4 As indicated in the applicable Elements of the Comprehensive Plan, the Village of Palmetto Bay has adopted the minimum LOS standards shown in Table 9.1.~~

CAP I.C.4 Proportionate Cost. Future development will be required to contribute a proportionate cost of facility improvements to maintain required LOS standards through the payment of applicable fees and charges pursuant to Village codes and ordinances in affect at the time.

CAP I.C.5 Minimal Impact. Any proposed development that is deemed to generate a minimal impact (as defined in subsection 163.3189 (6) F.S.), shall not be required to establish transportation concurrency.

CAP I.C.6 Amendment. A comprehensive plan amendment shall be required to eliminate, defer, or delay construction of any facility listed in the Five-Year Schedule of Capital Improvements.

Objective D Debt Management
Develop and implement a debt management program if necessary, to assist the Village in providing adequate and timely revenues for scheduled capital improvements.

CAP I.D.1 Debt. Incur debt within generally accepted municipal finance principles and guidelines, and only in relation to the Village's ability to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

CAP I.D.2 Operating Costs. When evaluating the debt to be incurred for a facility, the increase in operating costs for that new or additional facility must also be considered.

CAP I.D.3 Operation and Maintenance. The Village will not provide a public facility, nor accept the provision of a public facility by others, if it is unable to pay for the subsequent annual operation and maintenance costs of the facility.

CAP I.D.4 Debt Service Expenditures. The Village's total debt service expenditures shall be no more than 10% of total revenue.

CAP I.D.5 Capital Indebtedness. The Village's outstanding capital indebtedness shall be no more than five (5) percent of its property tax base.

Table CAP-1
Recommended Level of Service (LOS) Standards for the Village of Palmetto Bay

Public Facility	Level of Service Standard
Sanitary Sewer[A]	The Village shall coordinate with Miami-Dade County Water and Sewer District (WASD) to understand LOS standards that Miami-Dade County adopts and, as a client agency of WASD, will provide quarterly development reports to WASD to quantify system impacts and understand implications for LOS standards. ~~"System LOS" - the regional wastewater treatment and disposal system shall operate with a design capacity of 2 percent above annual average daily flow (AADF) for the preceding year.~~ ~~"User LOS" - the system shall maintain the capacity to collect and dispose of 100 gallons of sewage per capital per day.~~
Solid Waste[A]	The Village shall coordinate with Miami-Dade County Solid Waste Management to understand LOS standards that Miami-Dade County adopts and, as a client agency of Solid Waste Management, will provide quarterly development reports to quantify system impacts and understand implications for LOS standards. ~~"System LOS" - Maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of 5 years.~~ ~~"User LOS" - The system shall maintain the capacity to collect and dispose of 9.9 pounds of solid waste per capital per day.~~
Potable Water[A]	The Village shall coordinate with Miami-Dade County Water and Sewer District (WASD) to understand LOS standards that Miami-Dade County adopts and, as a client agency of WASD, will provide quarterly development reports to WASD to quantify system impacts and understand implications for LOS standards. ~~The adopted level of service standard adopted by the Miami-Dade Water and Sewer Department (WASD) for potable water service within the Village of Palmetto Bay is:~~ ~~a. The Regional Treatment: System shall operate with rated maximum daily capacity no less than 2% above the maximum daily flow for the preceding year, and an average daily capacity 2% above the average daily system demand for the preceding five years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.~~ ~~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 Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:~~ ~~Land Use — Min. Fire Flow (gpm)~~ ~~Single Family Residential Estate — 500~~ ~~Single Family and Duplex; Residential on Minimum lots of 7,500 sf — 750~~ ~~Multi-Family Residential; Semiprofessional Offices — 1,500~~ ~~Hospitals; Schools — 2,000~~ ~~Business and Industry — 3,000~~ ~~c. Water Quality: Meet all federal, state, and county primary potable water standards.~~

	~~d. Countywide Storage: Storage capacity for finished water shall equal no less than 15% of countywide average daily demand.~~
Stormwater Drainage	~~"*Water Quality Standard*"~~ -Stormwater facilities shall be designed to meet the design and performance standards established in Chapter 62-25, 25.025 of the Florida Administrative Code with treatment of first 1" of rainfall runoff to meet water quality standards required by Chapter 62-302, 862-302.500 of the Florida Administrative Code. "*Water Quantity Standard*" - Were two or more standards impact a specific development, the most restrictive standard shall apply. a. Post-development runoff shall not exceed the pre-development runoff rate for a 25 year storm event, up to and including an event with a 24-hour duration. b. Treatment of the runoff from the first 1 inch of rainfall on-site or the first .5 inch of runoff, whichever is greater.
Flood Protection	The minimum acceptable Flood Protection Levels of Service (FPLOS) standards for Miami-Dade County shall be protection from the degree of flooding that would result from a duration of one day from a ten-year storm, with exceptions in previously developed canal basins, 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 Miami-Dade County or as specified in Chapter 11-C of the Miami-Dade County Code, whichever is higher.
Recreation /Open Space	3.0 acres per 1,000 residents. A separate LOS of .25 acres per 1,000 residents for developments within the Downtown area. ~~Long Term (2025) - 5.0 acres per 1,000 population~~
Transportation - UIA TCEA[B]	~~All development applications within the Urban Infill Area Transportation Concurrency Exception Area are exempt from transportation concurrency requirements; however the following level of service thresholds are established for reviewing projects within the UIA TCEA:~~ ~~a. The level of service (LOS) threshold within the UIA is LOS E (100% capacity)~~ ~~b. Where public transit service exists in the UIA operating with headways of 20 minutes or less, roadway located less than one-half mile of the service may operate at 120% of their capacity.~~ ~~c. Roadways parallel to exceptional transit service (i.e. commuter rail/express bus) are defined within an acceptable level of service at 150% of their capacity.~~ Transportation-UIA TCEA: All development applications shall be evaluated using Multimodal Level of Service (MMLOS) standards that assess: a. Pedestrian LOS including sidewalk width, buffer zones, crossing opportunities, and shade coverage b. Bicycle LOS including dedicated facilities, intersection treatments, and network connectivity c. Transit LOS including service frequency, accessibility, and stop amenities d. Vehicle LOS considering VMT impacts and TDM measures Projects shall achieve minimum MMLOS standards for all modes, with developments near transit allowed flexibility in vehicular LOS if strong pedestrian, bicycle, and transit scores are achieved. These thresholds are used for evaluation of transportation impacts; however, in all cases, only development applications that result in an increase in peak period traffic on an FIHS roadway

	operating below the adopted level of service standard, now or in the future, would require a proposed project to implement and maintain trip reduction measure sufficient to reduce travel by single occupant automobiles so that they resultant increase in traffic volume does not exceed two percent of the defined maximum service volume.
Transportation-UDB[C]	All major roadways within the Urban Development Boundary must operate at LOS D ~~(90% of capacity)~~ except State urban minor arterials (SUMA), which may operate at LOS E ~~(100% capacity). Where public transit service exists in the UDB operating with headways of 20 minutes or less, roadways located less than one-half mile of the service may operate at LOS E (100% capacity). Furthermore, on roadways parallel to exceptional transit service (i.e. commuter rail/express bus) the acceptable level of service is LOS E+20 (120% of capacity)~~.
~~Transportation-Enterprise Zone[D]~~	~~All development applications located within an Enterprise Zone established pursuant to Chapter 290 of the Florida Statues are exempt from transportation concurrency requirements.~~
~~Transportation- Rapid Transit Node[E]~~	~~Development applications within one-quarter mile of the identified Miami-Dade County existing rapid transit stops and urban centers that promote the efficient use of the existing/planned rapid transit system along the Miami Busway could be exempt from traffic concurrency requirements.~~
Schools[FC]	The Village shall coordinate with the Miami-Dade County Public School Board (School Board) to understand LOS standards that Miami-Dade County adopts and, as a client agency of the School Board, will provide quarterly development reports to the School Board to quantify system impacts and understand implications for LOS standards. ~~New residential development with the future availability of public school facilities[2] consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintain the adopted level of service standards throughout the planning period. 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 the Miami-Dade County Public Schools. The adopted LOS standard for Magnet Schools is 100% of FISH (with relocatable classrooms), which shall be calculated on a district wide basis.~~

Notes:

A = These public facilities and services are provided by Miami-Dade County and are subject to the level of service standards established in the Miami-Dade County Comprehensive Development Master Plan (CDMP). The Village of Palmetto Bay Comprehensive Plan will adopt these same level of service standards to be consistent with the CDMP.

~~[2] Level of Service standards for public school facilities 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 charter schools. However, the actual enrollment (October Full Time Equivalent (FTE)) of both charter and magnet schools as a percent of the total district enrollment will be credited against the impact of development.~~

B = UIA TCEA denotes the Urban Infill Area Transportation Concurrency Exception Area. The section of Palmetto Bay located east of SW 77th Avenue is part of the Miami-Dade County UIA TCEA.

~~C = UDB denotes the Urban Development Boundary. The portion of Palmetto Bay located west of SW 77th Avenue is part of the Miami-Dade County UDB.~~

~~D = The portion of Palmetto Bay located south of SW 168th Street, west of SW 94th Avenue, and north of SW 184th Street is officially designated as part of a larger Enterprise Zone by Miami-Dade County.~~

~~E = The Miami-Dade County 2005 and 2015 Land Use Plan identifies five existing rapid transit stops and two urban centers (both community) within close proximity of the Village. These rapid transit centers are depicted on the Village of Palmetto Bay Future Land Use Map (FLUM).~~

C = These public educational facilities are provided by the Miami-Dade County Public Schools and these standards were established through the "Amended and Restated Interlocal Agreement for Public School Facilities in Miami-Dade County."

Five-Year Schedule of Capital Improvements

The Village of Palmetto Bays schedule of capital improvements is published annually as part of the Capital Improvement Program. It presents key information related to the future projects proposed in various elements of this Comprehensive Plan. Table 1 through 4 of the Capital Improvement Program outlines the Revenue Sources available to fund each capital improvement, the year the project is projected to be implemented, compliance with Goals, Objectives and Policies of the Comprehensive Plan and project-related expenses over the next five (5) years.

~~**CONCURRENCY MANAGEMENT AND PUBLIC FACILITY MONITORING**~~

~~Concurrency management controls the timing and location of development by conditioning development approval upon a showing that sufficient facilities and services are present or will be provided in order to maintain adopted LOS standards. Concurrency may make development approval contingent on the local government's ability to provide facilities and services or may require the developer to furnish facilities and services in order to maintain adopted LOS standards. Additionally, adoption of a concurrency management system may offer the following benefits:~~

~~a. Support consistency of the Capital Improvements Element with the Future Land Use Element and Water Supply Element;~~
~~b. Provide for the orderly and cost-effective expansion of public facilities;~~
~~c. Supplement capital improvements expenditures and taxing structures for capital improvements; and~~
~~d. Reduce the possibility of damage to the environment from the use of overburdened facilities.~~

~~Typically, concurrency is applied during the development approval process to condition zoning, subdivision or planned unit development approval on demonstrated compliance with the local concurrency ordinance. Concurrency may also function at the building permit stage where it controls development in areas that are already approved but not yet built out, such as pre-platted lands. The Village has adopted the Miami–Dade County Concurrency Management System, which is in effect in Palmetto Bay through its Land Development Code process. This system may be amended in the future, consistent with the Comprehensive Plan, to better serve the needs of Palmetto Bay and its residents.~~

~~A concurrency management system (CMS) is incorporated in the Land Use Element, Water Supply Element and Capital Improvements Element. The CMS shall assure the proper timing, location and design of supportive urban service systems concurrent with the impacts of new development. This management program stipulates that no new development will be approved unless the applicant has presented plans demonstrating that the new development shall:~~

~~• Be serviced with all requisite public facilities concurrent with the impacts of development;~~

- ~~Provide LOS for all requisite facilities which is compliant with the Village's adopted LOS standards; and~~
- ~~Shall not cause a reduction of levels of service for existing infrastructure below minimum adopted thresholds.~~

PLAN MONITORING, EVALUATION AND APPRAISAL

The Village of Palmetto Bay will formally evaluate and appraise this Comprehensive Plan every 5-7 years, pursuant to State Statute, beginning with the original Plan adoption in 2005 under the 1985 State Growth Management Act, as amended. The components of this comprehensive process are the updating of socioeconomic and development data, which is evaluated to determine if projections were accurate and what trends have developed over the past five years. The Goals, Objectives, and Policies of the adopted Plan are then examined for updating, compliance with current law and introduction of new initiatives for the next planning period. Village staff will also conduct annual monitoring of Plan implementation with respect to goals, objectives and policies as part of the budgeting process.

Public participation is built into the entire process, which results in a final Evaluation and Appraisal Report (EAR) that is reviewed and adopted by the Local Planning Agency and Village Council, and transmitted to the Florida Department of ~~Economic Opportunity~~ Commerce for review. Once the final EAR is approved by all agencies, EAR-based amendments are initiated ~~and~~.

12. Intergovernmental Coordination Element

Goal A **Establish and improve intergovernmental relationships with public, quasi-public, private and non-profit entities involved in planning and development activities. Resource protection and allocation, and utility and infrastructure provision, including coordination of plans and programs affecting the Village of Palmetto Bay and its neighboring communities.**

Objective 8.1 **Non-Transportation Coordination Activities and Participation**
Maintain and greatly enhance, where possible, intergovernmental coordination initiatives and activities with governmental agencies, quasi-public companies, local service providers and non-profits, such as Miami-Dade County, South Florida Water Management District, and Miami-Dade County School Board, to maximize the capital improvement, service and financial benefits from those entities to the residents and businesses of Palmetto Bay.

~~Policy 8.1.1 Ensure that an active and effective program of monitoring and communication with area communities, federal, state, regional, county, and other local governments and agencies is developed and maintained.~~

INT I.A.1 Participate. Participate in federal, state, regional, and county workshops, meetings, and public hearings relating to topics affecting the Village of Palmetto Bay and its environs, including but not limited to water supply.

INT I.A.2 Communication. ~~Special coordination emphasis shall be placed on~~ Maintain~~ing~~ effective lines of communication with county, regional, and state agencies charged with setting levels-of-service and/or permitting requirements, and initiating maintenance and capital improvement projects for public facilities and water supply located in and around the Village of Palmetto Bay.

INT I.A.3 Disseminate Information. The Village Manager and his designee shall disseminate information on proposed comprehensive plan and/or land development regulation amendments by the Village, neighboring cities, Miami-Dade County, and other governmental agencies in addition to publication requirements ~~which will have potentially significant impacts~~.

INT I.A.4 Level-of-Service Reports. The Village Manager and his designee shall prepare and review the annual level-of-service ~~monitoring~~ reports ~~specified in the adopted concurrency management system~~ in order to provide the affected service providers and other entities with information to evaluate and coordinate level-of-service standards, including but not limited to water supply.

INT I.A.5 Coordinate Adopted LOS Standards. In situations where other public or private entities are providing a public facility or service within the Village of Palmetto Bay for roads, water, sewer, drainage, parks, solid waste or public educational facilities, to Village will coordinate its adopted level-of-service standard with such service provider within the parameters allowed by the Capital Improvements Element of this plan. The Village shall further coordinate with all other parties to the "Amended and Restated Interlocal Agreement for Public School Facility Planning" to establish level-of-service standards (including interim LOS standards) for public school facilities and any amendments affecting public school concurrency.

INT I.A.6 Comprehensive Plans. The Village's Comprehensive Plan will be coordinated with the State of Florida Comprehensive Plan, and the Miami-Dade County

Comprehensive Development Master Plan ~~will be consistent, where feasible, with the State of Florida Comprehensive Plan, the South Florida Strategic Regional Policy Plan, the Miami-Dade County Comprehensive Development Master Plan, the Comprehensive Plans of adjacent governments, and applicable regional water supply plan(s)~~.

~~Policy 8.1.8 Effectively coordinate with South Florida Regional Planning Council on socioeconomic data projections, comprehensive plan amendments, affordable housing, and other regional issues.~~

~~Policy 8.1.9 The Village of Palmetto Bay , other cities, Miami-Dade County, and Miami-Dade County Public Schools shall follow the procedures established in the adopted "Amended and Restated Interlocal Agreement for Public School Facilities Planning in Miami-Dade County" for coordination and collaborative planning and decision making of land uses , public school facilities, siting, decision making on population protections, location and extension of public facilities subject to concurrency, and siting of facilities with countywide significance.~~

~~The agreement shall continue to address and expand upon the following issues:~~

- ~~Joint meetings on a semi-annual basis between the Village and the School Board to discuss issues and formulate recommendations regarding public education in the School District;~~
- ~~Student enrollment and population projections;~~
- ~~Coordination and sharing of information;~~
- ~~Periodic review of Educational Facilities Impact Fee Ordinance to ensure that the full eligible capital costs associated with the development of public school capacity are identified when updating the impact fee structure;~~
- ~~Annual reporting by the Village to the School Board of growth and development trends in the Village;~~
- ~~Traffic circulation in and around school sites;~~
- ~~Supporting infrastructure;~~
- ~~Public education facilities site plan review;~~
- ~~Local Planning Agency, Comprehensive Plan amendments, rezoning's, and development approvals;~~
- ~~Collocation and shared use;~~
- ~~Dispute resolution;~~
- ~~Oversight process; and~~
- ~~School site selection, significant renovations, and potential school closures.~~

INT I.A.7 Water Quality. Continue to coordinate with the Miami-Dade County Department of Regulatory and Economic Resources and the South Florida Water Management District on surface water quality monitoring and water quality in Biscayne Bay.

INT I.A.8 Regulatory Programs. Continue to coordinate with the US Department of Environmental Protection, US Army Corps of Engineers, South Florida Water

Management District, and Miami-Dade County Department of Management Regulatory and Economic Resources to ensure that all regulatory programs administered through each of these agencies is integrated, as applicable, into the Village of Palmetto Bay Land Development ~~Code~~ Regulations.

INT I.A.9 Hurricane Evacuation and Shelter. Continue to cooperate with the Miami-Dade County Department of Emergency Management to maintain or reduce predicted hurricane evacuation times and ensure adequate shelter capacity for residents during mandatory hurricane evacuation orders by:

- Providing land use and population data for inclusion in the Comprehensive Emergency Management Plan (CEMP);
- Participating in regular coordination meeting of local and regional evacuation planning professionals;
- Maintaining a liaison with the Miami-Dade County Emergency Operation Center during a state of emergency; and
- Coordinating development and implementation of post-disaster redevelopment and hazard mitigation plans.

INT I.A.10 Coordinate with USDA & FPL. Coordinate with the USDA Horticulture Research Station and Florida Power and Light (FPL) regarding future plans for their properties or changes in their operations.

~~Policy 8.1.14 Provide effective coordination with appropriate agencies through interlocal agreement, joint planning and service agreements, special legislation or joint meetings or work groups when needed to further intergovernmental coordination.~~

INT I.A.11 Conflict Resolution. Utilize the conflict resolution procedures established by the South Florida Regional Planning Council, the dispute resolution process as established by F.S. 186.509, and/or Miami-Dade County conflict resolution forums, where appropriate, to bring closure in a timely manner to intergovernmental disputes.

INT I.A.12 Development and Growth Management. Pursue resolution of development and growth management issues with impacts transcending the Village's political jurisdiction. Issues of regional and state significance shall be coordinated with the South Florida regional Planning Council, the South Florida Water Management District, and/or state agencies having jurisdictional authority. Issues to be pursued include, but are not limited to, the following:

1. Impacts of development proposed in the Comprehensive Plan on Miami-Dade County, adjacent cities, the region, and the state.
2. Land development activities adjacent to the Village's corporate limits within Miami-Dade County or nearby cities.
3. Research regulatory framework and implementation of affordable housing programs.
4. Village land development activities adjacent to the unincorporated area of the county, or nearby cities.
5. Potential annexation issues.
6. Area-wide drainage and stormwater management master plan, proposed improvements, and implementing programs.

7. Solid waste disposal, including development of new landfill facilities, recycling resources, and other improvements.
8. Level-of-service standards for infrastructure system impacting the Village and adjacent areas.
9. Conservation of natural and historic areas.
10. Emergency management and evacuation planning and procedures.
11. Village water supply needs based upon the Miami-Dade County Water Supply Plan and the South Florida Water Management District Regional Water Supply Plan.

~~Policy 8.1.17 The Village shall complete an evaluation of informal and formal coordination mechanisms between the Village, other units of local, regional, state, and federal government, and any private entity which provides an essential public service that affects level-of-service and/or land use planning in the Village.~~

~~Policy 8.1.18 Coordinate with Miami-Dade County and the Florida Department of Transportation to plant trees on County and/or State owned medians or rights-of-way, as proposed in the Village's Street Tree Master Plan dated June 21, 2006.~~

Objective B Transportation and Transit Coordination Needs
Coordinate ~~effectively~~ with governmental agencies providing all types of transportation facilities and services to Palmetto bay to ensure the Village receives its fair share of funding and improvements.

INT I.B.1 Move People Safely and Efficiently. Work with officials at the FDOT, Miami-Dade County MPO, and Miami-Dade County to promote the inclusion of projects in their plans, programs, and development regulations that adequately provide future capacity for moving people safely and efficiently through the Palmetto Bay.

INT I.B.2 County Road Impact Fees. Solicit the expenditure of County Road Impact Fees on facilities that best benefit the Villages of Palmetto Bay through participation in the Miami-Dade County MPO's policy and technical coordinating committees.

INT I.B.3 Pedestrian and Bicycle Linkages. Coordinate with officials at Miami-Dade Transit, the Miami-Dade MPO, and FDOT to ensure that safe, continuous pedestrian and bicycle linkages are within all future projects within one-quarter (1/4) mile of transit stops located within the Village to connect residents and visitors with public transit for completing higher order trips.

INT I.B.4 Plant Trees. Coordinate with Miami-Dade County and the Florida Department of Transportation to plant trees on County and /or State owned medians or rights-of-way, as proposed in the Villages Street Tree Maser Plan dated June 21,2006.

~~Policy 8.2.4 Coordinate with the Miami-Dade County MPO concerning their US 1 Grade Separation Study currently underway for the entire county to understand the impacts for grade separation for east-west travel within the Village and its impacts to the character of Palmetto Bay.~~

~~Policy 8.2.5 In conjunction with the Florida Department of Transportation, complete by January 2015, pedestrian improvements for targeted intersections along US 1~~

~~including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, better lighting for nighttime use, and improved "count down" pedestrian signals.~~

~~Policy 8.2.6~~ ~~Coordinate with the Miami-Dade County MPO to upgrade the multiuse trail along the east side of Old Cutler Road (i.e. "Old Cutler Trail") within municipal boundaries to become a viable link within the trail network planned between downtown Miami and points south.~~

INT I.B.5 Transit Coordination. Work with Miami-Dade Transit and the Office of Public Transportation Management to improve transit service within the Village and make public transit a more viable alternative to automobile travel, and increase the number of MDT bus routes operating within the village that participate in the Agency's Bike and Ride Program.

~~Policy 8.2.8~~ ~~The Village Manager shall direct the transportation liaison established within this Element to meet with the Miami-Dade Office of Emergency Management at least every twelve months to coordinate on evacuation plans and related issues and report back to the Manager.~~

~~Policy 8.2.9~~ ~~Continued coordination with the Florida Department of Transportation to implement a master landscape plan for the US 1 transportation corridor, within municipal boundaries to further reinforce the character of Palmetto Bay through urban design.~~

~~Policy 8.2.10~~ ~~Participate in pedestrian and bicycle planning programs of the Miami-Dade County MPO and District IV of the FDOT.~~

~~Policy 8.2.11~~ ~~Continue to coordinate with Miami-Dade County and the Miami-Dade County Metropolitan Planning Organization (MPO) to support redevelopment of the portion of southwest Palmetto Bay located along the South Dade Bus way as a transit oriented center. The extents of the transit oriented center are illustrated as "Neighborhood Mixed-Use" and "Mixed-Use Corridor" land use categories on the Future Land Use Map and further described in the Final Southwest Palmetto Bay Charente Report adopted by the Village Council in October 2004.~~

INT I.B.6 Support Efforts. Support efforts by Miami-Dade Transit to consider improvements to the existing transit system including, but not limited to, increased routes, frequency of service, and accuracy of scheduling.

INT I.B.7 Coordinate Implementation. Coordinate with members of Miami-Dade Transit and the Citizens' Independent Transportation Trust to implement public transportation improvements, including but not limited to public transit, as identified in the Peoples Transportation Plan. Funding for these improvements will come from the half-cent sales tax referendum approved by Miami-Dade County voters in 2002.

Objective C **Communicate Village Plans to Affected Outside Entities**
Village of Palmetto Bay's plans and programs proposed in the Comprehensive Plan or through other approved policy documents that impact adjacent communities, Miami-Dade County, the region and the State shall be fully communicated and considered through effective coordination mechanisms.

INT I.C.1 Adjacent Communities. Review of proposed development within the Village of Palmetto Bay shall include findings, where appropriate, indicating any significant impacts on adjacent communities, including unincorporated Miami-

Dade County, and their comprehensive plans. Special attention will be given to proposed development on the Village borders.

INT I.C.2 Identify, Develop, and Pursue. Identify, develop, and pursue areas where intergovernmental land use planning and level-of-service agreements are needed between the Village and adjacent or affected governments.

INT I.C.3 Review and Coordinate. The Village shall, as needed review and coordinate with neighboring jurisdictions the Village of Palmetto Bay's land use plans and facility planning for water, sewer, roads, and any other public facilities that may have an impact on other entities or cause inconsistencies between comprehensive plans.

INT I.C.4 Cooperative Planning Programs. Continue to participate in cooperative planning programs with other governmental agencies.

INT I.C.5 Proposed Annexation Areas. When proposed annexation areas are considered, coordinate with all potential-impacted unincorporated communities, adjacent municipalities, and Miami-Dade County.

~~Policy 8.3.6 Coordinate with Miami-Dade County and the Florida Department of Transportation to plant trees on County and/or State owned medians or rights-of-way, as proposed in the Village's Street Tree Master Plan dated June 21, 2006.~~

Objective D Coordinate with Other Agencies for Recreation. The Village shall coordinate with appropriate agencies regarding recreation and open space.

INT I.D.1 Coordination. The Village shall coordinate planning for recreational improvements with each level of government, including Miami-Dade County School Board, Miami-Dade County, and the private sector in order to promote enhanced recreational opportunities, including environmental educational activities, in a cost-effective manner.

INT I.D.2 Natural Areas. The Village shall coordinate with county, state, and federal agencies and landowners to protect and enhance the natural areas and environmentally sensitive lands (especially Biscayne National Park and Charles Deering Estate) within the Village.

INT I.D.3 Trails. The Village shall coordinate with the Miami-Dade County Metropolitan Planning Organization (MPO) to upgrade the multiuse trail along the east side of Old Cutler Road (i.e. “Old Cutler Trail”) within the municipal boundaries to become a viable link within the trail network planned between downtown Miami and points south.

INT I.D.4 Adjacent Parkland. The Village shall coordinate with Miami-Dade County to ensure that sufficient parkland is provided in the areas adjacent to the Village to reduce non-resident burdens upon Village activities.

INT I.D.5 Park Site. The Village shall coordinate with Miami-Dade County on plans to develop a potential park site on all surplus designated lands that are located within the Village.

INT I.D.6 Greenways. The Village shall actively participate in the planning and update of Miami-Dade County’s regional greenways system.

Definitions

Definitions listed below in **bold** are defined by Florida Statutes. All state definitions are identified in Ch 163.3164 unless otherwise noted in parenthesis at the end of the definition. All Comprehensive Plan definitions are defined at the time of adoption of the Village's Comprehensive Plan and may be updated by Florida Statute at a future date.

1. **Adaptation Action Area** or **Adaptation Area** means a designation in the coastal management element which identifies one or more areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning.

2. **Affordable Housing** means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households. (F.S. 420.0004(3).

3. **Area** or **Area of Jurisdiction** means the lands lying within the limits of an incorporated municipality.

4. **Capital Improvement** means physical assets constructed or purchased to provide, improve, or replace a public facility and which are typically large scale and high in cost. Eligible activities include, but are not limited to: the initial removal of invasive plants; the construction, improvement, enlargement or extension of facilities' signs, firelanes, access roads, and trails; or any other activities that serve to restore, conserve, protect, or provide public access, recreational opportunities, or necessary services for land or water areas. Eligible activities include but are not limited to: roadway improvements, water, wastewater, and sewer utilities, parks, Village buildings, and heavy equipment.

5. **Coastal Area** means the 35 coastal counties and all coastal municipalities within their boundaries, including the Village of Palmetto Bay within Miami-Dade County.

6. **Compatibility** means a condition in which land uses or conditions can coexist in relative proximity to each other such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

7. **Comprehensive Plan** means a plan that meets the requirements of ss. 163.3177 and 163.3178. A Comprehensive Plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

8. **Density** means an objective measurement by which residential development shall be determined based on the number of dwelling units allowed per gross area of land.

9. **Developer** means any person, including a governmental agency, undertaking any development as defined in this act.

10. **Development** means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. (F.S. 380.04. (1)).

11. **Development Order** means any order granting, denying, or granting with conditions an application for a development permit.

12. **Development Permit** includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

13. **Downtown Revitalization** means the physical and economic renewal of a central business district of a community as designated by local government, and includes both downtown development and redevelopment.

14. **Floodprone Areas** means areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on flood insurance rate maps or flood hazard boundary maps. Portions of the Village lie within floodprone areas.

15. **Floor Area Ratio (FAR)** is calculated by dividing the total size of the building floor area, by the total size of the lot on which the building is located.

16. **Goal** means the long-term end toward which programs or activities are ultimately directed.

17. **Governing Body** means the board of county commissioners of a county, the commission or council of an incorporated municipality.

18. **Intensity** means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground. Non-residential development shall be limited by intensity, measured by height, square footage, or as Floor Area Ratio (FAR).

19. **Internal Trip Capture** means trips generated by a mixed-use project that travel from one onsite land use to another onsite land use without using the external road network.

20. **Land** means the earth, water, and air, above, below, or on the surface, and includes any improvements or structures customarily regarded as land.

21. **Land Development Regulation Commission** means a commission designated by a local government to develop and recommend, to the local governing body, land development regulations which implement the adopted comprehensive plan and to review land development regulations, or amendments thereto, for consistency with the adopted plan.

22. **Land Development Regulations** means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land, except that this definition does not apply in s. 163.3213.

23. **Land Use** means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof.

24. **Level of Service** means an indicator of the extent or degree of service provided by, or 163.3164(7) proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

25. **Local Planning Agency** means the agency designated to prepare the comprehensive plan or plan amendments required by this act. The Planning Division is the local planning agency for the Village.

26. **Master Development Plan** or **Master Plan**, for the purposes of this act and 26 U.S.C. s. 118, means a planning document that integrates plans, orders, agreements, designs, and studies to guide development as defined in this section and may include, as appropriate, authorized land uses, authorized amounts of horizontal and vertical development, and public facilities, including local and regional water storage for water quality and water supply.

27. **Objective** means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

28. **Parcel of Land** means any quantity of land capable of being described with such definiteness that its locations and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as, a unit or which has been used or developed as a unit.

29. **Policy** means the way in which programs and activities are conducted to achieve an identified goal.

30. **Projects that promote public transportation** means projects that directly affect the provisions of public transit.

31. **Public Facilities** means major capital improvements, including transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational facilities.

32. **Public Notice** means notice as required by s. 125.66(2) for a county or by s. 166.041(3)(a) for a municipality.

33. **Regional Planning Agency** means the council created pursuant to Florida Statutes chapter 186. The Village of Palmetto Bay is incorporated in the South Florida Regional Planning Council.

34. **Seasonal Population** means part-time inhabitants who use, or may be expected to use, public facilities or services.

35. **State Land Planning Agency** means the Florida Department of Commerce.

36. **Structure** means anything constructed, installed, or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. "Structure" also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs. (F.S. 380.031(19))

37. **Suitability** means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

38. **Transit-Oriented Development** means a project or projects, in areas identified in a local government comprehensive plan, that is or will be served by existing or planned transit service. These designated areas shall be compact, moderate to high density developments, of mixed-use character, interconnected with other land uses, bicycle and pedestrian friendly, and designed to support frequent transit service operating through, collectively or separately, rail, fixed guideway, streetcar, or bus systems on dedicated facilities or available roadway connections.

39. **Transportation Corridor Management** means the coordination of the planning of designated future transportation corridors with land use planning within and adjacent to the corridor.

40. **Urban Infill** means the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place.

41. **Urban Redevelopment** means demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill areas, existing urban service areas, or community redevelopment areas created pursuant to part III.

42. **Urban Service Area** means areas where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element.

43. **Urban Sprawl** means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

~~11.0 Water Supply Facilities Element~~

~~**Goal 11 PROVIDE A QUALITY, DEPENDABLE POTABLE WATER SUPPLY SUFFICIENT TO MEET THE EXISTING AND FUTURE NEEDS OF VILLAGE**~~

RESIDENTS AND BUSINESSES ON A TIMELY BASIS, AT A REASONABLE COST AND IN COMPLIANCE WITH UTILITY REGULATORY STANDARDS; CONTINUE TO SUPPORT AN MONITOR STATE, COUNTY, AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT EFFORTS TO PROTECT, CONSERVE, AND MANAGE THE QUALITY AND QUANTITY OF NATURAL GROUNDWATER RESOURCES.

Objective 11.1 Potable Water Level of Service

Coordinate effectively with the Village's water service provider Miami-Dade County Water and Sewer Department (WASD), to ensure that potable water service to the Village will meet to exceed the adopted level-of-service (LOS) standard throughout the planning period.

Policy 11.1.1 The adopted level-of-service standard established by WASD for potable water service within the Village:

a. Regional Treatment. System shall operate with rated capacity that is no less than two (2) percent above the maximum daily flow for preceding year.

b. User LOS, Maintain capacity to produce and deliver 155 gallons/per capita/per day.

c. Water Quality. Meet all federal, state, and county primary potable water standards.

d. Countywide Storage. Storage capacity for finished water shall equal no less than 15 percent of countywide average daily demand.

Policy 11.1.2 Monitor and assess periodically, the planning, capital programming, and construction programs of WASD, as well as service complaints, to help ensure that Village residents, businesses, and other Village users are provided with potable water services In compliance with the adopted LOS standard.

Policy 11.1.3 Coordination of land uses and future land use changes with the availability of water supplies and water supply facilities.

Policy 11.1.4 All Village development order approvals must ensure that the Village's adopted potable water LOS standard will be maintained from planning through to construction and operation.

Policy 11.1.5 Revise potable water level of service standards for residential and nonresidential users.

Objective 11.2 Existing and Efficient Expansion of Water Facilities

Coordinate with WASD to help ensure cost-efficient use of existing facilities and coordinate prudent future expansion plan consistent with projected needs to accommodate development at the densities and intensities proscribed In the Future Land Use Element.

Policy 11.2.1 Encourage future development and redevelopment in areas that are already served, or programmed to be served, by WASD potable water facilities.

Policy 11.2.2 Coordinate with WASD to provide potable water service to those areas within municipal limits that are currently dependent upon private wells to satisfy potable water needs, including those areas that may be subject to salt water intrusion as a priority and those areas without potable water.

Policy 11.2.3 Coordinate population projections as documented in the Village's Data Inventory and Analysis, Table 1; commercial growth, land use changes and

~~development approvals with WASD to assist that agency in effectively planning the Village's future potable water needs.~~

~~Policy 11.2.4 Include the review and comment of WASD in the development review process for Village Plan amendments, rezoning's, site plan and plat approvals to help ensure the cost-efficient use of existing County waste facilities and extension of new water service.~~

~~Policy 11.2.5 Continue to monitor and maintain potable water infrastructure improvements targeted for the area bounded by SW 168th Street to the north, the Miami-Dade County Busway to the west, SW 184th Street to the south, and SW 97th Avenue and US-1 northbound to the east as part of the project entitled "Perrine Park-Cutler Ridge Water and Sewer Improvements" included in the Building Better Communities Bond Program approved by the Miami-Dade County voters in November 2004~~

~~Policy 11.2.6 Coordinate with, and revise, as recommended by WASD and other agencies, as appropriate, the priorities for the replacement of facilities, correction of existing water supply and facility deficiencies, and provision for future water supply and facility needs.~~

~~Policy 11.2.7 Coordinate for improved or additional coordination between WASD and the Village concerning the sharing and updating of information to meet the Village concerning the ongoing water supply needs.~~

~~Policy 11.2.8 The Village shall undertake periodic, specific actions to coordinate with the County to continue to develop consistent population projects and to amend and/or revise the Water Supply Plan in the future based upon those coordinated efforts.~~

~~Policy 11.2.9 Before approval of a building permit or change of use, the Village will ensure that a Water Supply Certification letter has been issued by the MDWASD to ensure adequate water supply is available for the proposed use.~~

~~**Objective 11.3 Water Conservation**~~

Actively enact regulations to ensure all residents and businesses In Palmetto Bay conserve potable and non-potable water to the maximum extent possible.

~~Policy 11.3.1 Village Hall shall serve as a central distribution point for South Florida Water Management District (SFWMD), Florida Department of Environmental Protection (FDEP), and WASD news releases, brochures, and public presentations on ways for homeowners, businesses, and industry to conserve all forms of water resources.~~

~~Policy 11.3.2 The Village's Land Development Code (LDC) shall contain regulations requiring the use of all feasible water-saving devises in new and renovation building construction.~~

~~Policy 11.3.3 The Village shall implement water-saving "Florida Friendly" and/or "Florida Friendly" Plantings, watering techniques, and landscape design ordinances in existing and future developed areas of the Village including adopting the Florida Yards and Neighbors Program, modify the Village's landscaping ordinances and implementing emergency water restriction policies. The Village has already adopted water restriction ordinances, State of Florida Yards and Neighbors Program, and modified its landscaping ordinances relating Florida Friendly plantings.~~

Policy 11.3.4 Enact landscaping and water restriction ordinances requiring homeowners and businesses in the Village to use non-potable and/or reuse water for landscaping and lawn care.

Policy 11.3.5 Coordinate with WASD to install treated re-used (grey) water lines in the Village for use on road rights-of way and other appropriate landscaped areas within Village limits. MDWASD does not have any planned re-use projects within the Village of Palmetto Bay.

Policy 11.3.6 Cooperate fully with emergency water conservation measure mandated by the SFWMD.

Policy 11.3.7 Other programs and activities to implement conservation measures that require a longer implementation time frame will be prepared for future adoption.

Objective 11.4 Treated Wastewater Re-Use
Coordinate with WASD to promote reuse of treated wastewater and other by-products for public open space and golf course irrigation, fertilization, and aquifer recharge.

Policy 11.4.1 Coordinate with WASD to install treated re-used (grey) water lines in the Village of Palmetto Bay for use on road rights-of way and other appropriate landscaped areas within the municipal limits. MDWASD does not have any planned re-use projects within the Village of Palmetto Bay.

Policy 11.4.2 Investigate the possibility of using fertilizers and other reuse product on public landscaped areas within the Village.

Policy 11.4.3 Require developers seeking development approvals to fully investigate and use, if viable, grey water In project open space and recreation irrigation.

Objective 11.5 Future Growth Needs
Accommodate the future growth needs of the Village through proper planning and effective coordination with the appropriate water management agencies.

Policy 11.5.1 Encourage future development into areas that are already served, or programmed to be served, by under-capacity stormwater management facilities.

Policy 11.5.2 Update the Stormwater Master Plan every five (5) years (last performed FY 13-14) in order to ensure that future growth needs of the Village are prudently accommodated and planned for.

Policy 11.5.3 Actively coordinate the Village's stormwater planning, programming, and construction with the Federal Emergency Management Agency (FEMA), SFWMD, Miami-Dade County Department of Regulatory and Economic Resources, and the Miami-Dade County Public Work Department.

Policy 11.5.4: Coordination of land uses with available and projected fiscal resource and a financially feasible schedule of capital improvements for waste supply and facility projects.

Policy 11.5.5 Coordinate with Miami-Dade County to seek additional revenue sources to fund water supply and facility projects.

Policy 11.5.6 Coordinate with the regional water supply plan approved for this region.

Policy 11.5.7 The Village shall update the Water Supply Plan within 18 months following the approval of an updated regional water supply plan.

~~Policy 11.5.8 Concurrency relating to water supply shall be completed prior to the anticipated date of Issuance a certificate of occupancy. The Village shall consult with Miami-Dade County to determine that water supplies will be available at the time the certificate of occupancy is issued.~~

~~Policy 11.5.9 Coordinate land uses with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects.~~

~~Policy 11.5.10 Coordinate between local governments and WASD in the implementation of alternative water supply projects; establish a level-of-service standard and resource allocation, changes in service areas, and potential for annexation in coordination with the County.~~

~~Policy 11.5.11 Miami-Dade County Water Supply Facilities Work Plan, revised March 2008 as prepared by Camp, Dresser, and McKee, Inc. is hereby adopted by the Village, the 20-year work plan schedule is consistent with the Village's work plan schedule.~~

~~**Objective 11.6 Recharge Groundwater and Water Quality**~~
Use the Stormwater Master Plan process and prudent land development regulations to ensure that private development and public infrastructure projects maintain required surface water quality standards and serve to recharge the groundwater aquifer.

~~Policy 11.6.1 A primary objective of the Stormwater Master Plan is protection of surface water quality through the LDC requirements that mandate acceptable paving and drainage plans, adequate open (pervious) space areas, and stormwater detention and retention in private development projects.~~

~~Policy 11.6.2 Review the LDC on a regular basis to ensure that all feasible options are being utilized to protect water quality and enhance groundwater recharge.~~

~~Policy 11.6.3 Provide for the protection of water quality in the traditional and new alternative water supply sources, in conjunction with Miami-Dade County, and other agencies.~~

~~**Objective 11.7 Natural Groundwater Aquifer Recharge/ Recharge Deficiencies**~~
In coordination with state, regional, and county water management agencies, correct any documented recharge deficiencies identified In the Village's Stormwater Master Plan and outside agencies.

~~Policy 11.7.1 As part of the Stormwater Master Plan process, identify groundwater recharge deficiencies, if any, in the Village.~~

~~Policy 11.7.2 Maintain and enhance, where appropriate, the capacity and period of natural surface water drainage and recharge.~~

~~Policy 11.7.3 Assist State, Regional, and County efforts, where appropriate, in protecting the functions of natural groundwater recharge areas and natural drainage features in the Village.~~

~~Policy 11.7.4 Continue to enforce the Village'' s on-site water retention and pervious open space standards for new development and redevelopment projects.~~

~~Policy 11.7.5 All development projects shall use retention, infiltration, and detention systems as required by the LDC, and applicable State, and regional standards.~~

~~**Objective 11.8 Potable Water Conservation**~~

~~**Increase potable water conservation in order to better meet present and projected needs of all consumers and reduce demands on water service.**~~

~~Policy 11.8.1 The Village, coordinating with Miami-Dade County shall provide for conserving potable water resources, including the implementation of reuse programs and potable water conservation strategies and techniques, including but not limited to: Emergency Water Restrictions, SFWMD rules relating to irrigation and watering, Florida Neighborhood and Yards standards relating to native and xeriscape landscaping.~~

~~**Objective 11.9 Concurrency and Level-of-Service (LOS) Standards**~~

~~**Make the availability of high-quality pubic facilities at adopted LOS standards concurrent with the impacts of development an important basis for future land planning and capital decisions.**~~

~~Policy 11.9.1 Coordinate with the County and other local governments and WASD in the implementation of alternative water supply projects, establishment of level-of-service standards and resource allocations, changes in service areas, and potential for annexation.~~