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
ZONING HEARING
MONDAY, DECEMBER 16, 2024 – 7:00 PM

VILLAGE HALL MUNICIPAL CENTER
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157
(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. **REQUEST, PETITIONS, AND PUBLIC COMMENTS** Individuals wishing to speak on matters on the agenda and on items pertinent to the Village may do so by speaking during this section of the agenda. The Mayor will recognize those persons who wish to speak. Each speaker must sign-in prior to speaking on the designated public commentary sign-in sheet. Items for public hearing provided for within the agenda shall not be a topic of discussion during this section of the agenda. Please limit your comments to three (3) minutes or less. Public comments made by members of the public are important to the Village Council. Speakers will address the Village Council with respect.

3. APPROVAL OF MINUTES

A. Zoning Hearing (September 16, 2024)

4. MAJOR PROJECTS UPDATE

5. PUBLIC HEARING ITEMS

A. **Applicant:** VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Application: RZ-24-005
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ACCEPTING THE RECOMMENDATIONS OF THE LOCAL PLANNING AGENCY; RELATING TO SIGNAGE; REPEALING DIVISION 30-90. SIGN REGULATIONS IN THEIR ENTIRETY AND REPLACING WITH A NEW DIVISION 30-90; PROVIDING FOR CODIFICATION, SEVERABILITY; AND AN EFFECTIVE DATE. *(Sponsored by Councilmember Steve Cody)*

B. **Applicant:** VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Application: CP-23-001
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ACCEPTING THE RECOMMENDATIONS OF THE LOCAL PLANNING AGENCY; RECOMMENDING AMENDMENTS TO THE VILLAGE'S COMPREHENSIVE PLAN'S GOALS, OBJECTIVES, AND POLICIES CONSISTENT WITH THE VILLAGE'S ADOPTED EVALUATION AND APPRAISAL REPORT (EAR) OF THE VILLAGE'S COMPREHENSIVE PLAN, IN ACCORDANCE WITH SECTION 163.3191, FLORIDA STATUTE; RECOMMENDING ADOPTION OF THE UPDATED MAP SERIES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

C. **Applicant:** CHRIST FELLOWSHIP ACADEMY, LLC.
Location: 8900 SW 168TH STREET
Property Folio: 33-5033-000-0060
Application: SU-24-003
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; RELATING TO ZONING; PURSUANT TO DIVISION 30-110 STYLED "RELIGIOUS FACILITIES; PRIVATE SCHOOLS, CHILD CARE FACILITIES; APPROVING A MODIFICATION TO RESOLUTION NO. 4-ZAB-292-73, BY CHRIST FELLOWSHIP ACADEMY, LLC. LOCATED AT 8900 SW 168 STREET TO MODIFY APPROVED GRADE LEVELS TO INCLUDE GRADES 7 AND 8; PROVIDING FOR AN EFFECTIVE DATE.
The applicant withdrew the application.

D. **Applicant:** MILK PLANNING & DEVELOPMENT, LLC
Location: 9730 SW 182ND STREET
Property Folio: 33-5023-007-0530
Application: V-24-004
Request: VARIANCES WAIVING THE REQUIRED MINIMUM BUILDING

SEPARATION UNDER SECTION 30-50.23.3-02.4 – TABLE 14, TO PERMIT A BUILDING SEPARATION OF 17 FEET WHERE 20 FEET IS REQUIRED, PROVIDING A LANDSCAPE BUFFER WIDTH UNDER SECTION 30-50.23.6-01 TO PERMIT A LANDSCAPE BUFFER OF 12 INCHES WHERE IS 30 INCHES IS REQUIRED FOR FOUR (4) DETACHED TOWNHOUSES IN THE DOWNTOWN DISTRICT, NEIGHBORHOOD SECTOR PURSUANT TO SECTION 30-30.6 STYLED "VARIANCES", AND PROVIDING FOR AN EFFECTIVE DATE.

E. **Applicant:** MILK PLANNING & DEVELOPMENT, LLC
Location: 9730 SW 182ND STREET
Property Folio: 33-5023-007-0530
Application: SP-24-002
Request: APPROVAL OF A SITE PLAN TO BE KNOWN AS "ALMOND COURT", TO ALLOW FOR FOUR (4) DETACHED TOWNHOUSES IN THE DOWNTOWN DISTRICT NEIGHBORHOOD SECTOR PURSUANT TO SECTION 30-30.5 STYLED "SITE PLAN APPROVAL" AND SECTION 30-50.23.3.02.4 STYLED "NEIGHBORHOOD SECTOR", AND PROVIDING FOR AN EFFECTIVE DATE.

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. 3.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	December 16, 2024
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	**APPROVAL OF MINUTES**
SUBJECT:	Zoning Hearing (September 16, 2024)
SUGGESTED ACTION:	

ATTACHMENTS:
2024-09-16 Zoning-Minutes

MINUTES
ZONING HEARING
MONDAY, SEPTEMBER 16, 2024 – 7:00 PM
VILLAGE HALL COUNCIL CHAMBERS
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157

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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.

The Zoning Hearing was called to order at 7:20 PM by Mayor Karyn Cunningham, immediately following the Attorney-Client Executive Session in the case of Fairchild vs. Village of Palmetto Bay

The following members of the Village Council were present during roll call:
Mayor Karyn Cunningham
Vice Mayor Leanne Tellam
Councilmember Patrick Fiore
Councilmember Steve Cody
Councilmember Marsha Matson

The following Charter Officials were in attendance:
Village Manager Nick Marano
Village Attorney John C. Dellagloria
Village Clerk Missy Arocha

Councilmember Patrick Fiore led the innovation and Village Attorney John Dellagloria led the pledge of allegiance.

2. **REQUEST, PETITION, AND PUBLIC COMMENTS**

The following speaker spoke for a time allotment of three minutes during public comments:

- Vitality Falcovitch (9280 SW 167th Terrace – thanked the Council for their public service.

3. APPROVAL OF MINUTES

A. Zoning Hearing (July 15, 2024)

Moved by Vice Mayor Leanne Tellam. **Seconded** by Councilmember Steve Cody. **All voted in favor (5-0). The minutes were approved unanimously.**

4. MAJOR PROJECTS UPDATE

Village Manager Nick Marano illustrated a PowerPoint Presentation on the Village's major projects status report dated September 2024. The presentation demonstrated Village capital improvements projects under construction, approved projects pending building permit and construction, and approved projects with no change. Following the presentation, he answered questions raised by the Council regarding the presentation.

5. PUBLIC HEARING ITEMS

Mayor Karyn Cunningham announced that the applicant for agenda items 5A and 5B, withdrew their zoning applications.

There was no public comments for agenda items 5A and 5B.

A.
Applicant: IGLASS PROPERTIES, LLC
Location: 9055 SW 158TH STREET
Property Folio: 33-5028-000-0260
Application: SU-24-002
Request: THE ESTABLISHMENT OF PRIMARY SCHOOL PURSUANT TO SECTION 30-110 STYLED "RELIGIOUS FACILITIES, PRIVATE SCHOOLS, CHILD CARE FACILITIES, AND OTHER NON-GOVERNMENTAL PUBLIC ASSEMBLY USES".

WITHDRAWN

B.
Applicant: IGLASS PROPERTIES, LLC
Location: 9055 SW 158TH STREET
Property Folio: 33-5028-000-0260
Application: V-24-003
Request: VARIANCE WAIVING THE TWO-HUNDRED AND FIFTY (250) FEET SETBACK REQUIREMENT FOR SCHOOL STRUCTURES AND CORRESPONDING BUILDINGS OR IMPROVEMENTS PURSUANT TO SECTION 30-50.2(A)(11) STYLED "AG, AGRICULTURAL DISTRICT".

WITHDRAWN

C.
Applicant: PALMETTO HIGHLANDS, LLC
Location: 8275 SW 172ND STREET
Property Folio: 33-5034-000-0211
Application: PL-24-004

Request: APPROVAL OF FINAL PLAT TO BE KNOWN AS "PALMETTO HIGHLANDS" TO ALLOW FOR THREE (3) RESIDENTIAL LOTS OF GREATER THAN 15,000 SQUARE FEET IN THE E-M MODIFIED SINGLE-FAMILY DISTRICT, PURSUANT TO DIVISION 30-80 STYLED "PLATTING AND SUBDIVISION".

Item 5C was **moved** by Councilmember Steve Cody. **Seconded** by Vice Mayor Leanne Tellam.

STAFF'S PRESENTATION: Alex David, consultant of Calvin Giordano and Associates, explained that per the Planning and Zoning analysis, it was recommended that the Mayor Council approve the application for a Final Plat showing Lot 1 fronting SW 170 Street, and Lots 2 and 3 fronting SW 83 Avenue with the following conditions: (1) approval based on the Final Plat entitled "Palmetto Highlands" prepared by Suarez Surveying & Mapping, Inc, and certified on July 28, 2022, and (2) the Final Plat submitted to Miami-Dade County for recordation in the public records.

PUBLIC HEARING:
There were no speakers in support or in opposition of item 5C.

There were no Council questions or comments.

The question was called in support of the final plat approval. **All voted in favor (5-0). The applicant's request passed unanimously.**

D. **Applicant:** MILK PLANNING & DEVELOPMENT, LLC
Location: 9730 SW 182ND STREET
Property Folio: 33-5023-007-0530
Application: V-24-004
Request: VARIANCES WAIVING THE REQUIRED MINIMUM BUILDING SEPARATION UNDER SECTION 30-50.23.3-02.4 – TABLE 14, TO PERMIT A BUILDING SEPARATION OF 10 FEET WHERE 20 FEET IS REQUIRED, LANDSCAPE BUFFER WIDTH UNDER SECTION 30-50.23.6-01 TO PERMIT A LANDSCAPE BUFFER OF 12 INCHES WHERE IS 30 INCHES IS REQUIRED, PARKING SPACE LENGTH UNDER SECTION 30-70.5 TO PERMIT TWO (2) PARKING SPACES TO HAVE A LENGTH OF 17 FEET 9 INCHES WHERE 18 FEET IS REQUIRED AND AISLE WIDTH DIMENSION OF 15 FEET WHERE 22 FEET IS REQUIRED FOR FOUR (4) DETACHED TOWNHOUSES IN THE DOWNTOWN DISTRICT, NEIGHBORHOOD SECTOR PURSUANT TO SECTION 30-30.6 STYLED "VARIANCES".

Item 5D was **moved** by Councilmember Steve Cody. **Seconded** by Councilmember Patrick Fiore.

STAFF'S PRESENTATION: Alex David, consultant of Calvin Giordano and Associates, explained on August 1, 2024, Milk Planning & Development LLC submitted a variance application with a total of four variances in conjunction with a proposed four unit detached townhouse development in the Downtown District.

After discussions between the Applicant and staff, it was determined that the Applicant wished to reconsider and further discuss the application to potentially determine certain alternatives. He recommended deferral of the item to a future date.

Mayor Karyn Cunningham inquired whether a specific date is required for a deferral. Village Attorney John Dellagloria explained that the Council has the option to table the item and address it at a later time.

Vice Mayor Leanne Tellam asked how long the application would remain active in the queue.

Mr. Alex David responded that the application would stay active for six months.

Vice Mayor Tellam then **motioned** to defer the item to the December 16, 2024, Zoning Hearing. Councilmember Steve Cody **seconded** the motion. **All voted in favor (5-0). The motion passed unanimously.**

E. **Applicant:** MILK PLANNING & DEVELOPMENT, LLC
Location: 9730 SW 182ND STREET
Property Folio: 33-5023-007-0530
Application: SP-24-002
Request: APPROVAL OF SITE PLAN TO BE KNOWN AS "ALMOND COURT" TO ALLOW FOR FOUR (4) DETACHED TOWNHOUSES IN THE DOWNTOWN DISTRICT, NEIGHBORHOOD SECTOR PURSUANT TO SECTION 30-30.5 STYLED "SITE PLAN APPROVAL" AND SECTION 30-50.23.3.02.4 STYLED "NEIGHBORHOOD SECTOR".

Councilmember Steve Cody **motioned** to defer the item to the December 16, 2024, Zoning Hearing. Councilmember Patrick Fiore **seconded** the motion. **All voted in favor (5-0). The motion passed unanimously.**

6. RESOLUTIONS WITH PUBLIC COMMENT

A. A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ONGOING PROFESSIONAL SERVICES; AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO WORK ORDER NUMBERS 9 AND 10 WITH CALVIN, GIORDANO & ASSOCIATES, INC. FOR PLANNING AND ZONING SERVICES UNDER THE EXISTING CONTRACT FOR PROFESSIONAL CONSULTING SERVICES ON CONTINUING CONTRACT BASIS; AUTHORIZING THE VILLAGE MANAGER TO CREATE A PURCHASE ORDER IN THE AMOUNT NOT TO EXCEED TWO-HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($275,000); AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Village Manager, Nick Marano)*

Item 6A was **moved** by Councilmember Steve Cody. **Seconded** by Vice Mayor Leanne Tellam.

There were no public comments for item 6A.

Village Manager Nick Marano reported on the need to temporarily replace the Planning Manager following the departure of the previous Director of the position. During his report, he explained the temporary replacement: Alex David and Antonio Aguello, both properly credentialed professionals, will temporarily assume the planning manager functions. The hourly rate will be in accordance with the contract, with a “not-to-exceed” amount of $275 per hour. He also explained the department’s reorganization, the Building Department will be separated and led by the Building Official, Resiliency Coordinator position has been moved to report directly to the Manager’s Office, Code Compliance, previously part of the Building Department, it is currently being evaluated, with future discussions anticipated.

Village Manager Nick Marano stated that for now, planning and zoning functions will remain separate from the Building Department, and their reporting structure will be further reviewed and requested approval of the contract to ensure planning and zoning functions are handled professionally and promptly.

Vice Mayor Leanne Tellam questioned if it was appropriate to vote on the item during the Zoning Hearing.

Village Attorney John Dellagloria responded that the item had been properly advertised and included on the agenda.

Councilmember Marsha Matson questioned the Manager’s intent to separate the departments.

Village Manager Marano responded that historically, planning and zoning were separate departments, though they were combined at one point. Zoning overlaps with plans review, while code functions overlap with both zoning and building. His intent is to consolidate overlapping functions while maintaining clear leadership for each area and that resiliency efforts will be prioritized under his direct supervision to amplify the Village's initiatives.

Councilmember Steve Cody questioned if the funding for the contract would come from the current fiscal year or the next.

Village Manager Marano responded that the contract would begin on October 1, 2024, and fall under the Fiscal Year 2025 budget. He will outline the associated costs during the First Budget Hearing.

Councilmember Patrick Fiore raised concerns regarding the efficiency of the permitting process and the importance of expediting it for residents and requested that ensuring that variances and other applications that meet established criteria are handled promptly and transparently.

Village Manager Marano acknowledged past performance shortcomings in permitting, citing human error and outdated processes. He emphasized that new software, staff changes, and contracted employees would improve efficiency and

eliminate delays. The Building Official, Dean, will oversee permitting operations.

Vice Mayor Leanne Tellam highlighted the need to ensure that contracted employees maintain a strong focus on serving Palmetto Bay residents and their needs.

Mayor Karyn Cunningham commended Village Manager Marano for his transparent approach and willingness to take responsibility. She acknowledged the cost savings achieved by replacing higher-salaried employees with contract professionals.

Village Manager Marano reported that the reorganization and use of contracted employees would result in cost savings.

Following Council discussion, the question was called in favor of the Resolution. **All voted in favor (5-0). The Resolution passed unanimously.**

7. ADJOURNMENT

Councilmember Steve Cody **motioned** to adjourn the meeting. Councilmember Patrick Fiore **seconded** the motion. **All voted in favor (5-0). The motion passed unanimously**.

The Zoning Hearing adjourned at 8:06 p.m.

The meeting minutes were approved this 16th day of December, 2024.

Attest:

_____ _____

Mayor Karyn Cunningham Village Clerk Missy Arocha

AGENDA ITEM NO. 5.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: December 16, 2024

SUBMITTED BY: Antonio Augello, Community and Economic Development

ITEM TYPE: Ordinance

AGENDA SECTION: **PUBLIC HEARING ITEMS**

SUBJECT:

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Application: RZ-24-005
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ACCEPTING THE RECOMMENDATIONS OF THE LOCAL PLANNING AGENCY; RELATING TO SIGNAGE; REPEALING DIVISION 30-90. SIGN REGULATIONS IN THEIR ENTIRETY AND REPLACING WITH A NEW DIVISION 30-90; PROVIDING FOR CODIFICATION, SEVERABILITY; AND AN EFFECTIVE DATE. *(Sponsored by Councilmember Steve Cody)*

SUGGESTED ACTION:

ATTACHMENTS:

1 Council Staff Memo Draft Signage Code Update 121624.pdf
Attachment A Sign Code -Ordinance First Reading 121624.docx
Attachment Aa DIVISION 30_90 SIGN REGULATIONS (updated) 121624.pdf
Attachment B Signage First Reading 121624.pptx
Attachment C Palmetto Bay Existing sign survey 040524.pptx
Attachment D Other Municipal Existing Signs survey 060424.pptx

To: Honorable Mayor and Village Council Date: December 16, 2024

From: Silvia E. Vargas, FAICP, Interim Planning Director

Re: Division 30-90 Sign Code Amendments
RZ-24-005

BACKGROUND

At the request of Councilperson Cody, the Village Council reviewed the existing signage regulations at the January 17, 2024 Committee of the Whole workshop. Using the direction and feedback staff received at the workshop, a draft update to the signage code was prepared. The Village engaged Calvin, Giordano & Associates (CGA) to propose amendments to the Village's Sign Code with the goal of modernizing, strengthening, and adding or deleting language as necessary. On September 18, 2024, the Committee of the Whole reviewed the proposed draft presented by CGA.

Staff recommends repealing the existing Division 30-90 regulations in their entirety and *replacing* them with a new Division 30-90. The proposed sign regulations attached to the Ordinance as Exhibit "A" are provided in a strikethrough and underline format and in red so that the changes may be easily followed.

Generally, the changes include the following:

1. Adding language to exempt certain signage from these regulations (Government, Hazard or Public Notice signs)
2. Adding Crime Prevention Through Environmental Design (CPTED) principles language.
3. Adding, amending or deleting definitions.
4. Adding Temporary on premises signs regulations.
5. Prohibiting new pylon signs.
6. Clarifying language on window signs.
7. Providing for Safe Sight Distance Triangles.
8. Updating Tables
9. Allowances for Monument type signs.
10. Creating sign regulations for the Downtown (DMU).
11. Inserting the Old Cutler Neighborhood Commercial District sign regulations within Division 30-90.
12. Creating a process and schedule for sign amortization.

ATTACHMENTS

Attachment A: Ordinance – Sign Regulations
Exhibit "A" Division 30-90. Sign Regulations
Attachment B: Village Council Sign Presentation PowerPoint – December 16, 2024
Attachment C: Village Sign Survey PowerPoint – Survey Date – April 5, 2024
Attachment D: Survey of Other Municipalities' Signage PowerPoint

ORDINANCE 2024-___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO SIGNAGE; REPEALING DIVISION 30-90. SIGN REGULATIONS IN THEIR ENTIRETY AND REPLACING WITH A NEW DIVISION 30-90; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE. *(Sponsored by Councilmember Cody and Prepared by Planning and Zoning)*

WHEREAS, the Mayor and Village Council of Palmetto Bay, pursuant to the Village's adopted Comprehensive Plan have pledged to develop a Land Development Code tailored to the needs of the Village's residents, businesses and other properties; and

WHEREAS, the Village, as the governing body, pursuant to the authority vested in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, the Village seeks to amend the provisions within the Land Development Code to effectuate the vision of the Village and future land development; and

WHEREAS, the Village seeks to repeal and replace in their entirety Chapter 30 "Zoning" Article II "Village of Palmetto Bay, Florida – Land Development Code", Division 30-90 "Sign Regulations"; and

WHEREAS, the Village finds and determines that the purpose and intent provisions of its signage regulations should be detailed so as to further describe the beneficial aesthetic, traffic safety, and other effects of the sign regulations, and to affirm that the sign regulations are concerned with the secondary effects of speech and are not designed to censor speech or regulate the viewpoint of the speaker; and

WHEREAS, the Village finds and determines that the regulation of signs within the Village strongly contributes to the development and maintenance of a pleasing, visually attractive environment, and that

these sign regulations are prepared with the intent of enhancing the environment and promoting the wellbeing of the Village; and

WHEREAS, the Village finds and determines that the regulation of signage for purposes of aesthetics advances the public welfare; and

WHEREAS, the Village finds and determines that these sign regulations will further the character and ambiance of the Village and reflect its commitment to maintaining and improving an attractive environment; and

WHEREAS, the Village finds and determines that the purpose of the regulation of signs as set forth in this Ordinance is to promote the public health, safety and general welfare through a comprehensive system of reasonable, consistent and nondiscriminatory sign standards and requirements; and

WHEREAS, the Village finds and determines that the sign regulations in this Ordinance are intended to lessen hazardous situations, confusion and visual clutter caused by the proliferation, improper placement, illumination, animation and excessive height, area and bulk of signs which compete for the attention of pedestrian and vehicular traffic; and

WHEREAS, the Village finds and determines that these sign regulations are intended to protect the public from the dangers of unsafe signs; and

WHEREAS, the Village finds and determines that these sign regulations are intended to permit signs that are compatible with their surroundings and aid orientation, and to preclude placement of signs in a manner that conceals or obstructs adjacent land uses of signs; and

WHEREAS, in accordance with the requirements of Chapter 163, Florida Statutes, the Village Council, acting as the Local Planning Agency, has reviewed the proposed Ordinance and has determined that the proposed regulations are consistent with the Village's Comprehensive Plan; and

WHEREAS, the Village Council conducted first and second readings of this Ordinance at duly noticed public hearings, as required by law, and after having received input from and participation by members of the public, the Village Council has determined that this Ordinance is consistent with the Village's Comprehensive Plan and in the best interest of the public health, safety and welfare; and

NOW, THEREFORE, BE IT ENACTED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are true, correct and incorporated herein by this reference.

Section 2. Repeal. That Chapter 30 "Zoning" Article II "Village of Palmetto Bay, Florida – Land Development Code", Division 30-90 "Sign Regulations" is repealed in its entirety.

Section 3. Amending Code. That Chapter 30 "Zoning" Article II "Village of Palmetto Bay, Florida – Land Development Code", Division 30-90 "Sign Regulations", is hereby created as shown in Exhibit "A."

Section 4. Severability. The provisions of this Ordinance are declared to be severable, and if any sentence, section, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sentences, sections, clauses, or phrases of the Ordinance

Section 5. Conflicting Provisions. The provisions of the Code of Ordinances of the Village of Palmetto Bay, Florida and all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 6. Codification. It is the intention of the Village Council, and it is hereby ordained the provisions of this Ordinance shall become and be made part of the Code of Ordinances of the Village of Palmetto Bay, Florida, that sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions, and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

Section 7. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this ____ day of _____, 2024.

PASSED AND ADOPTED ON SECOND READING this ____ day of _____, 2025.

Attest: _____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

VOTE ON FIRST READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

FINAL VOTE AT ADOPTION ON SECOND READING:

Mayor Karyn Cunningham ____

Council Member Steven Cody ____

Council Member Marsha Matson ____

Vice Mayor Mark Merwitzer ____

Council Member Patrick Fiore ____

DIVISION 30-90. SIGN REGULATIONS

Sec. 30-90.1. General.

This division regulates signage, exempts certain signs from these regulations, prohibits certain signs, establishes regulations to govern the number, character, placement and size of temporary and permanent signs within the village, establishes permit application procedures and maintenance standards to enhance the visual appearance of the village. All new signs shall be consistent with the Village Code of Ordinances Sec. 5-75. The Village architectural design style is Florida Vernacular.

Various signs that serve as signage for distinct land uses are based upon content-neutral criteria in recognition of the functions served by those land uses, but not based upon any intent to favor any specific viewpoint or control the subject matter of public discourse.

(Ord. No. 08-20, § 1, 10-6-2008)

Sec. 30-90.2. Applicability.

(a) This division applies to all signs, and other advertising devices, on private property that are constructed, erected, operated, used, maintained, enlarged, illuminated or substantially altered within the village. ~~Mere~~ rRepainting or routine maintenance of a sign shall not, in and of itself, be construed as a substantial alteration.

~~(b) Miami Dade County at Sections 33-82 through 33-121 developed the "Sign Code of Miami-Dade County, Florida" which provides the minimum standard for incorporated and unincorporated Miami-Dade County. The Village of Palmetto Bay shall adhere to these minimum standards unless the specifications of this division are more stringent, in which case the village's more stringent code shall prevail.~~

(b) This division does not regulate the following:

(1) Government signs on government property or public rights-of-way, including, but not limited to, Village signs on property owned or controlled by the Village, Miami-Dade County, or the State of Florida.

(2) Hazard, life-safety, warning signs, and traffic control devices required or installed by a government agency on public or private property.

(3) Notices required to be posted by law or ordinance on public or private property.

(4) Signs that are wholly within the interior of a building or structure, and not visible from the exterior of such building or structure.

Sec. 30-90.3. Finding of fact.

The village council finds that:

(1) In accordance with the U.S. Supreme Courts cases on sign regulation, the regulations in this division are not intended to regulate or censor speech based on its content or viewpoint, but rather to regulate the secondary effects of speech that may be adversely affect the Village's substantial and compelling

governmental interests in preserving community aesthetics, and in vehicular and pedestrian safety in conformance with the First Amendment.

(2) The manner of ~~the~~ erecti~~on~~ng, locati~~on~~ing and ~~maintenance~~ maintaining ~~of~~ signs may affect~~s~~ and ~~may~~ endanger the public health, safety, morals, and welfare ~~of the people of this community~~. Therefore, a comprehensive system of reasonable, consistent, and nondiscriminatory sign standards is required.

(3) The safety of motorists, cyclists, pedestrians, and other users of the ~~public~~ streets and sidewalks are affected by the number, size, location, lighting and movement of signs that divert the attention of drivers and may jeopardize pedestrian or vehicular traffic safety.

(4) The safety of motorists, cyclists, pedestrians, and other users of the streets and sidewalks and are affected by unsafe conditions. Following the principles of Crime Prevention Through Environmental Design (CPTED), spaces around signage must be open and visible to allow for clear sightlines with quality landscape and lighting that enhances views for passersby and to avoid creating concealed or isolated areas which are often predictable routes for potential offenders to corner pedestrians in.

(~~4~~ 5) The size and location of signs may, if uncontrolled, constitute an obstacle to effective firefighting techniques.

(~~5~~ 6) ~~The c~~Constructi~~on~~ng, erecti~~on~~ng and ~~maintenance~~ maintaining ~~of~~ large signs suspended from or placed on the tops of buildings, walls or other structures may constitute a direct danger to pedestrian and vehicular traffic below, especially during periods of strong winds, and hurricane events.

(~~6~~ 7) Uncontrolled, unlimited and signs not maintained may degrade the natural and humanmade attributes of the ~~community~~ village and thereby undermine ~~the economic value of tourism, visitation, business operations and permanent~~ its economic growth.

(~~7~~ 8) The creation of sign regulations is required as failure to do so may mislead, confuse, or obstruct the vision of people seeking to locate or identify uses or premises and may cause sign pollution.

~~(7) The above recitals (whereas clauses) set forth above are true and correct and incorporated by reference into this section.~~

(9) One of the most important goals is to define and protect aesthetic resources and community character. Excessive signage and sign clutter impair aesthetics, and undermine the effectiveness of governmental signs, traffic control devices and other required signs.

Sec. 30-90.4. Purpose and intent.

(a) ~~The village council recognizes that there are various persons and entities that have an interest in communicating with the public through the use of signs that serve to identify businesses and services, residences and neighborhoods, and also to provide for expression of opinions. The council is also responsible for furthering the village's~~

~~obligation to its residents and visitors to maintain a safe and aesthetically pleasing environment where signs do not create excessive visual clutter and distraction or hazards for pedestrians and vehicles; where signs do not adversely impact the predominantly residential character of the village and where signs do not conflict with the natural and scenic qualities of the village.~~ The purpose of ~~T~~these regulations ~~are intended~~ is to ensure that permitted signs will not, because of size, location, method of construction, installation or manner of display endanger the public safety, create distractions that may jeopardize pedestrian or vehicular traffic safety; mislead, confuse or obstruct the vision of people seeking to locate or identify uses or premises; or destroy or impair visual qualities of the village which is essential to general welfare and economic viability.

~~It is t~~The intent of ~~the council that~~ these regulations is to create a comprehensive system of graphic controls on private property, ~~contained in this division shall~~ which provide uniform sign criteria, ~~which~~ regulate the size, height, graphic character, lighting, number and placement of signs in a manner that is compatible to the scale and character of the village, and which shall place the fewest possible restrictions on personal liberties, property rights, free commerce, and the free exercise of Constitutional rights, while achieving the village's goal of creating a safe, healthy, attractive and aesthetically pleasing environment that does not contain excessive clutter or visual distraction from rights-of-way and adjacent properties; the surrounding natural coastal environment and residential neighborhoods, and to ensure consistency with the village's comprehensive plan.

(b) *Scope.* The~~is~~ division's provisions ~~of this division~~ shall govern the number, size, location, and character of all signs which may be permitted. No sign shall be permitted on a plot or parcel except in accordance with the~~is~~ division's provisions ~~of this division~~.

(c) *Substitution of noncommercial speech for commercial speech.* Notwithstanding any provisions of this division to the contrary, to the extent that this article permits a sign containing commercial copy, ~~it shall permit~~ a noncommercial sign shall be permitted to the same extent. The noncommercial message may occupy the entire sign area or any portion thereof, ~~and~~ or may be substituted for or be combined with the commercial message. The sign message may be changed from commercial to noncommercial messages, or from one noncommercial message to another, as frequently as desired by the sign's owner, provided that the sign is not prohibited, and the sign continues to comply with all requirements of this division.

(d) The village may regulate the size, shape and location of temporary signs as content-neutral and reasonable "time, place and manner" restrictions on speech (~~federal review standard of~~ pursuant to case law on First Amendment regulation of speech). ~~At some point, the sheer number of signs do realistically impair the visibility and line of site for vehicles within the neighborhood and provided the temporary residential signs are regulated uniformly as to the type, size, number, and location due to safety issues (to prevent wind debris and interference with visibility) the local regulation would comply with strict scrutiny review of the courts. Temporary and non-commercial signage can be provided a deadline on removal of the sign after the end of the "event" that triggers it. Moreover, the village recognizes that campaign signs~~

~~are a type of temporary sign, and their size, number, location, requirements for removal, and other aspects must be regulated uniformly with other speech, and it is the village's intent is to comply with Federal and State precedent, and comply with the unanimous decision of the U.S. Supreme Court in 1994, in the matter *City of Ladue v. Gilleo*, 512 US 43 (1994) as it relates to political signs and uniform time, manner, place restrictions and content neutrality.~~

(e) *Severability.*

(1) *Generally.* If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term or word of this division is declared unconstitutional by the final and valid judgment or decree of any court of competent jurisdiction, this declaration of unconstitutionality or invalidity shall not affect any other part, section, subsection, graph, paragraph, subparagraph, sentence, phrase, clause, term or word of this division. Should any section, paragraph, sentence, clause, phrase, or other part of this division or the adopting ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this division or the adopting ordinance as a whole or any portion or part thereof, other than the part so declared to be invalid.

(2) *Severability where less speech results.* This subsection shall not be interpreted to diminish or limit the effect of this subsection ~~(1), above,~~ or any other applicable severability provision in the code of ordinances or any adopting ordinance. The village Council specifically intends that severability shall be applied to these regulations even if the result would be to allow less speech in the village, whether by subjecting currently exempt signs to permitting or by some other means.

(3) *Severability of provisions pertaining to prohibited signs.* This subsection shall not be interpreted to diminish or limit the effect of this subsection ~~(1), above,~~ or any other applicable severability provision in the code of ordinances or any adopting ordinance. The village ~~c~~Council specifically intends that severability shall be applied to the section entitled "prohibited signs" so that each of the prohibited sign types listed in that section shall continue to be prohibited irrespective of whether another sign prohibition is declared unconstitutional or invalid.

(4) *Severability of prohibition on off-premises signs.* This subsection shall not be interpreted to diminish or limit the effect of this subsection ~~(1), above,~~ or any other applicable severability provision in the code of ordinances or any adopting ordinance. If any or all of this division or any other provision of the Village's Code is declared unconstitutional or invalid by the final and valid judgment of any court of competent jurisdiction, the village ~~c~~Council specifically intends that the declaration of unconstitutionality shall not affect the prohibition of off-premises signs, as provided under this division.

Sec. 30-90.5. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Where there is a question as to the correct classification or designation

of a sign, it shall be the prerogative of the planning and zoning director to place the sign in the strictest category and/or classification.

Abandoned sign shall mean a sign that:

(1) For a period of 6 months or more, no longer currently directs or informs any person or advertises a bona fide occupant, product or activity conducted, or project on the premises; or

(2) For a period of 6 months or more, identifies a time, event or purpose that has passed or no longer applies; or

(3) For a period of 6 months or more, contains letters that are missing to the extent the intended message is rendered indecipherable; or

(4) For a period of 6 months or more, is not maintained pursuant to the applicable sign maintenance requirements of Section 30-90.6; or

(5) Any freestanding structure installed expressly for the purpose of affixing a sign, which bears no sign or copy for a period of six consecutive months.

Advertise or *advertising* shall mean any form of public announcement intended to aid directly or indirectly, in the sale, use, or promotion of a commercial product, commodity, service, activity, or entertainment.

A-Frame sign shall mean a removable temporary sign usually constructed to form an "A".

Animated sign shall mean any sign or part of a sign, including the advertising message, which changes physical position, flashes, flickers or changes light intensity or color, or that gives the visual impression of movement by any means ~~of movement~~.

Attraction board shall mean a sign or portion of a sign on which copy is changed periodically, advertising special sales and bargains.

Attached sign shall mean a sign which is attached to or supported by a building, wall or other structure. The definition of attached sign shall not include a sign painted directly on the wall face of a building or structure.

Automated changeable sign shall mean any sign, which through a mechanical, electrical, solar, or other power source is capable of delivering messages, which rotate or appear to rotate, change or move at any time and in any way, including tri-vision or any multi-prism sign faces. It shall also mean any electrical or electronically controlled sign where different messages or copy changes are shown, and shall include any sign or portion thereof, where any light source, including but not limited to incandescent bulbs or light-emitting diodes (LEDs), constitutes the sign text or image. This type of sign includes but is not limited to electronic message boards; television screens; plasma screens; digital screens; flat screens; LED screens; video boards; other types of electric and electronic display boards and screens; and holographic displays.

Awning, canopy, or umbrella sign shall mean any sign painted, stamped, perforated, or stitched on the surface area of an awning, canopy, or umbrella. These signs should be mounted in locations that respect the design of the building and not obscure ornamental features.

Ballon sign shall mean any sign of fabric or similar material inflated by cold air to a point of semi rigidity for the purpose of floating above the ground.

Banner sign shall mean a temporary sign made of cloth, fabric, paper, non-rigid plastic, or similar type of material associated with a tenant space, that may be mounted on a pole or attached to a façade or fence where authorized by this division.

Billboard shall mean a type of permanent freestanding sign, where the bottom of the sign is at least 20 feet above the ground and which is at least 200 square feet in area.

Building sign shall mean a type of permanent sign displayed upon or attached to any part of the exterior of a building, including walls, windows, doors, parapets, or marquees, which identifies the address of the building.

Bunting shall mean any kind of pennant, streamer or other similar fabric decoration.

Cabinet sign shall mean a sign that is mounted on a wall or structure and contains all the text and/or logo symbols within a single enclosed cabinet and may, or may not be illuminated. A cabinet sign may also be referred to as a "can" sign.

Can sign shall mean cabinet sign.

Canopy shall mean a roof-like structure, generally self-supporting, that may be freestanding or attached to a principal structure, providing shade and weather protection, typically utilized in locations such as over drive-thru lanes, walkways, entrances, and gasoline pumps.

Cantilever shall mean that portion of a building, projecting horizontally, whether it is on the same plane as the roof line or not.

Cantilever sign shall mean any sign mounted on a cantilever and shall not extend beyond the cantilever.

Changeable copy sign (manual) shall mean any sign displaying a message which can be changed by hand through the use of removable characters.

Commercial advertising sign shall mean any sign which is used for any purpose other than that of advertising to the public the legal or exact firm name of business carried on the premises, or for advertising any service or product(s) actually and actively being offered for sale on the premises, or which is designed and displayed solely to offer for sale or rent the premises or to advertise construction being done, or proposed to be done, on the premises, or advertising special events.

Commercial event sign shall mean a temporary banner sign announcing any commercial special event such as, but not limited to, the first opening of a business not previously conducted in the village by the same person or at the particular location, or the first sale of dwellings in a residential project.

Copy shall mean any written or graphic material placed, displayed, depicted, or otherwise indicated on a sign.

Copycat Sign shall mean signs that resemble any official sign or markers and that because of design, location, position, shape, or color may be reasonably confused with or construed as traffic-control devices or regulatory signs.

Detached sign shall mean any sign not attached to or painted on a building, but which is affixed and permanently attached to the ground, and which is not a monument sign as defined herein. Permanently attached as used herein shall mean that the supporting structure of the sign is attached to the ground by a concrete foundation or other support anchored in the ground.

Development identification sign shall mean any sign allowed to be installed only around the perimeter of a development to identify it.

Directional sign shall mean a sign which guides or directs the public and contains no advertising. The name of the facility which the sign is giving direction to may be included when in compliance with specified conditions of this division.

Double-faced sign shall mean a sign with two faces that are typically parallel.

Double-faced freestanding sign shall mean a sign with two faces that are typically parallel. Double-face freestanding signs shall have a maximum distance of three (3) feet between the sides and an internal angle not to exceed 15 degrees.

Emitting sign shall mean signs that emit audible sound, odor, or visible matter such as smoke or steam.

Eave line shall mean the lowest line of the eaves on a pitched roof building.

Entrance feature shall mean any combination of decorative structures and landscape elements located at the entrance to a development, which identifies or draws attention to the development and/or exercises control of ingress and egress to the development. An entrance feature may include~~, although not necessarily be limited to,~~ any of the following: ornamental walls, fences, identifying lettering, logos, works of art, and other decorative structures, earthworks, water bodies, fountains, trees, plantings, and other landscape elements, as well as gatehouses, either singularly or in any combination thereof.

Façade area shall mean the area of a building coinciding with the outer edges of the walls~~, windows, doors, parapets or marquees that is owned by or under lease to a single occupant.~~ to the top of the parapet or ridge line that is owned by or under lease to a single occupant.

Flag shall mean a piece of fabric with a color or pattern representing a government or institutional entity, or other organization~~, entity,~~ or idea.

Flat sign shall mean any sign attached to and erected parallel to the face of, or erected or painted on the outside wall of any building and supported throughout its length by the wall or building.

Freestanding sign shall mean any sign which is incorporated into or supported by structures or supports in or upon the ground, independent of support from any building. Freestanding signs include pole, pylon, ground, monument or A-frame types.

Frontage, street shall mean the portion of a building abutting or facing a public right-of-way.

Grade shall mean the average finished ground level of a parcel on which a sign is located.

Human/animal sign shall refer to a person or animal used to draw attention to a business or commercial event by holding, wearing or drawing attention to a sign outdoors.

Illegal sign shall mean a prohibited sign or a sign installed without a permit, if one is required.

Illuminated sign shall mean ~~any sign which contains a source of light or which is designed or arranged to reflect light from an artificial source including indirect lighting, neon, incandescent lights, back-lighting, and also shall include signs with reflectors that depend upon automobile headlights for an image.~~ a sign that is internally or externally illuminated by artificial means.

Inflatable sign shall mean a sign made of a flexible material that can be expanded by air or other gas to form a three-dimensional shape. Inflatable sign shall also mean any sign of fabric or similar material inflated by cold air to a point of semi rigidity for the purpose of floating above the ground.

Item of information shall mean a word, an initial, a logo, an abbreviation, a number, a symbol, or a graphic shape.

Marquee shall mean a covered structure projecting from and supported by the building with independent roof and drainage provisions, and which is erected over a doorway or entranceway as protection against the weather.

Marquee sign shall mean any sign~~ed~~ attached to or hung from a marquee.

Master sign plan shall mean drawings and plans that illustrate the sign program for the overall development, including size, location, type, architectural design, dimensions, and other design standards including materials, color, and sign illumination.

Menu board sign shall mean a movable stand containing a menu in conjunction with a restaurant. It shall also mean a menu board mounted permanently on a building wall.

Mobile sign shall mean signs mounted on top or on the rear of a vehicle or bicycle, or signs attached to or located on a trailer or other equipment towed by a vehicle or bicycle. Signs of a portable or mobile nature attached after-market, including signs mounted on top of or on the rear of a vehicle, and signs attached to or located on a trailer or other equipment towed by a vehicle. A mobile sign shall not be construed to include any sign mounted on a vehicle or trailer by the original manufacturer.

Monument sign shall mean a freestanding, permanent sign with a ~~self-supported structure of~~ solid ~~construction~~ base, ~~not attached or affixed in any way to a building or any other primary structure, and with concealed means of support~~ that is built into the ground that could not be construed to be a pole sign.

Multi-family office sign shall mean a sign identifying the location of the management office of a multi-family residential property.

Multi-tenant center sign shall mean any shopping center, office center, or business center in which two or more occupancies abut each other or share common parking facilities or driveways or are otherwise related.

Mural shall mean any mosaic, painting, or graphic art technique applied, implanted, or placed directly onto a building, exterior wall, or site that contains no copy, advertising symbols, or trademarks.

Noncommercial sign shall mean a sign containing only noncommercial copy. "Noncommercial" shall mean not-for-profit or commercial gain. Regardless of the content of the copy a noncommercial sign shall not be construed to be an off-premises sign.

Nonconforming sign shall mean a ~~sign located within the village limits of the effective date of this Code or existing in an area annexed by the village after the effective date of this Code, or any amendments hereto, which by its height, type, area, design, colors, materials, location, use or structural support, conformed to the Code prior to the effective date of this division, but does not conform to the requirements of this Code after enactment. This shall include signs that had been granted variances that were approved, and signs that were issued a construction permit by the Village of Palmetto Bay or Miami-Dade County prior to the effective date of this division.~~ sign or sign structure that by its design, height, type, sign area, location, use, structural support, or otherwise, does not conform to the requirements of this division after adoption.

Nonresidential district shall mean all zoning districts that are not residential districts.

Obstructing sign shall mean s sign that obstructs the vision of pedestrians, cyclists, or motorists traveling on or entering public streets.

Off-premises sign shall mean a sign that directs attention to a commercial business, commodity, service, product, or activity not conducted, sold, offered, or available on the premises where such sign is located, the copy of which may be intended to be changed periodically. This definition includes a sign displayed on a trailer or the bed of a truck that advertises something other than the identity of the truck, the driver, or its contents.

On-premises sign shall mean sign that is located on the premises of the occupant, business or property identified on the sign. The occupant business or property is the principal use of the property, and the sign is an accessory use of the property on which it is located.

Parapet shall mean false front or wall extending above the roofline.

Parapet line shall mean the line of a parapet on the facade of a flat roofed building with a parapet, and the line of the roof on the facade of a flat roofed building without a parapet.

Permanent sign shall mean any sign which is designed and installed for more than short-term use, including freestanding and building signs.

Point of sale sign shall mean any sign advertising or designating the use, occupant of the premises, or merchandise and product(s) sold on the premises and shall be located on the same premises where such is situated, or the products sold.

Pole sign shall mean a sign erected upon a pole, poles, post, or "pole-like" structure that is visible and wholly independent of any building or structure for support. A pole sign is not a monument sign.

Portable sign shall mean any sign not attached to or painted on a building and not affixed or permanently attached to the ground.

Projecting sign shall mean any sign which is an independent structure attached to the building wall and which extends at any angle from the face of the wall. No sign may project more than one foot from a building wall. ~~No projecting sign shall extend above the roof or parapet wall in any residential district.~~

~~*Pylon* shall mean a vertical extension of a building, constructed integrally and concurrently with the building, or in connection with a major remodeling or alteration of a building. To classify as a pylon for sign purposes, the pylon structure must be an integral part of the building structure, extending to ground level. In business and mixed-use districts only, the material and construction may vary from the materials and type of construction of the exterior walls of the building and must be approved by the director. In all cases, the pylon shall have the appearance of a solid structure.~~

Pylon sign shall mean a ~~flat sign attached to or painted on the face of a pylon. The outer edge of the sign shall not extend beyond the pylon nor above the roof line~~ freestanding sign that is usually supported by either one or two poles. Pylon signs can be one- or two-sided.

Real estate for sale sign shall mean a sign erected by the owner or agent advertising the real property upon which the sign is located for sale.

Real estate leasing sign shall mean a sign erected by the owner or agent advertising the premises or real property upon which the sign is located for rent or lease.

Residential district shall mean a single family, duplex, multifamily, or townhouse zoning district.

Roof line shall mean a horizontal line intersecting the highest point(s) of a roof.

Roof sign shall mean a sign which is attached to, painted on, fastened to, or supported by the roof or erected over the roof.

Semaphore shall mean any sign consisting of two dual-face signs extending horizontally from a light standard. ~~It may be located in the parking lot of a shopping center to identify the location of parking areas.~~ No advertising is permitted on the sign.

Shopping center shall mean ~~an area zoned~~ a property used for business or commercial purposes with four (4) or more tenants ~~where at least 250 feet of street frontage has been zoned for commercial purposes under one application and under one ownership, and where it contains at least two tiers of in-front parking, contains two or more retail uses, and is subject to site plan or plot use approval as a condition of the applicable resolution or ordinance~~.

Sign shall mean any display of characters, letters, logos, numbers, identification, description, illustration, ornamentation, or device illuminated or nonilluminated, which is visible from any outdoor ~~place~~ area and which directs attention to a product, service, place, activity, person, institution, or business. A sign includes any permanently installed or situated merchandise; or any emblem, painting, banner, pennant, placard, designed to advertise, announce, identify, indicate direction, or convey information. Exempted from the definition of a sign are customary window displays, official public notices required by

federal, state or local regulations, newspapers, leaflets and books intended for individual distribution to members of the public, attire that is being worn, badges, and similar personal gear. The term shall also exclude architectural features, or part thereof, not intended to communicate information. Use of merchandise, products, vehicles, equipment, inflated balloons, or the like as an attention attractor or advertising device, with or without a printed or written message or advertisement, shall be considered a sign.

Sign area shall mean the area within the smallest regular geometric shape which contains the entire sign copy, but not including any supporting framework, braces, or supports. Refer to Sec. 30-90.13.

Sign copy shall mean the linguistic or graphic content, including trim and borders, of a sign.

Sign face shall mean the part of a sign that is or may be used to display sign copy.

Sign height shall mean the vertical distance from the finished grade at the base of the supporting structure to the top of the sign, or its frame or supporting structure, whichever is higher.

Sign structure shall mean any construction used or designed to support a sign.

Snipe sign shall mean any sign of any material, including paper, plastic, cardboard, wood or metal when tacked, nailed or attached in any way to trees, poles, stakes, fences, the ground, or other objects where such sign may or may not be applicable to the present use of the property upon which such sign is located.

Special event shall mean a dedication, groundbreaking event, holiday event, celebration, anniversary, ~~unique~~ event associated with a business, going out of business and/or grand opening announcement, relocation of business, or announcement relating to sporting events, festivals, carnivals, or any public, charitable, educational or religious events or functions.

Snipe sign shall mean a sign that is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or other objects.

Storefront shall mean the façade of a store or tenant space, typically on the ground floor or street level.

Temporary sign shall mean any sign which is ~~designed or installed on a short-term basis~~ not permanently affixed or installed or is displayed for a limited period. A permanent sign with periodic changes to the message shall not be considered a temporary sign.

Unauthorized sign shall mean any sign erected on or attached to public or private property, real or personal, without the express permission of the owner of such property.

Vehicle sign shall mean any sign affixed to a vehicle.

Wall shall mean for sign purposes, that portion of the building's exterior, horizontal surface on the same plane, regardless of vertical or horizontal indentations, and including the surface of parapets ~~and pylons projecting from the building~~. A plane is defined, for purposes of this division, as a continuous architectural façade which may include projections and/or recesses.

Wall sign shall mean any sign painted on or attached to and erected parallel to the face of, or erected and confined within the limits of the outside wall of any building and supported by such wall or building and which displays only one advertising surface.

Wind sign shall mean any device, including but not limited to, one or more banners, flags, pennants, ribbons, spinners, streamers, captive balloons, or other objects or materials fastened in such a manner as to move upon being subjected to wind pressure.

Window area shall mean the entire glass area of a window or door used for calculation of maximum sign area, including any mullions or transoms within a window or door, but excluding the supporting structures of such window or door.

Window sign shall mean a sign located on the inside of a window or within a building or other enclosed structure, where the sign face is visible and legible from the exterior through a window or other opening.

Yard or Garage sale sign shall mean a sign advertising yard or garage sales.

Sec. 30-90.6. Maintenance of signs.

(a) All signs allowed by this division, including their supports, braces, guys and anchors, electrical parts and lighting fixtures, and all painted and display areas, shall be maintained in accordance with building and electrical codes.

(b) Signs and sign structures shall be properly maintained in a safe, legible, and good condition.

(c) The vegetation and landscaping around, in front of, behind, and underneath the base of freestanding signs ~~for a distance of 50 feet or to the nearest right-of-way or waterway shall be neatly trimmed and free of unsightly weeds, and no rubbish or debris that would constitute a fire or health hazard shall be permitted under or near the sign~~ shall be maintained to prevent obstruction of the signs.

(d) Where the rear of any sign is visible from a street, waterway, park, residence or business, the exposed structural members shall be either concealed or painted latticework, slats, ~~or be~~ painted or decorated~~, and the back screening shall be designed, painted,~~ and maintained.

Sec. 30-90.7. Interpretation.

Only those signs that are specially authorized by this division shall be permitted. Those that are prohibited within this division, those not listed or authorized shall be deemed prohibited.

Sec. 30-90.8. Permit required; compliance with codes.

(a) No sign, unless exempted by this division, shall be constructed, posted, painted, erected, installed, operated, used, maintained, enlarged, illuminated, relocated, or altered without first obtaining a permit. Before any permit is issued, an application on a form provided by the village for a permit shall be filed together with two (2) sets of drawings and/or specifications to describe the location; method of construction; type of materials; manner of illumination; method of erection, securing or fastening; number and type of signs; and, advertisement content.

(b) The application for a permit shall describe the size, shape, and nature of the proposed advertisement, advertising sign or advertising structure, and its actual or proposed locations with sufficient accuracy to ensure its proper identification.

(c) A separate permit application is required for each building elevation. All sign-face changes shall require a separate permit. Electrically illuminated signs shall require a separate electrical permit.

(d) No sign shall be placed on any property unless the applicant has the written consent of the owner and the lessee, if any, or the authorized agents of the property.

(e) For multiple occupancy complexes, individual occupants may apply for a sign permit, but they shall be issued in the name of the lot owner or agent, rather than in the name of the individual occupants. The lot owner, and not the village, shall be responsible for allocating allowable sign area to individual occupants.

(f) No sign shall be erected or used to advertise any use or matter which would conflict with the regulations for the applicable zoning district in which it is located or be in conflict with the use permitted under the certificate of use, or certificate of occupancy for the property.

(g) No sign, where a permit is necessary, shall be exhibited unless the required permit fees are paid.

(h) Each sign requiring a permit shall carry the permit number and the name of the person or firm placing the sign on the premises. The markings shall be permanently attached and clearly visible from the ground.

(i) The owner and/or tenant of the premises, and the owner and/or erector of the sign shall be held responsible for any violation of this division; provided, however, that when the sign has been erected in accordance with the provisions of this division, the sign company shall be relieved of further responsibility after final inspection of the sign.

(j) All signs shall be erected on or before 90 days from the date of issuance of the permit. Upon written application for an extension prior to the expiration of the initial permit, the village may provide up to an additional 90-day extension upon a showing of good cause. Failure to erect the sign or obtain an extension prior to expiration of the permit shall result in the permit being null and void.

(k) For traffic signs, street name signs, directional signs erected by governmental authorities within public rights-of-way, a detailed specification plan shall be submitted for review and approval by the village.

(l) For commercial signs that include the name of a municipality or a geographic location as a part of the business name on the sign, "Palmetto Bay" is the preferred name to include to prevent any confusion or mislead visitors seeking to locate the business.

Sec. 30-90.9. Right of entry for inspection.

(a) No sign shall be approved for use nor erected unless it complies with all requirements of this division, ~~and~~ applicable technical codes and available for inspection. ~~The holder of a permit for a sign shall request inspections as follows:~~

~~(1) Foundation inspection to include the method of fastening to building or other approved structure;~~

~~(2) Shop inspection to include electrical and/or structural where indicated on the permit and/or approved plan;~~

~~(3) Final inspection to include structural framing, electrical work, identification of permit number and erector of sign; and,~~

~~(4) Any additional inspections which may be specified on the permit and/or approved plans.~~

(b) Appropriate village employees in the performance of their functions and duties and under the provisions of this division may enter into and upon any land upon which advertising signs or advertisements are displayed and make examinations and surveys as may be relevant, subject to constitutional limitations and state law.

Sec. 30-90.10. Signs permitted without a sign permit.

(a) Within all zoning districts, the following signs, whether temporary or permanent, when not electrically illuminated shall be permitted and exempt from the requirement to obtain a sign permit.

(1) Emergency signs erected by governmental authorities within public rights-of-way.

(2) Legal notices, identification, or informational signs erected by or on behalf of governmental bodies.

(3) Signs as required by law to display building permits or other similar required public notices.

(4) Construction signs not exceeding six (6) square feet.

(5) No trespassing and private property signs not exceeding two (2) square ~~foot~~ feet in area.

(6) Vacancy/no vacancy signs not exceeding two (2) square ~~foot~~ feet in area.

(7) Address and street number signs not exceeding two (2) square feet.

(8) Personal expression signs limited to two (2) per lot or parcel for single-family uses, or in the case of duplex, townhouse or multi-family uses, one (1) per dwelling unit, expressing personal views or opinions not exceeding 620 square inches in area, providing such signs are otherwise in compliance with applicable local, state and federal laws and displayed for a period of not more than 90 days in any year.

(9) Signs placed within interior courtyards, the inside fence line of recreational fields ~~and on golf courses~~, provided these signs are visible only to those persons visiting the site.

(10) Disabled, handicapped or child, ~~and~~ baby stroller, EV, or hybrid parking signs, nonstructural in nature.

(11) Warning signs, including: "danger," "no parking," "bad dog," not exceeding two (2) square feet.

(12) ~~Temporary on-premises real estate signs. Not more than one temporary real estate sign on-premises, per street face advertising the sale, rental or lease of only the premises on which the sign is located. The signs shall not exceed 144 square inches 1 square foot in area in residential zoning districts and six square feet in area in all other zoning districts. No more than two riders to the principal temporary real estate sign may be added of a dimension not to exceed the length of the principal sign and each rider shall not exceed six inches in height. One temporary "open house" sign shall be permitted on-premises as provided under subsection (13), below.~~

Temporary on premises sign regulations for business, real estate, construction, and election/free speech signs.

(a) *Purpose and intent.* Temporary on premises signs are being regulated equally, ensuring the same setback, height, and other regulations for temporary signs. The terms "temporary business, real estate, construction, future construction and election/free speech signs" are by way of example and are not meant to be utilized to improperly distinguish content.

(b) *Setback, height regulations for temporary business, real estate, construction, and election/free speech signs.* Unless affixed to a fence or an existing building, detached signs shall be setback five (5) feet from any property line. The maximum height to the top of a detached sign affixed to posts or a fence shall be five (5) feet above grade in residential districts and 12 feet above grade in all other districts. The maximum height to the top of a flat sign affixed to a building shall not extend above the first floor in residential districts and shall not extend above the second story of such building in all other districts.

(c) *Timeframe, removal.* Temporary signs shall only be allowed for a period beginning with the temporary activity which is the subject of the sign and must be removed within seven (7) days from the date the temporary activity ceases. Temporary business signs may be erected and maintained for a period not to exceed 30 days and be limited to four (4) times per year, except that the Community and Economic Development Director may approve an extension of time for the business to erect and maintain such signs beyond the 30 days, after the Director finds that such extension is necessary to mitigate the impacts of public construction on visibility of, or access to, the business. Such extension beyond 30 days shall terminate concurrent with the termination of the public construction.

(d) *Number.* There shall be a maximum of one (1) temporary sign per street frontage, with the exception of election/free speech signs, as per Subsection 15.

(e) *Copy.* Artistic murals or ornamental signs are permitted on construction fences surrounding a construction site, subject to the provisions contained herein and design review approval.

(f) *Type.* Signs may be flat wall signs, part of a fence, or rigid detached signs, affixed to posts or a construction fence. The sign area for window signs shall not exceed twenty-five percent (25%) of total window area.

(g) *Size, single-family or two-family.* The sign area for single-family signs shall not exceed four (4) square feet.

(h) *Size, townhouse or multifamily.* The sign area for a townhouse or multifamily zoning district shall not exceed 16 square feet.

(i) *Size, all other districts.* The sign area for all other districts shall not exceed 40 square feet.

(13) Temporary off-premises real estate signs, otherwise known as "open house" signs shall be permitted to advertise residential property for sale, rent or lease on premises other than the property for sale, rent or lease in all districts, provided the size of the sign is no greater than ~~two feet by two~~ four (4) square feet measured from grade to top of sign, with one "open house" sign allowed on the premises being advertised, and no more than three (3) off-site to be located five (5) feet from edge of roadway pavement or back of curb, which signs may not be illuminated. The "open house" signs are permitted only within the hours of 11:00 a.m. to 6:00 p.m. The attachment of balloons, streamers, flags, or other attention attracting devices is prohibited and shall be a violation of this division.

(14) Yard or g~~G~~arage sale signs. Up to four (4) signs providing directions to a garage sale are permitted to be placed off-site from the location of the garage sale; two (2) of the signs advertising a garage sale are permitted to be displayed on private property where the garage sale is being held. The signs advertising a garage sale shall not be displayed until the first day of the sale and shall be removed at the end of the last day of the sale. Signs shall not be larger than 22 inches by 28 inches. The garage sale signs shall include the property address of the garage sale and the garage sale permit number. Charitable, civic, educational, or religious organizations shall additionally be allowed to display one banner not to exceed three (3) feet by ten (10) feet in size at the site of the sale, provided the sale occurs at the location of the organization. No off-site banners are allowed.

(15) Temporary political campaign signs announcing the candidacy of a candidate for public office not exceeding 620 square inches in size in ~~residential zoning districts and in area in~~ all ~~other~~ zoning districts. Setback and location shall be at least five feet from the official right-of-way and five feet from property under different ownership. Only one political campaign sign, per candidate, per street face is permitted. Political signs may be installed 90 days prior to the election.

Temporary political campaign signs shall be removed within seven (7) days after the last election or within seven (7) days of withdrawal of a candidate from running for elected office. If such signs are not removed within this period of time, the village may remove such signs and may charge the candidate the actual cost for such removal. Failure to remove signs is a violation of this ~~Code~~

division and is enforceable pursuant to the village's code enforcement ordinance.

(16) Religious symbols.

(17) Holiday and seasonal decorations shall not be construed as signs, providing that these contain no commercial advertising message, and further provided that such decoration is not up more than 90 days for a single holiday.

(18) Flags and insignia, except as provided in this Code.

(19) Signs within a building or structure not visible from the exterior of the building or structure, provided they are not hazardous nor require electrical permits.

(20) Temporary window signs placed from within the interior of a building or structure, provided coverage does not exceed ~~25~~ twenty-five percent (25%) of the total window coverage.

(b) Within all nonresidential districts, the following signs, whether temporary or permanent, when not electrically illuminated shall be permitted and exempt from the requirement to obtain a sign permit.

(1) Decals, limited to those as required by law, which are affixed to or painted upon store windows, store equipment, fuel pumps or other types of vending equipment used for dispensing retail products.

(2) Lettering only, for the purpose of providing ownership, licensing, and emergency contact information, when placed upon doors and windows of lawfully licensed businesses, with letters not exceeding three (3) inches in height and limited to a maximum area of two (2) square feet.

(3) Building signs, historical markers, memorial signs, tablets or plaques, or the name of a building and the date of erection, when cut into any masonry surface or when constructed of bronze or other permanent material.

(4) Professional nameplates for physicians, surgeons, dentists, lawyers, architects, teachers, and other professional persons placed on the premises occupied by the person(s), not exceeding two (2) square foot in sign face area, provided the professional has a valid occupational license.

(5) Signs denoting the name and profession of an occupant of a building, placed flat against the exterior surface of the building, and not exceeding two (2) square feet in sign face area, and provided the occupant has a valid occupational license.

(6) Restaurant menu boards, in accordance with subsection 30-90.22(a) of this division.

Sec. 30-90.11. Prohibited signs.

Signs in all zoning districts must be constructed pursuant to valid building and sign permits, when required under this division or the Building Code, and authorized or mandated by this division. This shall not be interpreted to require the removal of a billboard or other off premises sign pursuant to F.S. 70.20.

(a) Signs that violate the building code or electrical code.

(b) Any sign that presents safety, traffic or pedestrian hazard including signs which obstruct visibility.

(c) Blank signs.

(d) Animated signs.

(e) Signs with visible moving, revolving, or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic, or mechanical means, except for governmental traffic devices and signs and automated changeable signs in Business (B) Districts.

(f) Signs with the optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing of copy.

(g) Signs with lights or illuminations that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color, to include animated signs and automatic changeable message devices.

(h) Strings of light bulbs used on commercially developed parcels for commercial purposes, other than traditional holiday decorations.

(i) Wind, balloon or inflatable signs.

(j) Signs that incorporate projected images, emit any sound that is intended to attract attention, or involve the use of live animals and/or humans.

(k) Signs that emit audible sound, odor, or visible matter such as smoke or steam.

(l) Signs or sign structures that interfere with free use of any fire escape, emergency exit, or standpipe, or that obstruct any window to such an extent that light or ventilation is reduced to a point below that required by any provision of this Code.

(m) Nongovernmental signs that resemble any official sign or marker erected by any governmental agency, or that by reason of position, shape or color, would conflict with the proper functioning of any traffic sign or signal, or be of a size, location, movement, content, color, or illumination that may be reasonably confused with or construed as, or conceal, a traffic-control device.

(n) Nongovernmental signs that use the words "stop," "look," "danger," or any similar word, phrase, or symbol, or which is a copy or imitation of an official sign that may be reasonably confused with or construed as or conceal a traffic device.

(o) Off-premises signs, vehicles carrying portable billboards or advertisements or off-premises signs. and/or signs painted or affixed in any manner to any vehicle, trailer, or pickup truck, van, or similar transportable device and which is used to advertise a place of business or activity as viewed from a public road. This shall not be interpreted to prohibit identification of commercial vehicles provided such vehicles are operational, move, and are used daily for delivery or service purposes and are not used, or intended for use, as portable signs. This sign shall also not be interpreted to apply to buses, taxicabs, and similar common carrier vehicles which are licensed or certified by Miami-Dade County or other governmental agencies. Prima facie

evidence of a vehicle sign being used as a prohibited portable sign shall be: (1) when the vehicle is parked and visible from a distance of 100 feet of the street right-of-way for more than 60 consecutive minutes (not in the midst of commercial service or delivery enterprise); and/or (2) is not regularly used in the conduct of the business advertised on the vehicle.

(p) Signs that obstruct the vision of pedestrians, cyclists, or motorists traveling on or entering public streets thereby creating a safety hazard for the public.

(q) Signs, within ten (10) feet of public right-of-way or 100 feet of traffic-control lights, that contain red or green lights that might be confused with traffic control lights, thereby creating a safety hazard for the public.

(r) Signs that are of such intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist, or pedestrian using or entering a public way, or that are a hazard or a nuisance to occupants of any property because of glare or other characteristics.

(s) Signs that contain any lighting or control mechanism that causes unreasonable interference with radio, television, or other communication signals.

(t) Searchlights used to advertise or promote a business or to attract customers to a property.

(u) Signs that are painted, pasted, or printed on any curbstone, flagstone, pavement, or any portion of any sidewalk or street, and traffic control signs.

(v) Signs placed upon benches, bus shelters or waste receptacles, except as may be authorized in writing pursuant to ~~F.S. §~~ 337.407, F.S.

(w) Signs erected over or across any public street except as may otherwise be expressly authorized by this Code.

(x) Vehicles carrying advertising signs for any reason, including dealing with the candidacy of individuals for elected office are prohibited as a visual nuisance. Political campaign signs shall not be used as advertising on vehicles viewable from the public rights-of-way.

(y) Portable signs, including those that are tied down with metal straps, chaining, or otherwise temporarily anchored to an existing structure or building ~~and including A-frame signs~~.

(z) Roof signs.

(aa) Signs placed, posted, or erected upon land adjacent to adjoining public streets and highways, without the written consent of the owner.

(bb) Signs placed upon any tree, utility pole, lamp post, hydrant, or fence.

(cc) Signs on any public building or property without a properly issued permit.

(dd) Billboards.

(ee) Signs with obscene, lewd, or lascivious language or graphic representation of the human body.

(ff) Snipe signs ~~located in public rights-of-way~~.

(gg) Political campaign signs shall be prohibited on village property, other public property or on public rights-of-way. Illegally placed political campaign signs shall be removed by the village's code compliance officer(s) without notice to the candidate or abutting property owner or occupant.

(hh) Vehicles carrying advertising signs, advertising propositions to be submitted and voted upon by the people.

(ii) Wall signs in residential districts.

(jj) Signs attached to fences in all districts.

(kk) Advertisement(s) placed or affixed onto any face of a building or structure.

(ll) Freestanding signs projecting over a public right-of-way.

(mm) Pole and pylon signs.

(nn) Cabinet signs.

(oo) Obsolete or abandoned signs.

(pp) Human or animal signs.

(qq) Wind signs, except for new business which are allowed up to 30 days.

Sec. 30-90.12. Mobile signs exemption.

Mobile signs or off-premises signs that are parked on public or private property shall be prohibited. This prohibition, however, does not apply to:

(1) Identification of a firm or its principal products on a vehicle operating during the normal hours of business or parked at the owner's residence; provided, however, that no such vehicle shall be parked on public or private property with signs attached or placed on a vehicle for the purpose of advertising a business or firm or calling attention at the location of a business or firm.

(2) Vehicles which require governmental identification, markings, or insignias of a local, state or federal government agency.

Sec. 30-90.13. Sign area, number, computation.

(a) For freestanding signs, the sign area shall be the area within the smallest geometric shape that touches the outer points or edges of the sign face.

(b) For building, wall, or window signs, the sign area shall be the area within the smallest geometric shape that touches the outer points of raised portions of the sign or of all borders or trims, or in the absence of such border or trim, the outer points of the letters or pictures.

(c) For freestanding signs, where two (2) or more sign faces are placed ~~back to back~~ on a single sign structure, and the faces are at no point more than four (4) feet apart, the sign area shall be the area of one of the faces.

(d) For freestanding signs, where four (4) sign faces are arranged in a square, rectangle, or diamond, the sign area shall be the area of the two (2) largest faces.

(e) Where a freestanding or building sign is in the form of a three-dimensional object, the sign area shall be the area within the smallest geometric shape that touches the outer points or edges of the largest possible two-dimensional outline of the three-dimensional object and multiplying that area by two (2).

(f) In calculating the number of signs, a single sign shall be permitted to contain content ~~advertisement~~ on each side thereof, and shall be counted as one (1) sign.

(g) In calculating the sign size, the area of a sign shall include borders and framing. Heights shall be measured to the top extremity of the sign and distances to the farthest point. The square footage in a circular rotating, or revolving sign shall be determined by multiplying one-half (0.5) of the circumference by the height of the rotating sign, except in the case of the flat rotating sign, the area will be determined by the square footage of one (1) side of the sign. The director shall have the discretion of determining the area of any sign which is irregular in shape and in such cases will be guided by calculations as made by a licensed, registered engineer when same are shown on the drawing.

(h) A ground floor establishment shall be permitted a maximum of two (2) window signs. The maximum area of the window sign shall be twenty-five percent (25%) of the total window area.

(~~h~~i) Permitted temporary signs shall not be counted as part of allowable area for freestanding, monument, or buildings signs.

Sec. 30-90.14. Illumination standards.

(a) Illumination for wall signs shall be channel letter or reverse channel letter.

(b) Sign lighting may not be designed or located to cause confusion with traffic control lights.

(c) Illumination of the sign is permissible, provided that none of the light emitted shines directly onto an adjoining property or into the eyes of motorists or pedestrians using or entering public streets.

(d) Illuminated signs shall not have lighting mechanisms that project more than 18 inches perpendicularly from any surface of the sign over public space.

(e) ~~All~~ The illumination of permanent signs~~, and the illumination thereof,~~ shall be designed, constructed, and maintained in conformity with applicable provisions of the *Florida Building Code.*

(f) Electrical transformer boxes, raceways, conduit and junction boxes shall be concealed from public view. Any exposed metal surfaces of the raceway should be finished to match the background wall or integrated into the overall design of the sign.

Sec. 30-90.15. Placement standards.

(a) *In right-of-way.* Supports for signs or sign structures shall not be placed in or upon a public right-of-way or public easement including utility poles, except under the terms of a lease between the owner of the easement or right-of-way and the owner of the sign or with the written approval of the Village of Palmetto Bay.

(b) *Location.* All signs and sign structures shall be located completely on the site where the principal building is located, except as provided for in (a) above.

(c) *Setbacks.* Freestanding signs that are permanent signs may be placed in required setbacks, provided that no sign shall be permitted within ten (10) feet of any adjacent property line, within setbacks adjacent to residential lots, or within required corner sight distance triangles.

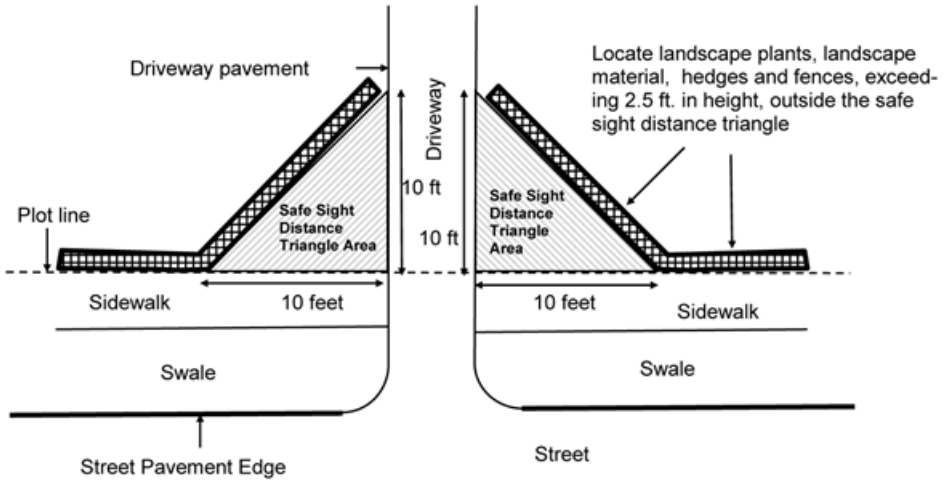
(~~b~~d) *Blocking exits and/or fire escapes and exits.* No sign or sign structure shall be erected that impedes use of any fire escape, emergency exit, or standpipe.

(e) Blocking ventilation. No sign shall be attached in any way that will interfere with any ventilation opening.

(~~c~~f) *Near certain properties.* No sign or sign structure shall be within 15 feet of the outside boundary of any public highway ~~or within 200 feet of any church, school, cemetery, public park, public playground or residential district. The distance to the sign shall be measured along the public highway on which the advertisement is located; provided, however, that signs may be erected on any business lot within 120 feet of any residential district or may be affixed or painted upon any business building located within any business district~~.

(g) *Blocking visibility.* No sign or sign structure shall be erected that blocks pedestrian and vehicular visibility on private property or public R.O.W as shown in the illustrations below.

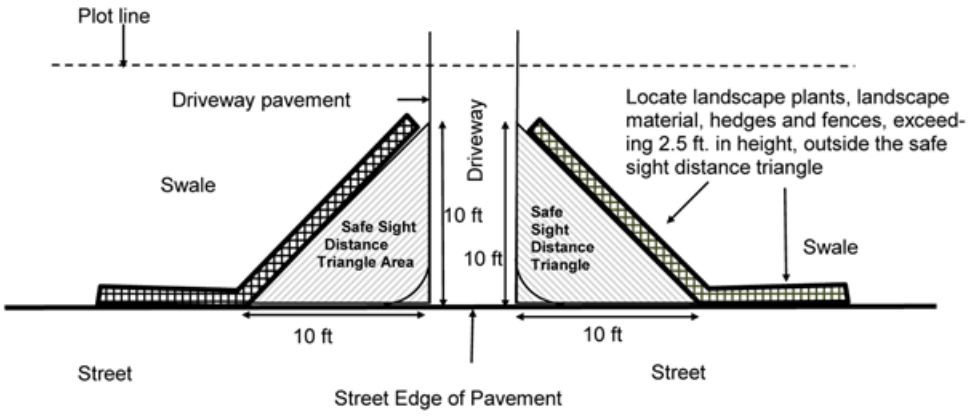
Safe Sight Distance Triangle on Private Property



The safe sight distance triangle must not contain obstructions to cross-visibility at a height of two and one-half (2.5) or more above ground / pavement level. Obstructions include but are not limited to landscape plants, landscape material and fences.
Low-hanging limbs and tree canopy of trees located within the sight triangle must be trimmed to a minimum height of five (5) feet above ground level.

Note: There may or may not be a public sidewalk in the right-of-way.

Safe Sight Distance Triangle in the Swale



(1) The safe sight distance triangle must not contain obstructions to cross-visibility at a height of two and one-half (2.5) feet or more above ground/grade. Obstructions include, but are not limited to, fences and landscape plants and materials.

(2) Low-hanging limbs and tree canopy of trees located within the sigh triangles must be to a minimum height of six (6) feet above ground/grade level.

Sec. 30-90.16. Clearance standards.

(a) *Over pedestrian ways.* All signs over pedestrian ways shall provide a minimum of ~~seven~~ eight (8) feet ~~six inches~~ of clearance.

(b) *Over vehicular ways.* All signs over vehicular ways shall provide a minimum of ~~13~~ 16 feet ~~six inches~~ of clearance.

Sec. 30-90.17. Signs requiring a permit.

(a) *Real estate, subdivision, entrance feature, construction, and future construction signs that exceed the sizes established in section 30-90.10 require a permit.*

Type of Signs	Maximum Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Real estate	~~In business and mixed use districts: up to 40 square feet. In agricultural and residential districts: up to 1.5 square feet~~	1 ~~One~~ per frontage.	~~No closer than five feet to an official R.O.W. line unless attached to an existing building; 15 feet to an interior side~~	Permitted.	~~Signs shall not exceed eight feet measured from grade to top of sign.~~ 8 ~~Eight~~ feet from grade.	~~Only permitted on premises advertised for rent or for sale.~~ No sign shall be maintained on the premises for more than 90 ~~30~~

	Residential Districts: 1.5 square feet. Non-Residential Districts: 40 square feet.		~~property line or centered on a lot between interior side property lines.~~ ~~Five (5) Feet to R.O.W., 15 feet to interior side property line~~ ROW: 5 feet. Interior property line: 15 feet.			days, without an approved extension. ~~Upon the expiration of the approved period, the sign shall be removed from the premises.~~
Subdivision	~~Maximum of up to~~ 40 square feet each.	3 ~~Three~~	~~Not closer than 15 feet to official R.O.W.; not closer than 15 feet to property under a different ownership.~~ ~~15 Feet to R.O.W., 15 feet to interior side property line~~ ROW: 15 feet.	Permitted.	~~Signs shall not exceed eight feet measured from grade to top of sign.~~ 8 ~~Eight~~ feet from grade.	No sign shall be maintained on the premises for more than 90 days, without an approved extension. ~~Upon the expiration of the approved period, the sign shall be removed from the premises.~~

			Interior property line: 15 feet.			
Construction	~~Maximum: of up to~~ 40 square feet. ~~When construction signs are painted on an approved construction shed, there is no size limitation~~ 1 ~~One~~ general sign and one for each trade: total sign area cannot exceed 256 square feet.	~~One general sign and one for each trade: provided the total sign area does cannot exceed 256 square feet.~~ ~~Varies~~ Varies.	~~15 feet from official R.O.W.; 15 feet to property under different ownership or centered between interior property lines.~~ ~~15 Feet to R.O.W., 15 feet to interior side property line~~ ROW: 15 feet. Interior property line: 15 feet.	Permitted.	~~Signs shall not exceed eight feet measured from grade to top of sign.~~ 8 ~~Eight~~ feet from grade.	No sign shall be maintained on the premises for more than 90 days, without an approved extension. Upon the expiration of the approved period, the sign shall be removed from the premises.
Future construction signs	~~Maximum: of~~ Residential and Agriculture Districts: 24 square feet. Business and Mixed Use Districts:40 square feet. ~~in business~~	1 ~~One~~	~~Not closer than 15 feet to official R.O.W.; not closer than 15 feet to property under a different ownership.~~ 15 Feet to R.O.W.,	Permitted.	~~Shall not exceed eight feet from ground level to top of sign.~~ 8 ~~Eight~~ feet from grade.	No sign shall be maintained on the premises for more than 90 ~~30~~ days, without an approved extension. ~~Upon the expiration of the approved period, the sign shall be~~

	~~and mixed use districts~~ ~~24 square feet in agricultural and residential districts.~~		15 feet to interior side property line ROW: 15 feet. Interior property line: 15 feet.			~~removed from the premises. Shall be~~ removed within 30 days of issuance of C.O. or C.U. or if construction ceases. Upon issuance of the C.O. or C.U. or if construction ceases, the sign shall be removed from the premises within 30 days.

(b) *Permanent point of sale signs for single family, two-family, ~~and~~ townhouse, and multi-family residential zoning districts, including religious facilities, schools, and universities.* ~~Type of signs permitted: detached and flat.~~

~~All lettering or numbering shall be a minimum of three inches in height, and placed in location visible to public right-of-way for identification purposes. A nonconforming use(s) in a residential district is permitted a flat sign only of the same size as if the use was established on a property in a zoning district permitting the use concerned. Religious facilities, schools and universities when located in these districts shall be permitted one freestanding, detached sign not to exceed 24 square feet. In lieu of a freestanding sign, schools may have a 24 square foot sign at the property entrance which is affixed to a perimeter masonry wall. Illuminated signs shall be backlit with LED fixtures. Religious facilities, schools, universities, and governmental uses may in addition provide a flat, wall, awning, or canopy attached building sign per use, not to exceed six square feet per attached sign.~~

(1) Lettering or numbering: Minimum of three (3) inches in height and placed in a location visible to public right-of-way.

(2) A nonconforming use in a residential district: flat sign only of the same size as if the use was in a zoning district permitting the use concerned.

(3) Religious facilities, schools, and universities: One (1) freestanding, detached, or monument sign per frontage not to exceed 40 square feet, ~~a 24 square foot sign at the property entrance which is~~ and/or affixed to a perimeter masonry wall.

(4) Illuminated signs shall be backlit with LED fixtures.

Type of Signs	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Detached	1.5 square feet.	One	15 feet from R.O.W. line five feet to interior property line.	See general section on illumination lighting. permitted if does not conflict with adjacent property.	20 feet from grade to top of sign.	No permit, if sign is not illuminated and sign is 1.5 square feet or less.
Flat (wall and cantilever)	1.5 square feet.	One	Not applicable.	Same as Detached.	Not applicable.	No permit, if sign is not illuminated and sign is 1.5 square feet or less. Same as Detached.

(c) *Permanent point of sale signs for AU.* Type of signs permitted: detached and/or flat. Religious facilities, schools and universities when located in this district shall be permitted one sign not to exceed 24 square feet. Religious facilities, schools, universities, and governmental uses may in addition provide a flat, wall, awning, or canopy attached building sign per use, not to exceed six square feet per attached sign.

Type of Signs	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Detached	24 square feet.	One	15 feet from R.O.W. line five feet to interior property line.	See general section on illumination lighting permitted if does not conflict with adjacent property.	20 feet from grade to top of sign.	Permit required
Flat (wall and cantilever)	24 square feet	One	Not applicable	Same as detached.	Not applicable	Permit required

(d) *Permanent point of sale signs in R-3, R-3B and R-3M districts.* Type of signs permitted: detached, flat, awning, canopy, projecting and marquee.

Type of Signs	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Detached	permitted six square feet. except for which are permitted 24 square feet. R-3B and permitted 24 square feet.	One An additional office sign of not more than 1.5 square feet is permitted.	15 feet from R.O.W. five feet from interior side property.	Illumination permitted; see general provision on illumination.	20 feet from grade to top of sign.	Not applicable.
Flat (wall and cantilever)	Same as detached.	Same as detached.	Not applicable	Same as detached.	Cantilever signs shall not extend vertically above the roof line or parapet wall, whichever is higher.	Not applicable.
Awning, canopy	Same as detached.	Same as detached.	15 feet from R.O.W. five feet to interior side property line.	No illumination permitted.	Not applicable	No permit required. Letters attached or painted to fabric shall be limited to the identification of the occupant and/or use of the property.
Projecting	Same as detached.	Same as detached.	Same as detached.	Same as detached.	9 or 8? feet from grade to bottom of sign.	Not applicable.
Marquee	Same as detached.	Same as detached.	Same as detached.	Same as detached.	Not applicable.	Not applicable.

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(e) *Permanent point of sale signs in the R-4L zoning district.* Type of signs permitted: detached, flat, marquee, awning, canopy, projecting, and pylon.

Type of Signs	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Detached	24 square feet.	Two; and An additional office sign no more than 1.5 square feet. is permitted.	15 feet from R.O.W. line five feet to interior side property line.	Illumination permitted; see general provision on illumination.	20 feet from grade to top of sign.	Not applicable.
Flat (wall and cantilever)	40 square feet for a building not exceeding 15 feet in height; thereafter, a fourth of a square feet for each foot above 15 feet measured to the lowest point of the sign on the building.	Same as detached.	Not applicable.	Same as detached.	Cantilever signs shall not extend vertically above the roof line or parapet wall.	Not applicable.
Marquee	40 square feet.	Same as detached.	Same as detached.	Same as detached.	Not applicable.	Not applicable.
Awning, canopy, and or umbrella	24 square feet.	Same as detached.	Same as detached.	No illumination.	Not applicable.	No permit required. Letters attached or painted to fabric shall be limited to eight inches in height and shall be limited to the

						identification of the occupant and/or use of the property.
Projecting	24 square feet.	Same as detached.	Same as detached.	Same as detached.	Not applicable.	Not applicable.
Pylon	40 square feet.	Same as detached.	Not applicable.	Same as detached.	Not applicable.	See definition for pylon sign.

(f) *Permanent point of sale signs in the R-4 zoning districts. Type of signs permitted: Detached, marquee, flat, awning, canopy, projecting or pylon.* General conditions within R-4: Hotels, motels and apartment hotels may use signs to advertise cocktail lounge, swimming pool, cabanas, coffee shop and other facilities approved and available on the premises providing the sign indicates that the use is available and restricted to their patrons only. The advertisement of these incidental uses must be incorporated in the sign, advertising the name of the hotel, apartment hotel or motel. The lettering advertising the incidental facilities and uses shall be the same size as the restriction notifying the public that the use is available for patrons only, and in no event shall either exceed four inches in height. Hotels and motels in addition to all other signs authorized for their use shall be permitted one additional sign for the sole purpose of advertising and displaying credit club membership or association insignia, provided the sign or display shall be of a box type with glass or plastic sides with inner illumination, constructed in accordance with existing sign regulations and electrical code requirements, and shall contain an overall area not in excess of 25 square feet, with lettering not to exceed 12 inches in height; provided further, that such signs or displays may only advertise or display the proprietor's membership in credit clubs or other association, or such club or association insignia but the same may in addition thereto include the identification of the hotel or motel so advertising (these signs are permitted in addition to the two signs permitted below) An additional office sign of no more than one and one-half square feet is permitted.

Type of Signs	**Size**	**Number**	**Setback and Spacing**	**Illumination**	**Maximum Height**	**Special Conditions**
Detached	24 square feet	Two	15 feet from R.O.W. line five feet to interior side property line ten feet between signs.	Illumination permitted; see general provision on illumination.	20 feet from grade to top of sign.	See general comments above.

Marquee	Total of 40 square feet.	Two	Same as detached.	Same as detached.	Not applicable.	See general comments above.
Flat (wall and cantilever)	40 square feet for a building not exceeding 15 feet in height; thereafter, a fourth of a square feet for each foot above 15 feet measured to the lowest point of the sign on the building.	Two	Not applicable.	Same as detached.	Cantilever signs shall not extend vertically above the roof line or parapet wall.	See general comments above.
Awning, canopy	24 square feet.	Two	Same as detached.	No illumination.	Not applicable.	No permit required.
Projecting	24 square feet.	Two	Not applicable.	Same as detached.	Not applicable.	See general comments above.
Pylon	40 square feet.	Two	Not applicable.	Same as detached.	Not applicable.	Same as detached.

Type of Signs	Use	Maximum Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Detached	Single-family and two-family	1.5 square feet.	1	ROW: 15 feet. Interior property line: 5 feet.	See general section on illumination lighting. Sec. 30-90.14.	20 feet from grade to top of sign.	No permit if sign is not illuminated and sign is 1.5 square feet or less.
	Townhouse and multi-family	6 square feet.	2 An additional office sign of not more than 1.5 square feet.	ROW: 15 feet. Interior property line: 5 feet. Spacing between signs: 10 feet.	See general section on illumination lighting. Sec. 30-90.14.	20 feet from grade to top of sign.	Not applicable.
	Hotels, religious facilities, schools, and universities	24 square feet.	2 An additional office sign no more than 1.5 square feet.	ROW: 15 feet. Interior property line: 5 feet. Spacing between signs: 10 feet.	See general section on illumination lighting. Sec. 30-90.14.	20 feet from grade to top of sign.	Not applicable.
Flat (wall and cantilever)	Single-family and two-family	1.5 square feet.	1	Not applicable.	See general section on	Not applicable.	No permit if sign is not illuminated and sign is 1.5

					illumination lighting. Sec. 30-90.14.		square feet or less.
	Townhouse and multi-family	6 square feet.	2 An additional office sign no more than 1.5 square feet.	Not applicable.	See general section on illumination lighting. Sec. 30-90.14.	Cantilever signs shall not extend vertically above the roof line or parapet wall, whichever is higher.	Not applicable.
	Hotels, religious facilities, schools, and universities	Buildings not exceeding 15 feet in height: 40 square feet. Buildings exceeding 15 feet in height: 0.25 square feet for each foot above 15 feet	2 An additional office sign no more than 1.5 square feet.	Not applicable.	See general section on illumination lighting. Sec. 30-90.14.	Cantilever signs shall not extend vertically above the roof line or parapet wall, whichever is higher.	Not applicable.
Awning, canopy, and umbrella	Single-family and two-family	Not permitted.	Not permitted.	Not permitted.	Not permitted.	Not permitted.	Not permitted.
	Townhouse and multi-family	Not permitted.	Not permitted.	Not permitted.	Not permitted.	Not permitted.	Not permitted.

	Hotels, religious facilities, schools, and universities	24 square feet.	2	ROW: 15 feet. Interior property line: 5 feet.	Not permitted.	Not applicable	Letters attached or painted to fabric shall be limited to 8" in height and to the identification of the occupant and/or use of the property.
Projecting	Single-family and two-family	Not permitted.	Not permitted.	Not permitted.	Not permitted.	Not permitted.	Not permitted.
	Townhouse and multi-family	Not permitted.	Not permitted.	Not permitted.	Not permitted.	Not permitted.	Not permitted.
	Hotels, religious facilities, schools, and universities	24 square feet.	2	ROW: 15 feet. Interior property line: 5 feet.	See general section on illumination lighting. Sec. 30-90.14.	Minimum clearance: 8 feet.	
Marquee	Single-family and two-family	Not permitted.	Not permitted.	Not permitted.	Not permitted.	Not permitted.	Not permitted.
	Townhouse and multi-family	Not permitted.	Not permitted.	Not permitted.	Not permitted.	Not permitted.	Not permitted.
	Hotels, religious facilities, schools,	40 square feet.	2	ROW: 15 feet. Interior property	See general section on illumination lighting.	Not applicable.	Not applicable.

	and universities			line: 5 feet. Spacing between signs: 10 feet.	Sec. 30-90.14.		
Monument	Single-family and two-family	Not permitted.	Not permitted.	Not permitted.	Not permitted.	Not permitted.	Not permitted.
	Townhouse and multi-family	32 square feet	1 per frontage	ROW: 15 feet. Interior property line: 5 feet. Spacing between signs: 10 feet.	See general section on illumination lighting. Sec. 30-90.14.	8 feet from grade to top of sign	Not applicable
	Hotels, religious facilities, schools, and universities	40 square feet.	1 per frontage	ROW: 15 feet. Interior property line: 5 feet. Spacing between signs: 10 feet.	See general section on illumination lighting. Sec. 30-90.14.	8 feet from grade to top of sign	Not applicable.

~~(g)~~(c) *Permanent point of sale signs for the ~~R-5 zoning districts~~ office uses*. ~~Type of sign permitted: Only flat (wall or cantilever) sign.~~

Type of Signs	Maximum Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Flat (wall and cantilever)	12 square feet.	1 ~~One~~ for each street frontage.	Not applicable.	Illumination permitted; see general provision on illumination. Sec. 30-90.14	Not applicable.	Sign shall be mounted on building wall or on a cantilever parallel with the wall.

~~(h)~~(d) *Permanent point of sale signs for shopping centers.* Type of signs permitted: detached, attraction board, flat, pylon, awning, canopy, umbrella, and semaphore. Service stations in a shopping center are permitted the same type and number of signs that are permitted a service station in a business districts and shall comply with all applicable regulations.

(1) *Detached sign setbacks and spacing:* Setbacks for all street rights-of-way is ~~seven~~ ten (10) feet for a sign not exceeding 40 square feet; thereafter 0.8125 feet of additional setback for each ten (10) square feet of sign (calculated to the nearest half-foot). Interior side setback is a minimum of ~~three and one-half~~ five (5) feet for a sign not exceeding 40 square feet; thereafter the interior side setback shall be increased by ten percent (10%) of the calculated street frontage up to 100 lineal feet and by ~~20~~twenty percent (20%) off the calculated street frontage where it exceeds 100 lineal feet but does not exceed 200 lineal feet; then increases by ~~30~~thirty percent (30%) of the calculated street frontage above the 200 lineal feet. Minimum space between detached signs shall be 20 feet.

Type of Signs	Maximum Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Detached and Monument	~~Up to 40 square feet for first 50 feet of frontage plus 0.75 square feet for each additional foot of frontage to~~	~~One, if less than 500 feet of lineal street frontage; if more than 500 lineal street frontage, then, either one~~	See ~~(h)(1)~~ (d)(1), above.	Illumination permitted; see general provision on illumination. Sec. 30-90.14	30 feet from grade to top of sign for property signage located along US-1, 20 feet abutting other R.O.W.	Sign shall be used only to identify the shopping center and/or as a directory of tenants in the shopping center.

	~~a maximum sign size of 300 square feet.~~ First 50 feet of frontage: 40 square feet. Buildings exceeding 50 feet of frontage: ~~0.75~~ 0.50 square feet for each additional foot. Maximum sign size shall not exceed ~~300~~ 200 square feet.	~~300-square feet or two 200 square feet signs; shopping centers on a corner lot are permitted an additional 40 square feet sign on a side street.~~ Less than 500 feet of lineal street: 1 More than 500 feet of lineal street frontage: either 1 300-square-foot sign, *or*, 2 200-square-foot signs. Shopping centers on corner lots: an additional 40-square-foot sign on a side street.				
Flat (wall and cantilever)	10% ~~Ten percent~~ of the wall area for a building that does not exceed 15 feet in	2 ~~Two~~	Not applicable.	Illumination permitted; see general provision on illumination. Sec. 30-90.14	Not applicable.	Signs permitted only for individual tenants shopping center must be

	height, then 1.5% ~~one-half percent~~ increase for each ~~feet~~ foot of building height above grade measured to the bottom of the sign.					placed flat against building or on a cantilever. ~~or pylon.~~
Awning, canopy, ~~and~~ or umbrella	24 square feet.	2 ~~Two~~	7 ~~Seven~~ feet from R.O.W.	Illumination permitted; see general provision on illumination. Sec. 30-90.14	Not applicable.	No permit required.

~~(i)~~(e) *Permanent point of sale signs in the business zoning districts, except shopping centers*. ~~Type of signs permitted: detached, marquee, monument, flat, awning, canopy, umbrella, projecting, and pylon.~~ Shopping centers shall comply with (h) above. Automated changeable signs (ACS's) are permitted in business (B) zoning districts in accordance with the provisions of subsection 30-90.22(c).

(1) For detached and monument signs, the following setbacks and spacing shall apply: Setbacks for all street rights-of-way is ~~seven~~ ten (10) feet for a sign not exceeding 40 square feet; thereafter 0.8125 feet of additional setback for each ten (10) square feet of sign (calculated to the nearest half-foot); maximum required setback need not be greater than 20 feet. Interior side setback is a minimum of ~~three and one-half~~ five (5) feet for a sign not exceeding 40 square feet; thereafter the interior side setback shall be increased by ten percent (10%) of the calculated street frontage up to 100 lineal feet and by ~~20~~twenty percent (20%) off the calculated street frontage where it exceeds 100 lineal feet but does not exceed 200 lineal feet; then increases by ~~30~~thirty percent (30%) of the calculated street frontage above the 200 lineal feet.

~~Setbacks and spacing: Setback for all street rights-of-way is seven feet for a sign not exceeding 40 square feet; thereafter .8125 feet of additional setback for each ten square feet calculated to the nearest half feet; maximum required setback need not be greater than 20 feet Interior side setback is a minimum of three and one-half feet for a sign not exceeding 40 square feet; thereafter the interior side setback shall be increased by ten percent of the calculated street frontage up to 100 lineal feet and by 20 percent of the calculated street frontage where the~~

~~same exceeds 100 lineal feet but does not exceed 200 lineal feet; then increases by 30 percent where the calculated street frontage is above the 200 lineal feet.~~

~~(2) Minimum spacing between detached and/or monument signs shall be ten feet.~~

(~~3~~2) For detached and monument signs, the following special conditions shall apply:

Type and number of point-of-sale signs permitted for a single individual business on a lot will be based on the following formula:

Lot Frontage by Footage~~:~~	**Number of Signs Allowed with Dimensions~~:~~**
0—75	2 ~~Two~~ signs but no detached or monument type signs.
76—150	3 ~~Three~~ signs, 1 ~~one~~ of which may be detached.
151 or more	4 ~~Four~~ signs; 1 ~~one~~ of which may be detached or a monument type sign. ~~In addition, a~~ A corner lot with minimum dimensions of 300 feet by 300 feet will be allowed 4 ~~four~~ signs, 2 ~~two~~ of which may be detached or monument signs provided that the second sign is no greater than half the size allowed for the first sign and provided the separation between the two signs is at least equal to 50% ~~percent~~ of the total amount of frontage on both streets or roadways. Where multiple businesses are located on a given lot, each business use shall be permitted a wall sign only.

Type of Signs	**Maximum Size**	**Number**	**Setback and Spacing**	**Illumination**	**Maximum Height**	**Special Conditions**
Detached and Monument	~~40 square feet maximum for first 50 feet of initial street frontage,~~ plus .75 square feet for each additional feet of street frontage to a maximum size of 300 square feet. First 50 feet of	See special conditions.	See ~~(i)(1)~~ (e)(1), above.	See general section on illumination. Sec. 30-90.14	30 feet from grade to top of sign.	See ~~(i)~~ (e)(2),above. Minimum spacing between detached and/ or monument signs: ~~shall be~~ 10 feet.

	frontage: 40 square feet. Buildings exceeding 50 feet of frontage: 0.75 square feet for each additional foot. Maximum sign size shall not exceed 300 square feet.					
Marquee	40 square feet.	Same as detached.	~~15 feet from R.O.W. five feet from interior side property line.~~ ROW: 15 feet. Interior property line: 5 feet.	Same as detached.	30 feet from grade to top of sign.	Same as detached. In addition, for purpose of counting signs, each face of a marquee shall count as an individual sign.
Flat (wall and cantilever)	Ten percent of the wall area for a building that does not exceed 15 feet in height; then one-half percent	Same as detached.	Not applicable.	Same as detached.	Not applicable.	Not applicable.

	increase for each feet of building height above the 15 feet measured to bottom of the sign.					
Awning, canopy, ~~and~~ or umbrella	24 square feet.	Same as detached.	Same as detached.	Same as detached.	Not applicable.	No permit required for eight-inch or less letter height.
Projecting	40 square feet.	Same as detached.	~~Seven feet from R.O.W.~~ ROW: 15 feet. Interior property line: 5 feet.	Same as detached.	Not applicable.	Same as detached.
~~No closer than five feet to interior side property line~~	~~Same as detached.~~	~~Not applicable.~~	~~Same as detached.~~			

(~~k~~ f) *Directional signs on private property.* Permitted only in connection with the specified uses. Directional signs, to direct traffic flow and locate entrances and exi~~s~~ts, shall be permitted in all zoning districts in connection with any permitted use provided they do not exceed ~~three~~ 3 square feet in area and do not exceed ~~four~~ 4 feet in height above grade; and providing they are shown and approved on site plans which indicate sign size, location, and copy. Logos, names, and advertising are not permitted on directional signs.

Use	Type	Maximum Size	Number	Setbacks	Locations	Maximum Illumination
~~Colleges~~ Universities, Hospitals,	Detached only	~~Maximum~~ 18 square feet	~~Depends on site plan~~	~~Signs shall be located on private~~	~~Directional signs shall~~	No neon lighting permitted. ~~;~~

Housing Developments, Shopping Centers			~~approval. The number of signs shall be determined for each facility by site plan review of the facility, the type and number of structures to be identified, and the need for a sign at a given location.~~ Shall be determined during site plan approval on a case-by-case basis.	~~property and no sign shall be closer than 75 feet to a public R.O.W.~~ 75 feet from any public R.O.W. Other sign setbacks and spacing will be determined as part of the site plan review process.	~~be located a~~ At points of entry to the facility from the public road(s) provided that signs may be located elsewhere and/or in addition to entries based on need as determined by the site plan review process.	~~also see other requirements under general provisions for illumination.~~ See general section on illumination. Sec. 30-90.14 Lighting should be in character with overall design of the project as determined by site plan review.
~~Hospitals~~	~~Same as colleges~~	~~Same as colleges~~	~~Same as colleges~~	~~Same as colleges~~	~~Same as colleges~~	~~Same as colleges~~
~~Housing developments~~	~~Same as colleges~~	~~Same as colleges~~	~~Same as colleges~~	~~Same as colleges~~	~~Same as colleges~~	~~Same as colleges~~
~~Shopping centers~~	~~Same as colleges~~	~~Same as colleges~~	~~Same as colleges~~	~~Same as colleges~~	~~Same as colleges~~	~~Same as colleges~~

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Uses	Maximum Height	Minimum Site Size	Special Conditions
~~Colleges~~ Universities	10 feet to top of sign with ~~The maximum height of a directional sign shall be ten feet to top of sign with~~ a minimum clearance of ~~four~~ 4 feet from the bottom of sign to grade.~~; provided, however, that s~~Signs that are affixed to the	Minimum 20 net acres.	At least ~~two~~ 2 buildings on the site.

	ground need not provide the ~~four~~ 4 feet clearance.		
Hospitals	Same as colleges.	Minimum ~~ten~~ 10 net acres.	At least ~~two~~ 2 buildings on the site.
Housing developments	Same as colleges.	Minimum ~~ten~~ 10 net acres.	At least ~~two~~ 2 buildings on the site.
Shopping centers	Same as colleges.	Minimum 30 net acres.	Minimum of 400,000 square feet of gross leasable floor area and at least ~~two~~ 2 full line department stores as lead tenants. Sign permits shall be issued only to the owner of the shopping center. Only major tenants with a minimum of 75,000 square feet gross leasable floor area may be identified on the sign.

(g) *Permanent point of sale signs for DMU district.*

(1) Neighborhood sector.

Type of Signs	Use	Maximum Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Detached	Single-family and two-family	1.5 square feet.	1	ROW: 15 feet. Interior property line: 5 feet.	See general section on illumination lighting. Sec. 30-90.14.	20 feet from grade to top of sign.	No permit if sign is not illuminated and sign is 1.5 square feet or less.
	Townhouse and multi-family	6 square feet.	2 An additional office sign of not more than 1.5 square feet.	ROW: 15 feet. Interior property line: 5 feet. Spacing between signs: 10 feet.	See general section on illumination lighting. Sec. 30-90.14.	20 feet from grade to top of sign.	Not applicable.

(2) Main Street, Eureka, and Island Sectors

For multi-family, nonresidential, and mixed-use.

Type of Signs	Sector	Maximum Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Detached	Main Street	12 square feet.	2 An additional office sign of not more than 1.5 square feet.	ROW: 15 feet. Interior property line: 5 feet. Spacing between signs: 10 feet.	See general section on illumination lighting. Sec. 30-90.14.	20 feet from grade to top of sign.	Not applicable.
	Eureka	24 square feet.	2 An additional office sign no more than 1.5 square feet.	ROW: 15 feet. Interior property line: 5 feet. Spacing between signs: 10 feet.	See general section on illumination lighting. Sec. 30-90.14.	20 feet from grade to top of sign.	Not applicable.
	Island	24 square feet.	2 An additional office sign no more than 1.5 square feet.	ROW: 15 feet. Interior property line: 5 feet. Spacing between signs: 10 feet.	See general section on illumination lighting. Sec. 30-90.14.	20 feet from grade to top of sign.	Not applicable.
Flat (wall and cantilever)	Main Street	12 square feet.	2 An additional office sign no more than 1.5 square feet.	Not applicable.	See general section on illumination lighting. Sec. 30-90.14.	Cantilever signs shall not extend vertically above the roof line or parapet wall, whichever is higher.	Not applicable.
	Eureka	Buildings not exceeding 24 feet or 2 stories in height: 40 square feet.	2 An additional office sign no more than 1.5 square feet.	Not applicable.	See general section on illumination lighting. Sec. 30-90.14.	Cantilever signs shall not extend vertically above the roof line or parapet wall,	Not applicable.

		Buildings exceeding 24 feet or 2 stories in height: 0.25 square feet for each foot above 15 feet.				whichever is higher.	
	Island	Buildings not exceeding 24 feet or 2 stories in height: 40 square feet. Buildings exceeding 24 feet or 2 stories in height: 0.25 square feet for each foot above 15 feet.	2 An additional office sign no more than 1.5 square feet.	Not applicable.	See general section on illumination lighting. Sec. 30-90.14.	Cantilever signs shall not extend vertically above the roof line or parapet wall, whichever is higher.	Not applicable.
Awning, canopy, and umbrella	Main Street	16 square feet.	2	ROW: 15 feet. Interior property line: 5 feet.	Not permitted.	Not applicable.	Letters attached or painted to fabric shall be limited to 8" in height and to the identification of the occupant and/or use of the property.
	Eureka	24 square feet.	2	ROW: 15 feet. Interior property line: 5 feet.	Not permitted.	Not applicable.	Letters attached or painted to fabric shall be limited to 8" in height and to the identification of the occupant

							and/or use of the property.
	Island	24 square feet.	2	ROW: 15 feet. Interior property line: 5 feet.	Not permitted.	Not applicable	Letters attached or painted to fabric shall be limited to 8" in height and to the identification of the occupant and/or use of the property.
Projecting	Main Street	16 square feet.	2	ROW: 15 feet. Interior property line: 5 feet.	See general section on illumination lighting. Sec. 30-90.14.	Minimum clearance: 8 feet.	
	Eureka	24 square feet.	2	ROW: 15 feet. Interior property line: 5 feet.	See general section on illumination lighting. Sec. 30-90.14.	Minimum clearance: 8 feet.	
	Island	24 square feet.	2	ROW: 15 feet. Interior property line: 5 feet.	See general section on illumination lighting. Sec. 30-90.14.	Minimum clearance: 8 feet.	
Marquee	Main Street	24 square feet.	2	ROW: 15 feet. Interior property line: 5 feet. Spacing between signs: 10 feet.	See general section on illumination lighting. Sec. 30-90.14.	Not applicable.	Not applicable.
	Eureka	40 square feet.	2	ROW: 15 feet. Interior property line: 5 feet. Spacing between	See general section on illumination lighting. Sec. 30-90.14.	Not applicable.	Not applicable.

				signs: 10 feet.			
	Island	40 square feet.	2	ROW: 15 feet. Interior property line: 5 feet. Spacing between signs: 10 feet.	See general section on illumination lighting. Sec. 30-90.14.	Not applicable.	Not applicable.
Monument	Main Street	32 square feet.	1 per frontage.	ROW: 15 feet. Interior property line: 5 feet. Spacing between signs: 10 feet.	See general section on illumination lighting. Sec. 30-90.14.	8 feet from grade to top of sign.	Not applicable.
	Eureka	32 square feet.	1 per frontage.	ROW: 15 feet. Interior property line: 5 feet. Spacing between signs: 10 feet.	See general section on illumination lighting. Sec. 30-90.14.	8 feet from grade to top of sign.	Not applicable.
	Island	40 square feet.	1 per frontage.	ROW: 15 feet. Interior property line: 5 feet. Spacing between signs: 10 feet.	See general section on illumination lighting. Sec. 30-90.14.	8 feet from grade to top of sign.	Not applicable.

(h) *Permanent point of sale signs for VMU district.* Signage shall be reviewed as part of an overall master plan.

(i) *Permanent point of sale signs in Old Cutler Neighborhood Commercial district.* Signage shall comply with the standards in division 30-90 except as modified herein.

(1) *Uniform signage plan.*

a. *Uniform signage plan.* No building permit shall be issued for an individual sign requiring a permit unless and until a uniform signage plan for the lot on which the sign will be erected has been submitted as conforming with this section.

1. *Uniform signage plan requirements.*

i. An accurately scaled site plan of the subject property;

ii. Location of buildings, parking lots, driveways, and landscaped areas;

iii. Tabular summary with a computation of the maximum total sign area, the maximum area for individual signs, the height of signs, the number of signs permitted and setbacks if applicable;

iv. The following details about the proposed signage must be indicated:

(A) Color scheme;

(B) Lettering or graphic style;

(C) Lighting;

(D) Location of each sign on the buildings;

(E) Material type;

(F) Sign proportions

(2) *Permanent signs.*

a. *Wall signs.* One wall sign for each building or store front on a lot. The maximum area of such sign shall be in accordance with the following table:

Location of Sign on Building	**Square Footage of Signage for each Linear foot of Building or Store Frontage**
1 or 2-stories	1
3 to 4 stories	1.5

This sign shall not encompass more than 75 percent of the width of store front or building. On corner lots the owner may elect to have two wall signs provided that the total sign area of the two wall signs shall not exceed the total area permitted for one such sign.

1. *Walls sign standards:*

i. All wall signs constructed, erected, placed or modified shall consist only of individual, or channel letters, numbers, figures and other symbols.

ii. Wall signs shall be located only on the wall face containing the main entrance to the building or establishment on which it is

placed. In the case of corner properties, a second wall sign may be permitted.

iii. Wall signs shall not extend above the eaves of a building with a pitched roof nor be situated so as to block doors or windows wholly or partially, conceal architectural details or obscure the composition of the facade where they are located.

iv. Wall signs shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building or its vicinity.

v. Walls signs shall be mounted so that the method of installation is concealed. Signs applied to masonry surfaces should be mechanically fastened to mortar joints only and not directly into brick or stone. Drilling to provide electrical service should also follow the same rule.

vi. Wall signs located on buildings within the same block-face shall be placed at the same height in order to create a unified sign band.

b. *Hanging signs.* One hanging sign shall be permitted per tenant in a multi-tenant center.

1. *Hanging sign standards:*

i. Hanging signs for the purpose of this section are signs that suspend perpendicular to a building wall, down from and supported by or attached to the underside of a structure or to an extension of a structure.

ii. Hanging signs must be securely fastened to an approved overhang with a maximum size of one foot by three feet providing eight feet clearance between the bottom of the sign and the walkway below.

iii. Hanging signs shall not be electrified in any manner.

iv. No part of a hanging sign shall extend beyond the edge of the overhang.

v. The copy of a hanging sign must pertain to the premises.

vi. Wood and painted metal are the preferred materials for hanging signs. Wood signs shall use only high-quality exterior grade wood with suitable grade finishes.

c. *Monument signs.* Each lot having a street frontage of 100 feet or more shall be permitted one monument sign in accordance with the following table:

Bldg. footprint Gross Floor Area (sq. ft)	Total Sign Height (feet)	Area per sign side (sq. ft.)	Total Face Area (for 2-sided signs) (sq. ft.)	Minimum Letter Size	Maximum Letter Size

Less than 5,000	3	20	40	5"	18"
Greater than 5,000	4	25	50	5"	18"

The dimensions of monument signs permitted within this district shall not exceed these dimensions.

1. *Monument sign standards:*

i. *Minimum setbacks:* a monument sign shall not be located (leading edge) less than seven feet from any public right-of-way line, five feet from any adjacent property line, or 25 feet from any public right-of-way intersection.

ii. *Landscaping:* a monument sign shall be located in a landscaped area of a minimum of 100 square feet of additional landscaping in accordance with a landscape plan, in addition to the other applicable landscaping requirements, which shall be required as a condition of erecting and maintaining a monument sign.

iii. *Materials:* a monument sign shall be constructed of the same or aesthetically comparable materials and products of which the principal building finish on the same property is constructed.

(3) Murals shall be permitted in this district pursuant to the procedures in section 30-160.

a. Murals easily accessible or clearly visible to the general public from adjacent public property such as a street or other public thoroughfare or sidewalk shall be subject to review pursuant to section 30-160.6.

b. Murals for the purpose of this section are any mosaic, painting, or graphic art technique applied, implanted, or placed directly onto a building, exterior wall, or site that contains no copy, advertising symbols, or trademarks.

c. Murals are not permitted on any façade directly abutting a residentially zoned property or directly across a public right-of-way from a residentially-zoned property. A primary façade is defined (for purposes of this section) as the building elevation that faces the adjacent street right-of-way and is the primary entrance.

d. Design standards:

1. The location, scale, and content of the proposed mural shall be integrated with the building's façade and other elements of the property to enhance the architecture and aesthetics of a building, exterior wall, or site;

2. The proposed mural, by its design, construction, and location will not have an adverse effect on an abutting property or the permitted use thereof;

3. The mural will not have a detrimental effect on the structural integrity of the exterior wall on which it is applied or affixed.

4. Mural dimensions will be reviewed on a case-by-case basis.

e. Additional materials required for a conditional use application of a mural:

1. A scaled detailed drawing indicating the location of the proposed mural on the building or site;

2. An elevation plan of the existing building, exterior wall, or site;

3. Materials and methods of installation;

4. The name of the artist and the anticipated process and timeline;

5. Maintenance plan.

f. Maintenance:

1. The mural shall be kept in good condition for the life of the mural according to a maintenance.

2. The display surface shall be kept clean and neatly painted and free from corrosion.

3. A maintenance plan and budget for the mural is required. This plan will allocate responsibility for monitoring the condition of the mural on a regular basis, for decision-making related to repair and removal.

4. Any mural that is not maintained, faded, or is in disrepair shall be ordered removed or covered with opaque paint, similar to the primary building materials, colors, or other appropriate material by the mayor and village council.

(4) *Prohibited signs.*

a. Prohibited signs are found in section 30-90.11. Additionally, back-lighting, incandescent lighting, LED, marquee, neon and pylon signs are prohibited in this district.

(~~l~~ j) *Permanent point of sale signs for planned area development zone.* Residential signs in accordance with requirements which best reflect the residential use of the PAD as determined by site plan review. Detached signs and signs visible from public roads, for permitted retail convenience facilities, are prohibited. All other uses as permitted in the PAD shall conform to the applicable zoning district requirements for signs.

~~(m) *Village Mixed Use District.* Signage shall be permitted on the exterior of any structure, not to exceed five percent of the square footage area of the exterior façade of any structure. Monument signage shall also be permitted, not to exceed ten feet in height, and shall otherwise comply with shopping center signage requirements.~~

(~~n~~) ~~*Franjo Triangle, & U.S. 1 Island (FT&I) Sectors.*~~

~~(1) *Permanent point of sale signs.* Permanent point of sale signs shall be permitted in all sub-districts in conjunction with permitted business uses: building identification, detached, monument, flat-attached, hanging, awning, and cantilever projecting.~~

~~a. Cantilever projecting signs shall be mounted and perpendicular to the building.~~

~~b. The copy of an awning sign shall only be located on the valance of the awning.~~

~~c. The bottom of a hanging sign shall be located at a minimum height of eight feet from the finished floor.~~

~~(2) Maximum size, location, and number of signs shall be as follows:~~

~~Core~~	~~Center~~	~~Number of Signs~~
~~Building identification at top of building: 150 square feet.~~	~~Building identification at top of building: 75 square feet.~~	~~One per building~~
~~Flat-attached: 24 square feet.~~		~~One of each type per tenant per street frontage~~
~~Cantilever: eight square feet~~		
~~Hanging, awning, detached, six square feet~~		

~~(3) Maximum height shall be eight feet above grade to top of sign for detached or monument signs and shall otherwise comply with shopping center signage requirements. Sign copy on the valance of an awning shall not exceed one foot.~~

Sec. 30-90.18. ~~Shopping center u~~ Unified sign plan.

(a) *Requirement for a unified sign plan.* After the ~~initial effective date~~ adoption of these regulations, all ~~new~~ nonresidential development or redevelopment of existing developments, which ~~shall~~ contain spaces or units for more than one business or occupant on a unified parcel or parcels, shall provide a unified sign plan with the application for any new building permits. All subsequent applications for sign permits shall comply with the approved unified sign plan. The unified sign plan shall comply with the provisions of this division and shall also demonstrate a consistent theme and architectural design with the associated ~~shopping center~~ nonresidential development with respect to each of the following:

(1) Manner and type of construction including materials to be used, installation method and mounting details;

(2) Means of illumination, if any, and hours of illumination; and,

(3) Size, color, lettering, location and graphic style.

(b) Types of permanent point of sale permitted signs for ~~shopping centers~~ nonresidential development: ~~detached,~~ monument, ~~attraction board,~~ flat, ~~pylon~~, awning~~,~~ or canopy, ~~umbrella, or semaphore~~.

(c) Where new or replacement signage is proposed for existing ~~shopping centers~~ nonresidential development, the property owner, or designee, shall establish a sign plan, approved by the village, that shall be implemented for each replacement sign in the development. Once the plan has been established for a ~~shopping center~~ nonresidential development, the plan shall be applied to the entire ~~center~~ nonresidential development, as well as each individual occupant, and shall remain as long as the ~~center~~ development exists, regardless of change of ownership or management. The plan may only be changed if all signs in the ~~shopping center~~ nonresidential development are changed to conform to the new plan, and ~~which plan~~ is ~~to be~~ approved by the village.

(d) Written consent to the plans and criteria must be provided by the owner(s) of the building, structure or land to which or on which the sign structure is to be erected, relocated, maintained, or altered.

(e) *Requirement to display street number.* All businesses shall display the street number in a manner that is prominent and clearly readable to vehicular and pedestrian traffic, as appropriate. Street numbers shall be displayed on all freestanding signs and over front doors or primary entryways.

Sec. 30-90.19. Entrance features.

(a) Entrance features within residential zoning districts shall be limited to:

(1) For single family and two-family residential subdivisions and developments containing ten (10) or more residential lots, where individual lots are accessed from a common internal roadway, one entrance feature, including a sign, identifying the name of the subdivision shall be allowed at each entrance from a collector or arterial street.

a. *Size permitted:* 32 total square feet of sign face area.

b. *Maximum height of sign:* Eight (8) feet.

c. *Type allowed:* Freestanding or monument style. Where more than one (1) sign is allowed, each such sign erected shall be constructed and designed in the same manner.

d. These signs shall be externally illuminated with ground-mounted lighting only. Any lighting shall project from the ground onto the sign only, and shall not be directed towards any street or residential lot.

(2) For multi-family residential uses, one (1) entrance feature, to include a sign identifying the name of the multi-family development shall be allowed at each entrance. Internal directional signs and signs identifying buildings shall also be allowed limited to three (3) feet in height and eight (8) square feet in sign face area.

a. *Size permitted:* 60 square feet of sign face area.

b. *Maximum height of sign:* Eight (8) feet.

c. *Type allowed:* Freestanding or monument style. Where more than one (1) entrance feature is allowed, each sign erected in conjunction with the entrance feature shall be constructed and designed in the same manner.

d. *Illumination:* The entrance features may only be externally illuminated with ground mounted lighting. Any lighting shall project from the ground onto the feature, and shall not be directed towards any street, vehicular drive or residential unit.

(b) Entrance features are permitted within all commercial districts provided that:

(1) Shall not exceed 96 square feet in area or eight (8) feet in height;

(2) No development shall have more than one (1) freestanding sign, including a monument sign, associated with the entrance feature;

(3) They are located consistent with the setback requirements as set forth in this Code;

(4) They are not located in the right-of-way.

(c) Entrance features that are placed on private property shall be continually and properly maintained by the owners. To assure the proper maintenance of entrance features the owners shall execute a covenant stating that all structures shall be maintained in good condition and repair and that all landscaping shall likewise be so maintained. This covenant shall be delivered to the village for review and, upon approval shall be recorded prior to the issuance of any permits.

(d) Entrance features may be placed within public rights-of-way provided:

(1) Prior approval is granted by Miami-Dade County or the village public works department, as applicable, depending upon jurisdiction over the public rights-of-way;

(2) A bond is submitted to Miami-Dade County or the village public works department, as applicable, in an amount to cover the removal of said features if deemed necessary at a later date by the governing authority. The bond shall have an initial ten-year life and shall be renewed for five-year periods thereafter; and,

(3) An executed covenant, stating that all structures shall be maintained in good condition and repair and that all landscaping shall likewise be so maintained, shall be delivered to Miami-Dade County or the village public works department, as applicable, for review and, upon approval, shall be duly recorded prior to the issuance of any permits.

(e) Entrance features shall be placed so as not to encroach upon utility lines or traffic control devises, whether such lines or devices be located overhead or underground; and where a conflict is indeed encountered, the developer or designated property owner shall be responsible for removal or relocation of the entrance features, or parts thereof.

(f) Entrance features shall be placed so as not to cause a visual obstruction and thereby create a traffic hazard and should the use of illumination be incorporated in said

features, such illumination shall be placed so as to be unobtrusive to moving traffic lanes or adjacent properties.

(g) The character and scale of entrance features shall be of a design such that said features are complementary to the identified development and compatible with the immediate neighborhood insofar as its overall impact is concerned.

(h) All structures within entrance features shall meet all standard of the *Florida Building Code* and any other applicable standards, and all water bodies with depths greater than 18 inches shall meet all applicable standard of Chapter 30, applicable to reflecting pools and water features, standards.

(i) Applications for permits for entrance features shall be made by the fee owner of the property in question and shall be submitted to the village. Applications shall include an accurately dimensioned plot use plan identifying all structures and landscaping incorporated in the feature(s) and identifying all setbacks and elevations of the feature(s).

(j) Upon receipt of all necessary information, the documents shall be reviewed by the county and/or village and shall issue a staff report and render a decision approving, modifying, or denying the request. A copy of the decision shall be published in a newspaper of general circulation. All approvals or modifications shall not be effective until 15 days after the village's decision is published in a newspaper of general circulation. The decision shall be recorded on the official zoning maps of Miami-Dade County and the Village of Palmetto Bay.

(k) The applicant, or any aggrieved property owner in the area, may appeal the decision to the village council.

(l) Any person violating any of the provisions of this section shall be punished by a fine not to exceed $500.00 or by imprisonment in the county jail for a period not to exceed 60 days, or by both, in the discretion of the county court. Each day's violation shall be considered a separate violation. Any continuing violations of this section may be enjoined and restrained by injunctive order of the circuit court in appropriate proceedings instituted for such purpose.

(m) *Village Mixed Use.* Entrance features shall be permitted within the village mixed use districts upon a showing that the location and means of access do not create a visual obstruction that results in a traffic hazard, are complimentary in character and scale to the development on the property and are maintained in a manner acceptable to the village.

Sec. 30-90.20. Flag display standards.

(a) *Maximum height.* Except as otherwise provided herein, flags shall be displayed on flag poles. ~~Such poles in nonresidential zoning districts shall not exceed the allowed structure height of the zoning district, or 60 feet, whichever is less.~~ Flag poles may not be placed on top of buildings or light poles. ~~Flag poles in residential districts shall not exceed 20 feet.~~

Zoning District	Maximum Pole Height
Residential	20 feet.

Mixed-Use or Nonresidential	60 feet or the maximum structure height of the district, whichever is less.

(b) *Maximum number and size.*

(1) The maximum dimensions of any flag shall be proportional to the flag pole height. The hoist side of the flag shall not exceed ~~20~~ twenty percent (20%) of the vertical height of the pole. In addition, flags are subject to the following limitations:

Pole Height	Maximum Flag Size
Up to 25 feet	24 total square feet
26 to 39 feet	40 total square feet
40 to 49 feet	60 total square feet
50 to 60 feet	150 total square feet

(2) Each property shall be allowed a maximum of three (3) flag poles. A maximum of two (2) flags shall be allowed per flag pole. References to flag pole height in this division refer to vertical flag poles. References to the number of flags and flag poles and flag dimensions refer to both vertical flag poles and mast-arm flag poles (staff extending at an angle from a building). On United States and Florida holidays, there shall be no maximum flag size, number of flags or other limitations on manner of display.

(c) *Flags on permanent fixtures other than poles.* Flags that are attached to the side of a structure without a pole shall not, individually or cumulatively, cover more than the greater of 24 square feet or ten percent (10%) of the façade of the structure on which the flag is mounted. One (1) flag is permitted on up to two (2) building façades.

(d) *Setback.* A vertical flag pole shall be set back at least five (5) feet from all property boundaries.

(e) *Condition of flag and pole or other permanent mounting.* The flag and flag pole or other permanent mounting shall be maintained in good repair. Flag poles with broken halyards shall not be use~~d~~d, and torn or frayed flags shall not be displayed.

(f) *Use of flags as attention-attractors prohibited.* The placement of flags upon merchandise or structures to draw the public's attention to such items shall be considered to render such flags "attention attractors" and shall be prohibited.

Sec. 33-90.21. Landscaping and freestanding sign ~~construction~~ standards.

(a) A planting bed at least three (3) feet in width shall surround all freestanding signs. In no case shall the planting be less than 18 inches in height. The bed planting shall contain shrubs and supplemental ground cover and ~~shall~~ be shown on the site plan.

(b) An application for a freestanding sign shall include an accurate and up-to-date survey of the property indicating the lot dimensions, the proposed location of the sign with all setbacks to property lines, and a landscaping plan.

(c) Solid CBS and stucco construction is required for all permanent monument signs. Structural components shall not be covered by a material that is high–~~f~~gloss, reflective, or illuminated. The solid ground-mounted base of a monument sign shall be equal to or greater than the length of the sign face.

Sec. 30-90.22. Miscellaneous sign regulations.

(a) *Restaurant menu board sign:* A restaurant menu board may be placed temporarily upon a movable stand in conjunction with an approved sidewalk café permit or permanently mounted on a building wall at a restaurant pedestrian entrance in accordance with the following conditions:

Number of signs	1 per establishment.
Maximum sign area	6 square feet.
Maximum height	6 feet.
Setbacks	Movable stand or on a pedestrian way: At property sidewalk line, provided there is no disruption to pedestrian traffic. Wall mounted: Adjacent to the front entrance.
Display length	Movable stand signs: Only during normal business hours.
Illumination	Indirect light solely for illuminating menu copy.
ADA requirements	In accordance with all accessibility requirements.

~~(1) *Maximum number:* One per establishment.~~

~~(2) *Maximum sign area:* Six square feet.~~

~~(3) *Height:* Six feet.~~

~~(4) *Setback:* If placed on a movable stand, the sign may be located at the property sidewalk line or on a pedestrian way provided there is no disruption to pedestrian traffic; otherwise the sign shall be wall mounted adjacent to the establishment front entrance.~~

~~(5) *Length of display:* Movable stand signs shall be displayed only during normal business hours.~~

~~(6) *Illumination:* Indirect light solely for illuminating menu copy.~~

~~(7) In accordance with all accessibility (ADA) requirements.~~

(b) *A-Frame signs:* a removable temporary sign in the shape of an "A" may be placed temporarily upon a sidewalk or pedestrian way, provided there is no disruption to pedestrian traffic or accessibility.

Number of signs	1 per establishment.
Maximum sign area	6 square feet.
Maximum height	4 feet.
Setbacks	Movable stand or on a pedestrian way: At property sidewalk line, provided there is no disruption to pedestrian traffic. Wall mounted: Adjacent to the front entrance.
Display length	Only during normal business hours.
Illumination	Prohibited.
ADA requirements	In accordance with all accessibility requirements.

(c) *Changeable copy signs:*

(1) *Drive-through facilities:* In addition to other permitted signs, drive-through facilities shall be permitted to have a changeable copy sign showing featured items, provided it has a transparent protective locked cover; it is affixed to a wall of the establishment adjacent to the drive-in service window or located freestanding within and parallel to the drive-in lane area; sign shall not exceed six (6) feet in sign height or 32 square feet in sign area; a landscaped area screening the base of all such signs. Additionally, whenever such sign is visible from a right-of-way ~~a~~ landscape material shall also be required and located so as to screen the sign from the right-of-way.

(2) All changeable copy signs, other than drive through facilities, are permitted, provided it has a transparent protective locked cover, it is part of a monument sign, and meets the design requirements for a monument sign.

(d) *Automated changeable signs (ACS), subject to the following mandatory conditions:*

(1) Shall be limited to the B-1 and B-2 Business ~~(B)~~ Districts ~~zoning classification business districts~~ on a minimum lot size of ten (10) acres gross of improved land area.

(2) Provided the ACS is incorporated into a "point of sale" sign.

(3) Provided the ACS does not exceed 48 square feet in area.

(4) Provided the ACS does not increase the maximum display area permitted.

(5) Provided the content of an ACS is limited solely to the promotion of products or services offered on the premises. The only fixed message shall be the name of the company possessing a valid certificate of use and occupancy for the subject premises.

(6) Incandescent lamps/bulbs in excess of nine (9) watts are prohibited in an ACS. Incandescent lamps/bulbs in an ACS shall not be exposed but shall be covered by a translucent lenses or filter.

(7) Provided the ACS is equipped with an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one-half (0.5) hour before sunset to one-half (0.5) hour before sunrise.

(8) The following operating modes of an ACS are prohibited:

a. *Flash.* The condition created by displaying the same message intermittently by turning it on and off, on and off, with rapidity, or any other delivery mode that creates a flashing effect. The copy on messages may not move or appear to move. A change of message may occur at no more than six-second intervals.

b. *Zoom.* The look or condition created by expanding a message from a central point to its full size.

c. Any signs which use the word "stop" or "danger" or imply the need or requirement of stopping, or which are copies or imitations of official signs.

d. Red, green or amber (or any color combination thereof) revolving or flashing light, giving the impression of a police or caution light shall be prohibited.

(9) An ACS shall be limited to locations only on a major thoroughfare including principal and minor arterials as depicted in the village's comprehensive plan.

(10) A freestanding ACS shall be of a monument type and shall comply with the sign height and size regulations for monument signs within the B-1 and B-2 Business ~~(B)~~ Districts.

(11) A detached ACS shall be surrounded by a minimum of 25 square feet of landscaped area. A plan indicating such landscaped area shall be submitted to the village at time of building permit application.

(12) The applicant for an ACS shall file a declaration of use, on a form prescribed and approved by the village, which will govern the operation of the ACS and contain penalties for abatement and removal of the ACS for violations of the declaration of use and provisions herein.

(13) An ACS shall conform to all sign size, placement, setback, and quantity limitations as provided elsewhere in this division and shall comply with all building code requirements.

(e) *Gasoline station canopies.* A company logo not to exceed four (4) square feet shall be permitted on each side of a gasoline station canopy. Wall signs shall be prohibited on gasoline station canopies.

(f) *Rear of signs.* Where the rear or side of any sign is visible from any street or from any adjoining residential zoning district, such side or rear face shall present a completely finished appearance to screen structural support systems, electrical conduits and boxes, and unpainted surfaces as determined by the village.

(g) Nonresidential uses on Old Cutler Road.

(1) Except as otherwise provided in this article, signs along Old Cutler Road shall only be erected in accordance with chapter 74-400, Laws of Florida, which provides as follows: Signs shall not be erected within 300 feet of either side of the paved surface of Old Cutler Road, except as follows:

a. Official road signs, including traffic control devices, erected by the department of transportation, by the village or county having jurisdiction over the portion of the road involved;

b. Signs not visible from the road;

c. Markers indicating points of historical interest erected or approved by the State Department of Transportation and Bureau of Historic Preservation;

d. Signs that do not exceed six (6) square feet in area advertising the sale or lease of the property upon which they are located; or

e. Signs advertising only the name or nature of the business being conducted upon or the products, facilities, goods or services being sold, supplied, or distributed upon or from the premises where the signs are located, if such signs do not exceed a total of 30 square feet in area for any one business.

Sec. 30-90.23. Light pole banners.

The installation of light pole banners shall require written approval of the village, after submittal of the proposed light pole banner design. No commercial or for-profit organization banners shall be allowed on public light-poles. The village shall only grant requests for not-for-profit or governmental events and/or organizations to place banners on light poles within the public rights-of-way. The maximum duration for a public right-of-way light pole banner display shall be 45 days and shall be limited to four (4) times a year. Village banners shall be excluded from compliance with the 45-day requirement of this section. Exceptions to this policy may be granted by the village manager, with the consent of the mayor and village council, via resolution. Light pole banners shall be no bigger than: three (3) feet by eight (8) feet and shall otherwise comply with the criteria of this ~~Code~~ division as it relates to types of permitted and prohibited signs.

(Ord. No. 08-20, § 1, 10-6-2008)

Sec. 30-90.24. Special event signs.

A special event permit is required. Within residential districts the special event may not be held for a commercial purpose; not-for-profit purposes are allowed. One (1) three-foot by ten-foot (3' x 10') special event banner or other temporary sign is permitted on-premises ~~per~~ for special events in ~~commercial~~ nonresidential and mixed use districts. The banner may be two sided. ~~If the banner is placed on property with more than one folio number, but, one unified use, the banner may be located on any of the folio numbered properties due to the uniform use of the site.~~ No off-premises banners are permitted. The maximum duration for a special event banner display shall be 30 days and limited to four (4) times a year. After 30 days the banners shall be deemed illegal. All banners shall otherwise comply with the criteria of this ~~Code~~ division as it relates to the types of permitted and prohibited signs. ~~A special event permit is required. Within residential districts the special event may not be held for a commercial purpose; not-for-profit purposes are allowed.~~

Sec. 30-90.25. Nonconforming signs.

(a) A sign existing within the village, or an area subsequently annexed to the village, upon the passage of this division or any future amendment to this division, which because of its height, square foot area, location, design or other characteristic, does not conform to this division in all respects is declared to be a legal nonconforming sign if it was approved with a permit prior to the effective date of this division, as amended.

(b) If any nonconforming sign is damaged by any cause and the cost of repairing the sign equals ~~50~~ fifty percent (50%) or more of the original cost of the sign structure, then its classification as a nonconforming sign shall be automatically revoked and

the sign shall be removed, repaired, or replaced to meet all the requirements established in this division.

(c) *Loss of nonconforming status.*

(1) *Immediate loss of nonconforming status.* A nonconforming sign shall immediately lose its nonconforming status if:

a. The sign is altered in any way (except for the normal use of changeable copy signs or cabinet or other signs, where message can be changed without altering the sign, and normal maintenance) that renders the sign less in compliance with the requirements of this division than it was before the alteration (including alteration of the technology used in the sign);

b. The sign is relocated to a position making it less in compliance with the requirements of this division; or

c. The sign is replaced or abandoned for a period of six (6) months or more.

If any one of these events occurs, the sign shall be immediately brought into compliance with this division.

(2) *Nonconforming sign maintenance and repair.* Nothing in this division shall relieve the owner or user of a nonconforming sign, or the owner of the property on which the nonconforming sign is located, from the provisions of this division, regarding safety, maintenance and repair of signs or removal of an on-premise sign of compliance cannot be achieved.

(3) *Notification of repair or alteration to nonconforming signs.* The owner of a nonconforming sign who desires to make any repair or alteration to a sign shall, in addition to compliance with the applicable building code requirements, submit an application describing the nature of the repair or alteration to the village. Nonconforming signs and sign structures shall not be enlarged, altered, or moved without the entire sign being brought into compliance with this division. All final determinations as to the nonconforming status of any sign shall be made by the planning and zoning director, or designee.

Sec. 30-90.26. Violation constitutes nuisance; abatement.

Any advertisement, advertising sign or advertising structure which is constructed, erected, operated, used, maintained, posted or displayed in violation of this ~~Code~~ division is hereby declared to be a public and private nuisance and shall be removed, forfeited to the public, and subject to confiscation. Any portable sign such as snipe signs or real estate signs may be removed without notification ~~of~~ to the ~~property~~ owner, if the sign is placed in public rights-of-way. The village shall have the right to recover the full cost of removal and disposal of the sign from the owner or person placing the sign, or from the benefactor of the sign.

Sec. 30-90.27. Removal for reasons of safety, obsolete content, lack of maintenance or illegal status.

(a) *Unsafe signs.* Where any sign is in eminent danger of falling, is a threat to the safety of persons or property, or otherwise in violation of or in noncompliance with the *Florida Building Code,* the sign shall be removed, repaired or replaced, if otherwise lawful.

(b) Lawful signs found to be decrepit, dilapidated or showing neglect shall be removed, repaired, or replaced by the owner of the property after notice.

(c) Signs advertising obsolete content related to establishments, commodities, or services previously associated with the premises on which the sign is erected, shall be removed within 60 days from the time the activity ceases, or in the case of a painted sign, painted out. Sign removal shall be the responsibility of the owner of the property. If the owner fails to remove the sign the village is entitled to remove the sign, after issuing notice. The expense associated therewith shall be the property owner and sign owner's financial responsibility.

(d) All signs that are installed ~~after the enactment of this division~~ that are contrary to the prohibited sign provisions of this division shall be deemed illegal and shall be removed. A code compliance action may result t~~o remove~~ in the removal of illegal signs.

(e) All signs that are replaced or removed after the enactment of this division, as amended, shall be replaced with signs that conform to the provisions of this division.

Sec. 30-90.28. Sign amortization.

(a) This section recognizes that the elimination, over time, of certain existing signs not in conformity with these regulations, is in the best interest of the village and would be prohibited as any new signs that would violate these regulations. It is also the intent of this section to protect private property rights to the extent required by law. This procedure shall not apply to off-premises signs governed by the provisions of F.S. § 70.20.

(b) These sign amortization procedures shall apply to all signs prohibited by section 30-90.11. This procedure shall not apply to off-premises signs governed by the provisions of F.S. § 70.20.

(c) A nonconforming sign may be continued for the length of the amortization period, and shall be maintained in good condition, and shall conform with the regulations applicable to nonconforming structures in the village.

(d) All nonconforming signs in existence upon the effective date of their prohibition by the adopted regulations, and which previously conformed to all legal requirements, but which are made nonconforming by the provisions of these regulations, shall be brought into conformity or shall be removed within seven (7) years from the effective date of the adopted regulations.

(e) Procedure for enforcement of amortization requirements.

(1) This section shall apply to all zoning districts within the village. Properties that receive an amortization letter from the village shall be required to amortize the applicable sign(s) in accordance with the timeframe provided for in subsection 30-90.28(d). The period of nonconformity shall begin as of the effective date of the adopted regulations. Prior to the village enforcing the amortization period against any sign, it shall be the responsibility of the director, or designee, to make an inventory and a record of all nonconforming signs subject to the amortization requirement and to serve notification of the commencement of amortization regulations on the owners of such signs. Such inventory shall include the following information:

a. Owner;

b. Location;

c. Type

d. Number;

e. Dimensions; and

f. Photo(s) of nonconforming sign(s).

(2) An owner of a sign who desires an amortization period longer than that specified in subsection 30-90.28(d) shall file an application for extension with the department within 30 days of notification of the commencement of amortization regulations. The application shall be on a form provided by the department and shall include a statement setting forth the cost of the nonconforming sign, the date of installation, and/or the cost and date of the most recent renovation. An extension of an amortization period may be granted if the director finds that the amortization period set forth in this division is unreasonable. The director's decision may be appealed to the village council by the applicant within 30 days of the determination.

SIGN CODE (Section 30-90)

FIRST READING DECEMBER 16, 2024

OVERVIEW

Previous Village of Palmetto Bay Actions Regarding Signage:

- 2008: Ordinance 08-20 - Original Adoption of Division 30-90. Sign Regulations
- 2009: Ordinance 09-07 – Amendments
- 2012: Ordinance 2012-04 – Amendments

Proposed Actions:

- Repeal Division 30-90
- Replace with new Division 30-90

OVERVIEW

Generally, the changes include the following:

1. Adding language to exempt certain signage from these regulations (Government, Hazard or Public Notice signs)
2. Adding Crime Prevention Through Environmental Design (CPTED) principles language.
3. Adding, amending or deleting definitions.
4. Adding Temporary on premises signs regulations.
5. Prohibiting new pylon signs.
6. Clarifying language on window signs.
7. Providing for Safe Sight Distance Triangles.
8. Updating Tables
9. Allowances for Monument type signs.
10. Creating sign regulations for the Downtown (DMU).
11. Inserting the Old Cutler Neighborhood Commercial District sign regulations within Division 30-90.
11. Creating a process and schedule for sign amortization.

SUMMARY OF CHANGES

Section 30-90.1. General	• Enhance visual appearances of signs and address content neutrality • References Village architectural design style as Florida Vernacular
Section 30-90.2. Applicability	• Removes dependence on Miami-Dade County Code • All signs except for Government, Hazard/Life Safety, Public Safety and signs within buildings
Section 30-90.3. Finding of Fact	• Recognizes Free Speech • Add Crime Prevention Through Environmental Design (CPTED)
Section 30-90.4. Purpose and Intent	• Cleanup/Amend section
Section 30-90.5. Definitions	• Add/Amend/Delete Definitions • *abandoned signs, advertising, a-frame, banners, canopy, commercial events signage, frontage, grade, human/animal sign, inflatable sign, mobile sign, nonconforming, parapet, pylon sign, realestate sign, shopping center, snipe sign, etc.*
Section 30-90.10. Signs Permitted Without a Permit	• Amend Temporary on Premises Signs Regulations

SUMMARY OF CHANGES

Section 30-90.11. Prohibited Signs	• Comports with Florida Statute on existing billboard signs • Amend/Add to list of prohibited signs
Section 30-90.13. Sign area, number, computation	• Provide for window sign maximum area
Section 30-90.15. Placement standards	• Add language and graphics concerning sign placement
Section 30-90.16. Clearance standards	• Amend minimum signs heights
Section 30-90.17. Signs requiring a permit	• Amended signage tables by zoning district or use for legibility • Deleted signage regulations for the AU District (proposed to be deleted from Code) • Created signage regulations for the Downton (DMU) Zoning District by Sector • Copied Old Cutler Neighborhood Commercial District signage regulations from Section 30-50.24(m) into Division 30-90

SUMMARY OF CHANGES

Section 30-90.18. Shopping center unified sign plan	• Revised title to Unified sign plan to better reference all non-residential development
Section 30-90.22. Miscellaneous sign regulations	• Revised restaurant menu boards • Added regulations for A-Frame signs • Added state signage guidelines for Old Cutler Road
Section 30-90.23. Light pole banners	• Limit to four times per year
Section 30-90.23. Special event signs	• Limit to four times per year • Illegal after 30 days
Section 30-90.25. Nonconforming signs	• Amended nonconforming signs language
Section 30-90.28. Sign amortization	• Added new section for sign amortization so over time all nonconforming signs will be replaced

SUMMARY OF CHANGES

(d) All nonconforming signs in existence upon the effective date of their prohibition by the adopted regulations, and which previously conformed to all legal requirements, but which are made nonconforming by the provisions of these regulations, shall be brought into conformity or shall be removed in accordance with the following amortization plan:

Schedule of time periods for removal, replacement, or alteration of signs based upon the cost of original installation	
Cost of Original Installation	Time Period to Conform (Years)
$1,000.00 and under	3
$1,001.00 – $5,000.00	4
$5,001.00 - $10,000.00	5
$10,000.00 - $19,999.00	6
$20,000.00 and over	7



STAFF RECOMMENDATION

Village staff recommend that the Village Council approve at first reading of the Ordinance the proposed of Division 30-90 Sign regulations.

Item XX.

DRAFT SIGN CODE (Section 30-90)

First Reading December 16, 2024

Existing Sign Survey
Village of Palmetto Bay

First Reading December 16, 2024

Survey Date: April 5, 2024

Wall signs


Port of Goods
Mediterranean Imports
ANIME STORE
METRO TRAFFIC SCHOOL
SPACE FOR RENT
MASSAGE HAVEN
ADULT DAY CARE
305 964 7415
Nataly
HAIR STUDIO


PILATES
SILHOUETTE
pilates
Outdoor Patio
Emporium
PATIO FURNITURE


APOLLON PLAZA
PILATES
SILHOUETTE
PREMIER ELITE REALTY
PINK POLISH
Outdoor P
PATIO FURNITURE

Wall signs


BIG LOTS


SKINLOCAL
Party City
CYCLEBAR
Hair Cuttery
MERLE NORMAN


NAILS
AREPAS MACITA
HOLE IN THE WALL


BICYCLES
BICYCLES SALES & SERVICE
BICYCLE

Window signs









Hanging – Canopy signs





Flag – Banner signs





Semaphore sign



Monument signs







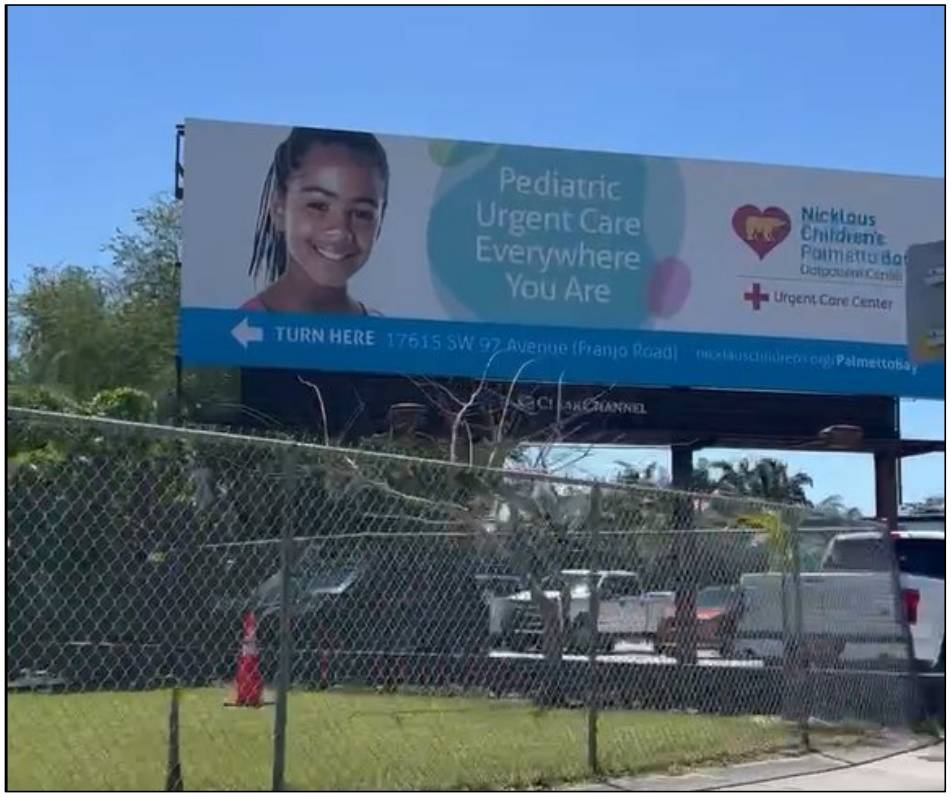
Pole - Pylon signs







Billboard sign

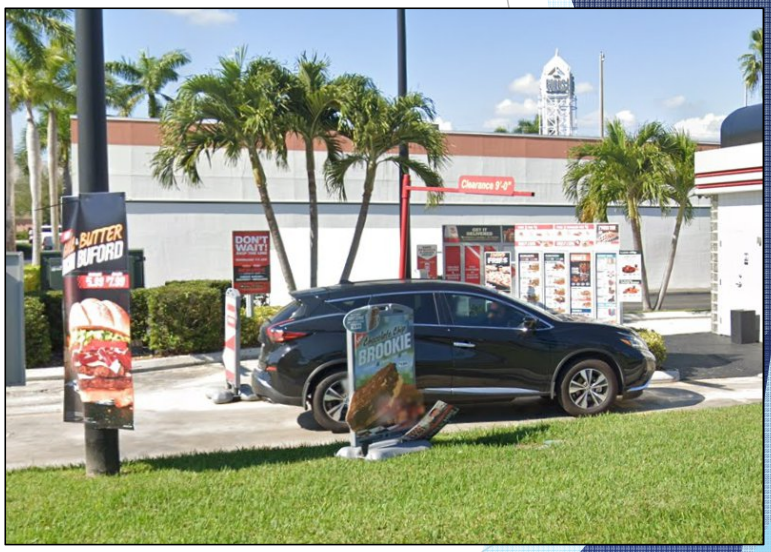


A-Frame & Menu Board signs









Human signs



Entrance Features





Old Cutler Road









Old Cutler Road







Mural or Wall sign?



Unknown





THANK YOU

Contact: Alex A. David, AICP
Calvin, Giordano & Associates
adavid@cgasolutions.com

Existing Sign Survey Other Municipalities

June 5, 2024

Wall signs





Wall signs


Little Sparkle
Pediatric Dentistry
DMS
COMING SOON


JJ
JIMMY JOHN'S
DRIVE THRU

Wall signs


TATTOO
metro
by T-Mobile
EYELASH
STUDIO
(786) 671 2577
2 HOUR
PARKING
Una línea
5G Sin Límites
$25
OPEN
36

Window signs



Hanging – Canopy signs







Projecting signs





Marquee signs





Flag – Banner signs





Monument signs





Pole - Pylon signs



A-Frame & Menu Board signs





Mural



Mural



THANK YOU

Contact: Alex A. David, AICP
Calvin, Giordano & Associates
adavid@cgasolutions.com

AGENDA ITEM NO. 5.B

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: December 16, 2024

SUBMITTED BY: Antonio Augello, Community and Economic Development

ITEM TYPE: Ordinance

AGENDA SECTION: **PUBLIC HEARING ITEMS**

SUBJECT:

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Application: CP-23-001
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ACCEPTING THE RECOMMENDATIONS OF THE LOCAL PLANNING AGENCY; RECOMMENDING AMENDMENTS TO THE VILLAGE'S COMPREHENSIVE PLAN'S GOALS, OBJECTIVES, AND POLICIES CONSISTENT WITH THE VILLAGE'S ADOPTED EVALUATION AND APPRAISAL REPORT (EAR) OF THE VILLAGE'S COMPREHENSIVE PLAN, IN ACCORDANCE WITH SECTION 163.3191, FLORIDA STATUTE; RECOMMENDING ADOPTION OF THE UPDATED MAP SERIES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION:

ATTACHMENTS:
Council Staff Memo 1st Reading Comp Plan (241216).pdf
Attachment B_Palmetto_Bay_Comp_Plan_Resolution_2024.docx
Attachment C_Palmetto_Bay_Comp_Plan_Ordinance_2024.docx
Exhibit A to Attachment C_PB_Comp_Plan_strikethrough (241101).pdf

Exhibit B to Attachment C_Updated Map Series_sm (241101).pdf
Attachment D_Palmetto Bay Comp Plan (Formatted_DRAFT 241101).pdf
Attachment E_Proposed FLU Map_(241107_v02).pdf

To: Honorable Mayor and Village Council

Date: December 16, 2024

From: Silvia E. Vargas, FAICP, Interim Planning Director

Re: CP-23-001 / 2035/45 Comprehensive Plan EAR Based Amendments / 1st Reading (Transmittal Ordinance)

BACKGROUND

A Comprehensive Plan is a policy document that reflects a local government's broad land-use policies and establishes the municipality's levels of service required for new development. Florida Administrative Code Rule Chapter 73C-49 requires all local governments to evaluate their comprehensive plans at least every seven years to determine whether those plans need to be amended to reflect changes in state requirements since the last time the documents were updated.

On July 19, 2022, the Village Council adopted Resolution No. 2022-66 accepting the Comprehensive Plan Evaluation and Appraisal Review (EAR). The EAR outlined the required statutory amendments.

Prior to this current process, the Village had not completed a thorough Comprehensive Plan update since 2010. Furthermore, the Village's current Comprehensive Plan still reflects many policies that were copied and pasted directly from the Miami-Dade County Comprehensive Development Master Plan, and which do not reflect the Village's sense of place and vision.

On January 9, 2023, the Village of Palmetto Bay engaged Stantec to update the Village's Comprehensive Plan. Village staff have worked closely with Stantec to create an updated Comprehensive Plan that allows the Village to come into compliance with state requirements and reflect the unique nature of the Village.

PUBLIC OUTREACH AND PARTICIPATION

The Comprehensive Plan update included public participation. The public were offered a variety of opportunities to provide feedback early in the process.

On April 1, 2023, a public workshop was held. A postcard went to every property in the Village and there were multiple social media outreach and newsletter items inviting the public. The meeting was also streamed live over social media. Over 25 participants were in attendance.

Participants were divided into three groups where they focused on each element (chapter) of the Comprehensive Plan. This activity was well received and provided a lot of detailed insight from residents and property owners.

Additionally, the Village launched an interactive website that allowed users to provide comments on an interactive map. Other users could click an icon to agree or disagree with the comments provided on the map. There were 36 comments submitted, with a total of 283 unique users visiting the interactive website. (Attachment C)

On May 15, 2023, the Village Council held a discussion regarding the Comprehensive Plan at the Zoning Hearing. The Council provided feedback and suggestions for inclusion in the plan.

On September 18, 2023, Staff presented to the Village Council the draft Comprehensive Plan update. This included changes to the Future Land Use Map and updated Goals, Objectives, and Policies.

PRIOR NOTIFICATION HISTORY

The Village's Code of Ordinances and Florida Statutes have specific hearing and notification requirements for Comprehensive Plan Amendments. Notice of the public hearings required for the adoption of comprehensive plans and amendments is pursuant to Sec. 163.3184, Florida Statutes (F.S.).

Section 30-20.1 of the Village's Land Development Regulations designates the Village Council as the Local Planning Agency (LPA). Section 30-30.8 of the Palmetto Bay Land Development Regulations requires amendments to the comprehensive plan to be reviewed by the Village Council acting as the Local Planning Agency. The LPA makes recommendations regarding the amendments to the Village Council, via Resolution.

A public hearing scheduled for December 18, 2023 was advertised in the Miami Herald on December 11, 2023, in accordance with statutory requirements. At that hearing, the Village Council and staff were notified of certain Future Land Use Map issues that needed to be addressed. As a result, a decision on this item was deferred by the Council. The December 16, 2024, hearings provide for the required LPA review and First Reading of the ordinance.

Section 30-30.11(i) of the Land Development Regulations provides additional notification requirements. In addition to recognizing the above requirements of Florida Statute 163.3184(11), the Village Code requires the Village to provide mailed notice to owners of record within a 2,500-foot radius of a property subject to Future Land Use Map amendments. Due to the location throughout the Village of the minor map changes being proposed, a postcard was sent to every property owner in the Village on November 30, 2023. New postcards were sent with updated information on November 15, 2024.

OVERVIEW OF AMENDMENTS

Village Staff recognized the comprehensive plan amendment process as an opportunity to exceed the typical State of Florida comprehensive plan update requirements and create a unique document. Below is a partial list of these updates and changes. It should be noted that the proposed amendments ***do not*** increase the overall density or height in the Village. Further, the proposed comprehensive plan incorporates feedback received from the public and the Village Council.

Substance highlights (Note: page references are all to Exhibit A to Attachment A):

- Conservation and Sustainability element: This renamed element introduces forward-thinking concepts such as consideration of a green business certification program, exploration of a green infrastructure master plan, assistance to improve air quality for residents, and water impact statement requirements for new developments. (Pages 10-12).

- Coastal Management element: This element acknowledges the Community Rating System program and the Village's commitment to improving its rating. (Page 20).

- Future Land Use element:
    - The Medium-High Density Residential category is eliminated. This category was not in use in the Village and only caused confusion. (Page 34)
    - The Business and Office land use category is replaced by a Commercial land use category to better reflect the Village's business districts. This new land use category does not change the existing zoning on these effective parcels. Any future zoning changes will follow the zoning map amendment requirements. (Page 34)
    - A new land use category, Neighborhood Compatible (NC), is. This new category encourages 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 Neighborhood Compatible land use category may be used as a transition between commercial and residential land use districts. This new land use category does not change the existing zoning on these parcels. Any future zoning changes will follow the zoning map amendment requirements. (Page 35)
    - The Franjo Activity Center land use category is replaced by a new Downtown land use category to provide consistency with the Downtown Zoning District. This new land use category does not change the existing zoning on these effective parcels. Any future zoning changes will follow the zoning map amendment requirements. (Pages 35-37)
    - The Institutional land use category is changed to a broader Institutional Public Facilities land use category. This allows for certain properties to be properly designated. (Page 38)

  - Individual Environmental Protection, Parks, Recreation, and Schools, and Water Management and Recreation (WMR) land use categories are established. As a result, the Civic Use, Environmental Protection, Parks and Recreation, Environmentally Protected Parks, Agricultural Use, Water Bodies land use categories are renamed or removed. (Pages 38-39)

- Future Land Use Map (FLUM):
  - The FLUM was updated to reflect the Village's commitment to parks, schools and environmental conservation, several properties are proposed to be redesignated. For example, all Village parks and schools within the Village have historically been designated residential land use and will now be designated Parks, Recreation and Schools. This change would further protect these properties.
  - Some properties that are currently low-scale residential or office use are proposed to be redesignated to Neighborhood Compatible to create appropriate transition areas from the commercial corridor to the residential neighborhoods.

- Parks and Recreation element: This element highlights the "Village of Parks" concept and the desire for more pocket parks, walkability and access to waterways. (Page 50)

- Transportation element: This element incorporates an objective to implement the Village's Bicycle and Pedestrian Master Plan and further includes nine policies that came directly from the master plan. (Page 73).

- Housing element: Policies have been incorporated to address topics such as aging in place, multigenerational housing, and sustainable housing design. (Pages 83-85)

- Public Participation element: This new element provides directs the conduct of public participation as a requirement of certain Village processes. (Page 88)

- Definitions: A new section providing important and useful definitions was added to the document (Page 106).

Form highlights

- The format of the final document has been updated to improve accessibility and graphic appeal.

- The required and optional elements (chapters) were reorganized to emphasize the Village's commitment to sustainability, resiliency, and environmental stewardship. A typical comprehensive plan begins with Future Land Use followed by Transportation with Conservation and Recreation located in the middle. In contrast, the proposed Palmetto Bay Comprehensive Plan begins with the Conservation and Sustainability Element, followed by Coastal Management, Future Land Use and Recreation.

- The formatted document includes expanded information to make it more user-friendly and provide a clear land-use vision for the Village. This includes integrating a purpose and intent for each element, demographic data, maps, implementation strategies, and goals, objectives, and policies in one cohesive document.

- The document was updated to reflect the state mandated 10- and 20-year planning horizons and renamed the "Village of Palmetto Bay 2035/2045 Comprehensive Plan".

RECOMMENDATION

Staff recommends approval of the proposed Comprehensive Plan amendments on first reading and authorization to Staff to transmit the proposed amendments to the state agencies for statutory review.

NEXT STEPS

Following feedback from the Village Council and the public at the December 16, 2024, first reading (Transmittal Hearing), Village staff will work with the consultant to finalize the proposed amendments for transmittal to the state agencies. Palmetto Bay must transmit the proposed plan amendments no later than ten working (10) days after the Transmittal Hearing, per 163.3184(3)(b)1, Florida Statutes (F.S.).

Sec. 163.3184(11), F.S. requires an affirmative vote of not less than a majority of the members of the governing body present at the hearing for the transmittal phase. The Village Council will approve a resolution to accompany the transmittal package.

Once the proposed amendments are reviewed by the State and any Objections, Comments and Recommendations (ORC) addressed, the adoption of the comprehensive plan will require two public hearings, one by the Village Council acting as the Local Planning Agency and the second by the Village Council, which will adopt the final amendments via ordinance. The second public hearing must be held within 180 days after receipt of agency comments.

It is the intent of Village staff to conduct a direct mailing to each property in the Village to notify them of the upcoming hearings due to the proposed changes to the Future Land Use Map. Additionally, Village social media and newsletters will be used to supplement the outreach.

ATTACHMENTS

Attachment A: Interactive website public participation summary
Attachment B: Resolution - Transmittal
Attachment C: Ordinance – Adoption
Exhibit A "Comprehensive Plan Goals, Objectives, and Policies"
Exhibit B Updated Map Series
Attachment D: Palmetto Bay Comp Plan (Formatted DRAFT 241101)
Attachment E: Proposed Future Land Use Map

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ACCEPTING THE RECOMMENDATIONS OF THE LOCAL PLANNING AGENCY; RECOMMENDING AMENDMENTS TO THE VILLAGE'S COMPREHENSIVE PLAN'S GOALS, OBJECTIVES, AND POLICIES CONSISTENT WITH THE VILLAGE'S ADOPTED EVALUATION AND APPRAISAL REPORT (EAR) OF THE VILLAGE'S COMPREHENSIVE PLAN, IN ACCORDANCE WITH SECTION 163.3191, FLORIDA STATUTE; RECOMMENDING ADOPTION OF THE UPDATED MAP SERIES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village of Palmetto Bay Comprehensive Plan (the "Comprehensive Plan") was adopted on February 2, 2015, by Ordinance No. 2015-01, pursuant to Chapter 163, Florida Statutes; and

WHEREAS, the Comprehensive Plan was amended on July 28, 2020, by Ordinance No. 2020-08, pursuant to Chapter 163, Florida Statutes; and

WHEREAS, the Village Council adopted Resolution No. 2022-66 on July 19, 2022, accepting the Comprehensive Plan Evaluation and Appraisal Report (EAR); and

WHEREAS, the Village provided multiple and diverse opportunities for public participation during the Comprehensive Plan amendment process; and

WHEREAS, on May 15, 2023, the Village Council held a discussion regarding the Comprehensive Plan at the Zoning Hearing, during which the Council provided feedback and suggestions for inclusion in the plan; and

WHEREAS, Section 163.3184 Florida Statutes and Village of Palmetto Bay Code of Ordinance 30-30.11 governs the process for adoption and amendments of the comprehensive plan; and

WHEREAS, notification was sent to all property owners in the Village on

November 15, 2024 to meet Village Code Section 30-30.11(i); and

WHEREAS, on December 16, 2024, Village Council met as the Local Planning Agency at a public meeting and [approved/approved with conditions/denied] a resolution recommending transmittal of the amended Village of Palmetto Bay Comprehensive Plan; and

WHEREAS, the first reading of the amended Comprehensive Plan public hearing was advertised consistent with Florida Statue 163.3184(11); and

WHEREAS, the Village of Palmetto Bay has proposed amendments to all elements of the Village of Palmetto Bay's Comprehensive Plan and all associated maps, including the Future Land Use map.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE OF PALMETTO BAY, FLORIDA THAT:

Section 1: The above recitals are incorporated as if set forth in full.

Section 2: The Village of Palmetto Bay Comprehensive Plan Update and Map Series, which are included in the proposed Comprehensive Plan, attached hereto as Exhibits "A" and "B," respectively, are approved.

Section 3: Village Staff is authorized to transmit certified copies of this Ordinance containing the proposed amendments to the Village of Palmetto Bay Comprehensive Plan to the State Land Planning Agency and all other relevant reviewing agencies as required by Florida law after an affirmative vote on first reading of this Ordinance.

Section 4: This Resolution shall be effective immediately upon passage by the Village Council.

PASSED ON FIRST READING this 16th of December, 2024.

Attest:_____ _____
Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

VOTE ON FIRST READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ACTING IN ITS CAPACITY AS THE MAYOR AND VILLAGE COUNCIL AMENDING THE VILLAGE'S COMPREHENSIVE PLAN'S GOALS, OBJECTIVES, AND POLICIES CONSISTENT WITH THE VILLAGE'S ADOPTED EVALUATION AND APPRAISAL REPORT (EAR) OF THE VILLAGE'S COMPREHENSIVE PLAN, IN ACCORDANCE WITH SECTION 163.3191, FLORIDA STATUTES; ADOPTING THE UPDATED MAP SERIES; PROVIDING FOR TRANSMITTAL OF CERTIFIED COPIES OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF COMMERCE AND ALL OTHER UNITS OF GOVERNMENTAL AGENCIES AS REQUIRED PURSUANT TO CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village of Palmetto Bay Comprehensive Plan (the "Comprehensive Plan") was adopted on February 2, 2015, by Ordinance No. 2015-01, pursuant to Chapter 163, Florida Statutes; and

WHEREAS, the Comprehensive Plan was amended on July 28, 2020, by Ordinance No. 2020-08, pursuant to Chapter 163, Florida Statutes; and

WHEREAS, the Village Council adopted Resolution No. 2022-66 on July 19, 2022, accepting the Comprehensive Plan Evaluation and Appraisal Report (EAR); and

WHEREAS, the Village provided multiple and diverse opportunities for public participation during the Comprehensive Plan amendment process; and

WHEREAS, on May 15, 2023, the Village Council held a discussion regarding the Comprehensive Plan at the Zoning Hearing, during which the Council provided feedback and suggestions for inclusion in the plan; and

WHEREAS, Section 163.3184 Florida Statutes and Village of Palmetto Bay Code of Ordinance 30-30.11 governs the process for adoption and

amendments of the comprehensive plan; and

WHEREAS, notification was sent to all property owners in the Village on November 15, 2024 to meet Village Code Section 30-30.11(i); and

WHEREAS, on December 16, 2024, Village Council met as the Local Planning Agency at a public meeting and [approved/approved with conditions/denied] a resolution recommending transmittal of the amended Village of Palmetto Bay Comprehensive Plan; and

WHEREAS, the first reading of the amended Comprehensive Plan public hearing was advertised consistent with Florida Statue 163.3184(11); and

WHEREAS, the Village of Palmetto Bay has proposed amendments to all elements of the Village of Palmetto Bay's Comprehensive Plan and all associated maps, including the Future Land Use map.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE OF PALMETTO BAY, FLORIDA THAT:

Section 1: The above recitals are incorporated as if set forth in full.

Section 2: **Amendment and Adoption.**

The Village of Palmetto Bay Comprehensive Plan Update and Map Series, which are included in the proposed Comprehensive Plan, attached hereto as Exhibits "A" and "B," respectively, are adopted as amended.

Section 3: **Transmittal.**

Village Staff is authorized to transmit certified copies of this Ordinance containing the proposed amendments to the Village of Palmetto Bay Comprehensive Plan to the State Land Planning Agency and all other relevant reviewing agencies as required by Florida law after an affirmative vote on first reading of this Ordinance.

Section 4: **Severability.**

If any section, clause, sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5: **Effective Date.**

This Ordinance shall be effective immediately upon passage by the Village Council on second reading, except that the effective date of the Comprehensive Plan approved by this Ordinance shall be the date a final order is issued by the State Land Planning Agency finding the Comprehensive Plan to be in compliance with Florida law, in accordance with Section 163.3184, Florida Statues, whichever occurs earlier. The State Land Planning Agency notice of intent to find the plan amendments in compliance shall be deemed to be a final order if no timely petition challenging the plan amendments is filed.

PASSED ON FIRST READING this 16th of December, 2024.

Attest:_____ _____

Missy Arocha
Village Clerk

Karyn Cunningham
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

John C. Dellagloria
Village Attorney

VOTE ON FIRST READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

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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1. CONSERVATION & SUSTAINABILITY ELEMENT
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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 guide growth and redevelopment to 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.

~~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 parks or 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.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.

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.

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 areas designated as 'Mangrove Habitat' by the Florida Fish and Wildlife Conservation Commission.

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 Plan~~s~~. 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 withing 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 Protect Coastal Areas. The Village shall further protect coastal areas by studying areas contiguous to the CHHA for rezoning to conservation or parks land use.

COA II.A.3 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.4 Preserve Low Density. 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.5 Transfer of Development Rights. The Village shall consider techniques that discourage additional development within the CHHA and FEMA floodplains. The Village will evaluate strategies and techniques, such as the Transfer of Development Rights, to reduce the potential impacts.

COA II.A.6 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.7 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.8 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.9 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.10 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.11 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.12 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.13 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**~~
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 Policy 5.4.5The 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.

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 from2 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 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. ~~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 park sites and 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. ~~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. Consistent with F.S. 163.3164(5), the Land Development Regulations (LDR) shall address 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.
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. 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., 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.

~~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.

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.

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 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.

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 65fficeally 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.

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.
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 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.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.

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.1.1 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. 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

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

[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

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;**
- **Approve a site plan at a public hearing;**
- **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. 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.

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~~

~~[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.~~

~~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~~ report~~s~~ ~~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

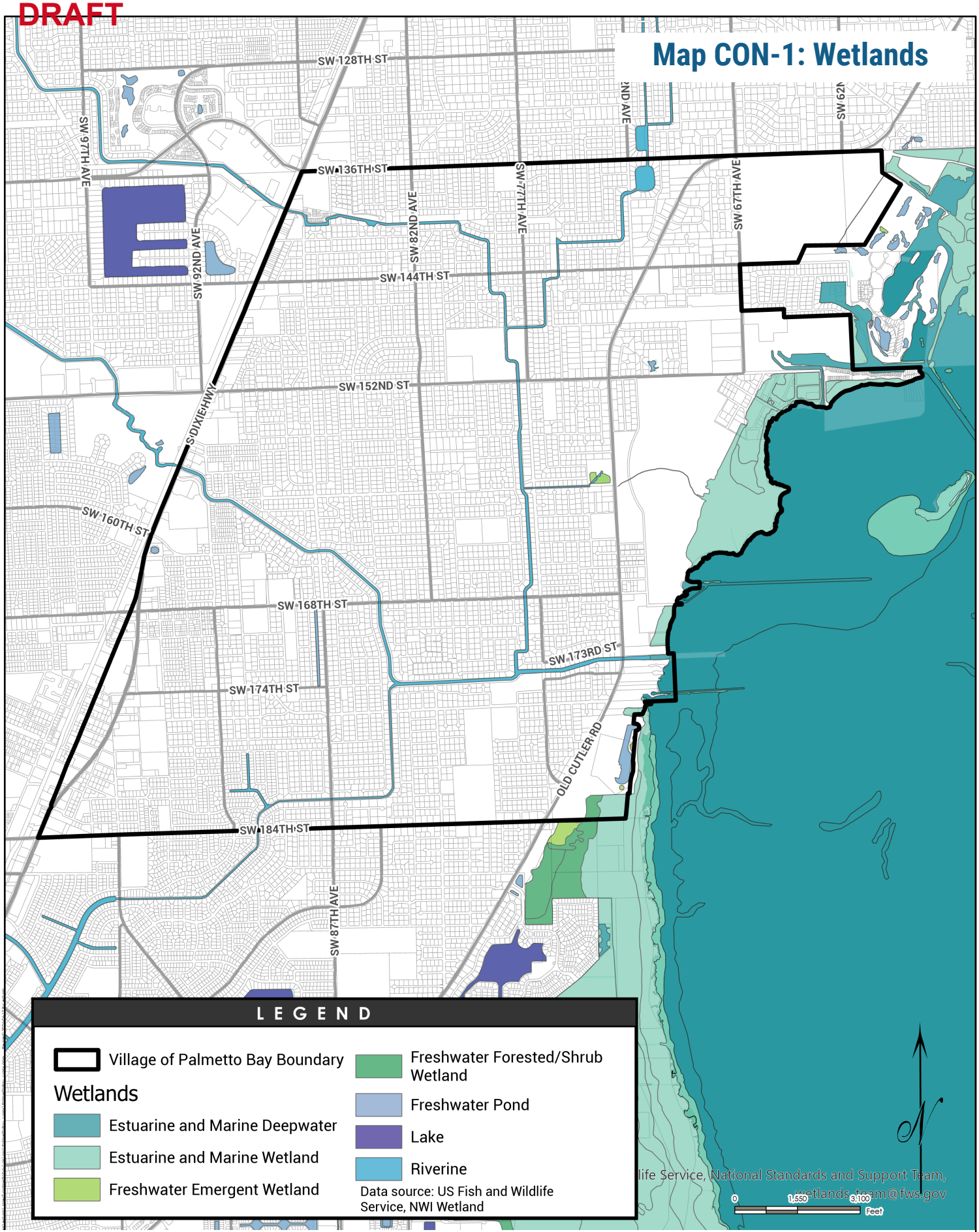
watering, Florida Neighborhood and Yards standards relating to native and xeriscape landscaping.

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.

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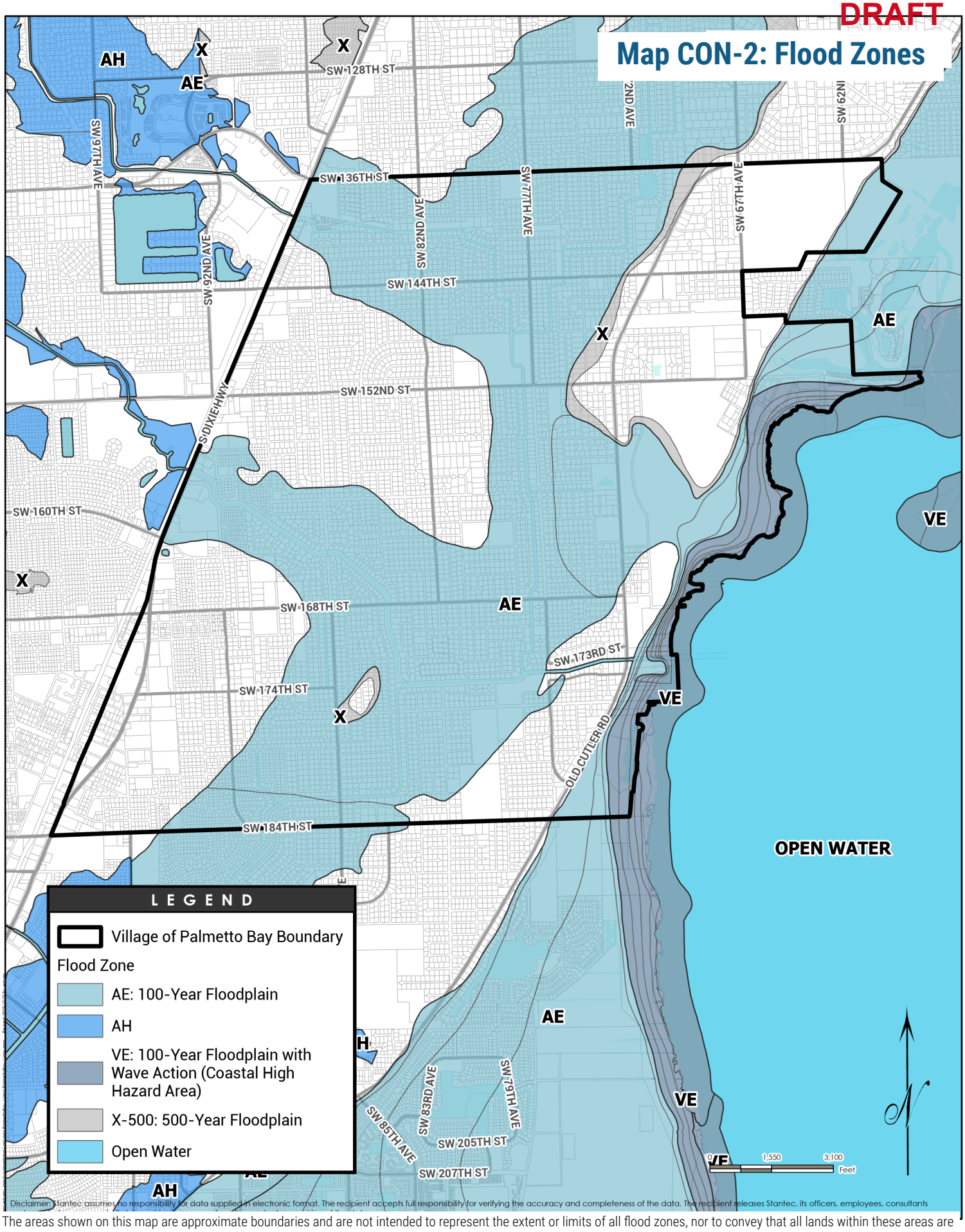
Map CON-1: Wetlands



The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all wetlands, nor to convey that all lands within these areas contain wetlands. This map should not be used to determine the location of jurisdictional wetlands for regulatory purposes, but instead as a guidance to determine if further investigation into the property conditions is warranted.

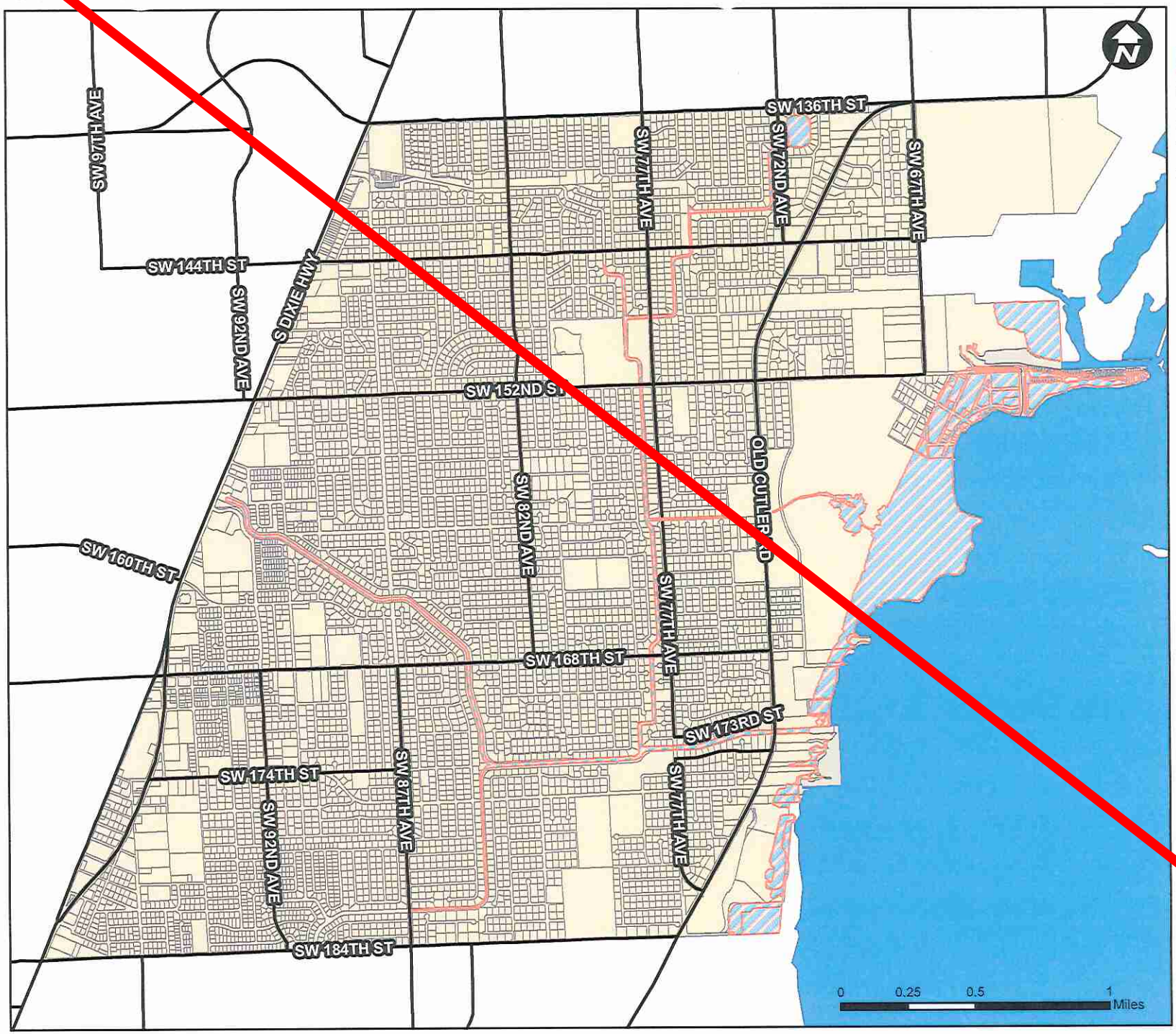
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Map CON-2: Flood Zones



The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all flood zones, nor to convey that all lands within these areas are flood zones. This map should not be used to determine the location of flood zones for regulatory purposes, but instead as a guidance to determine if further investigation into the property conditions is warranted.

COASTAL HIGH HAZARD AREAS

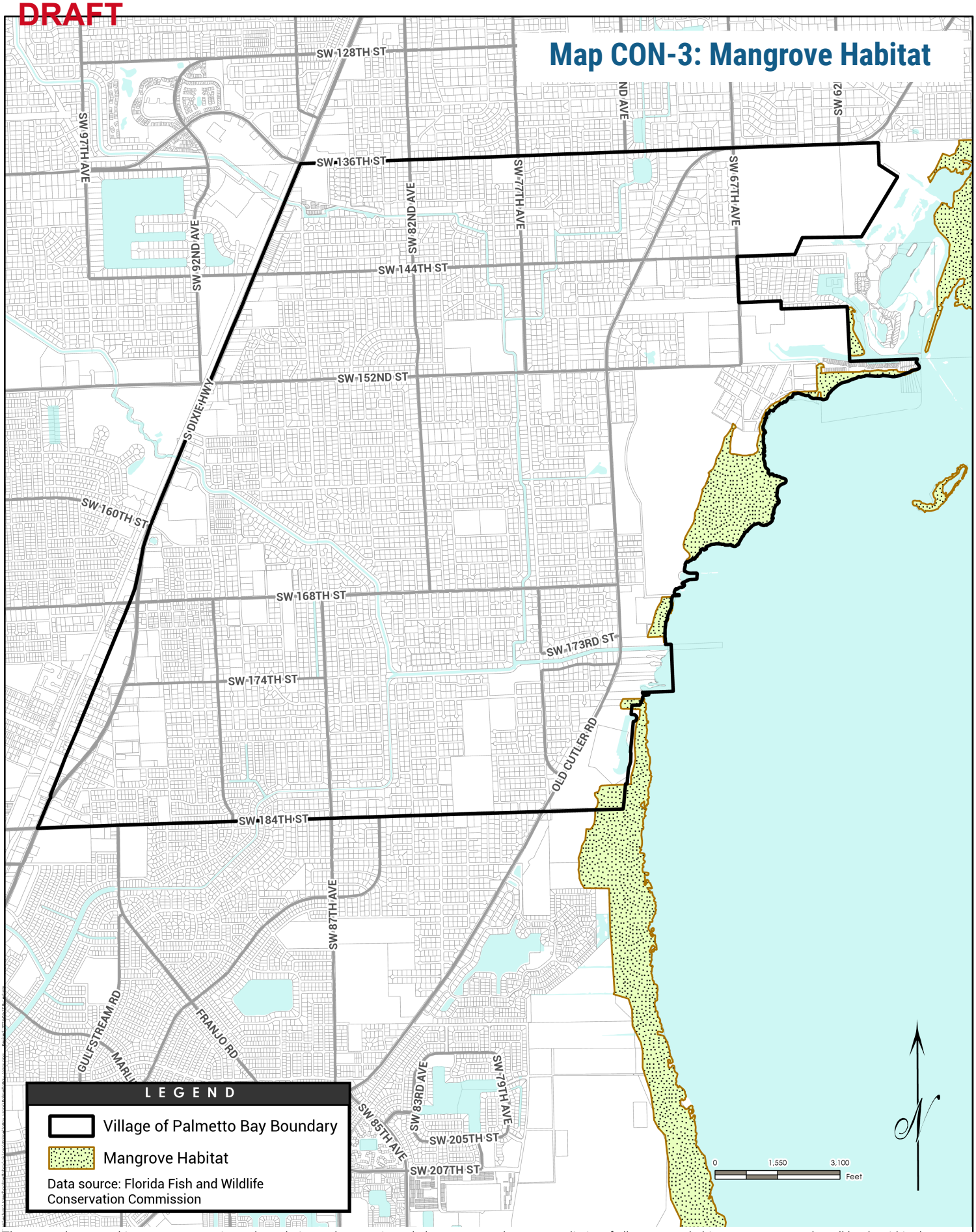


Source: Village of Palmetto Bay

Note: The Coastal High Hazard Area is the area below the elevation of the category 1 storm surge line

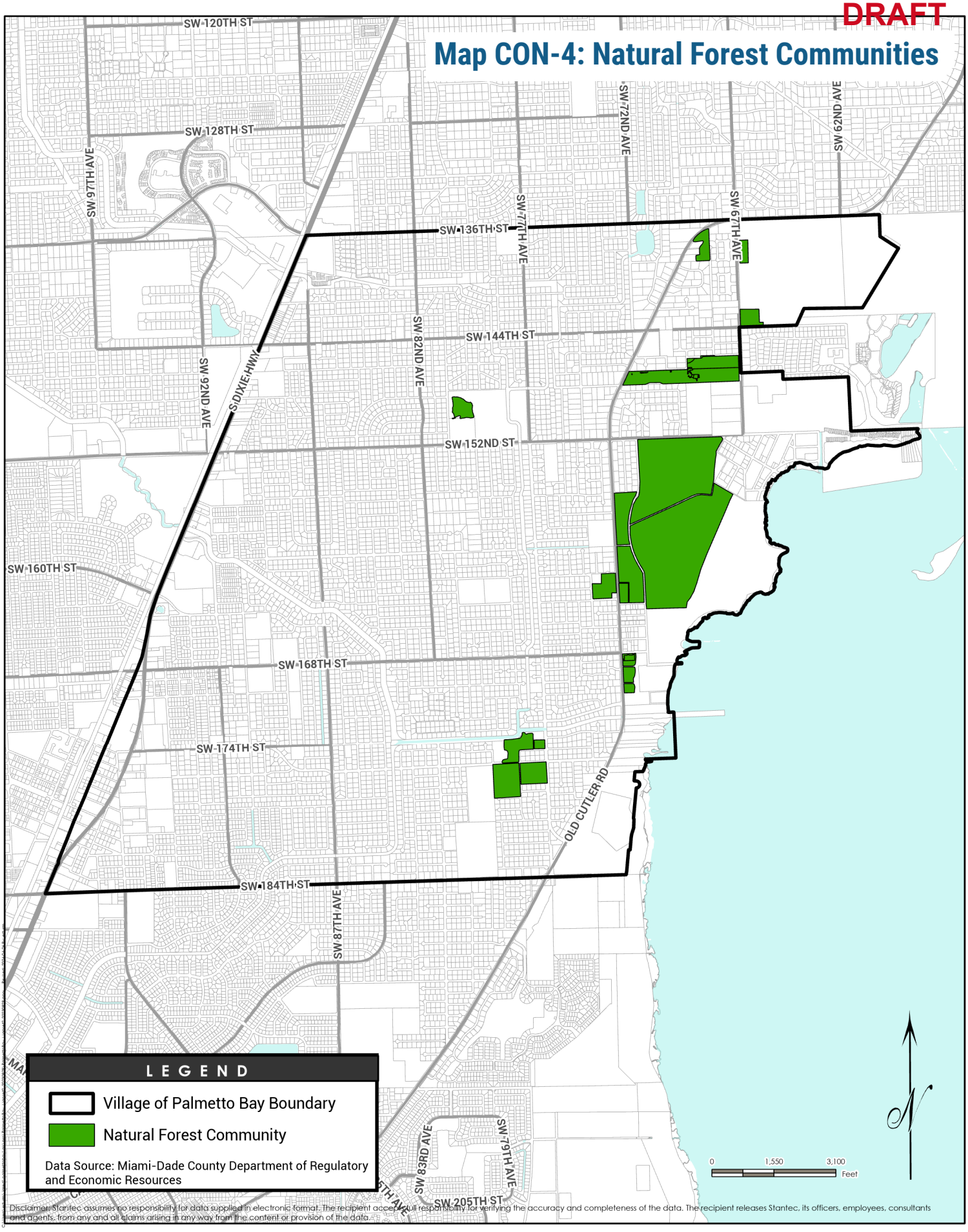
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Map CON-3: Mangrove Habitat



The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all mangrove habitat, nor to convey that all lands within these areas contain mangroves. This map should not be used to determine the location of mangrove habitat for regulatory purposes, but instead as a guidance to determine if further investigation into the property conditions is warranted.

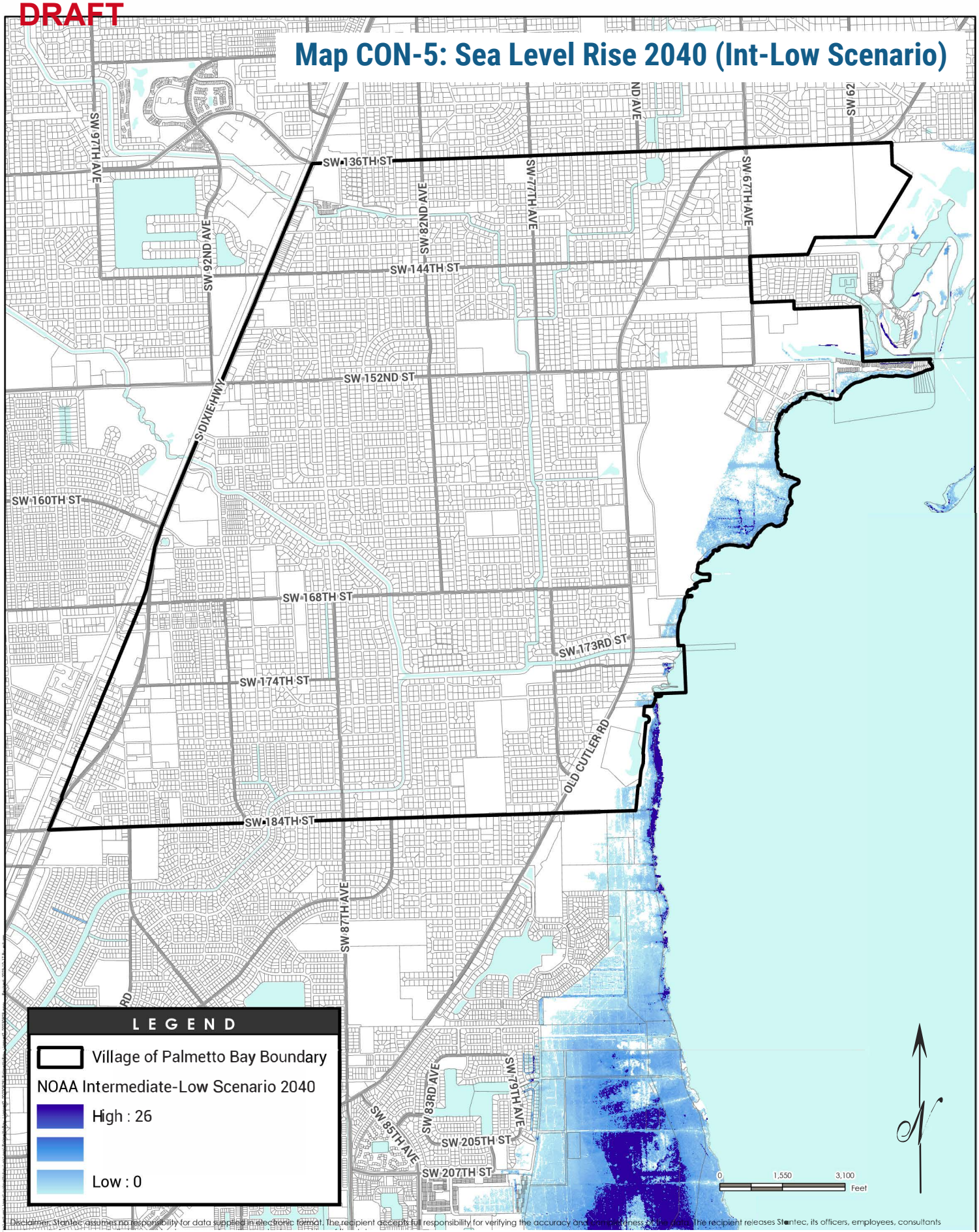
Map CON-4: Natural Forest Communities



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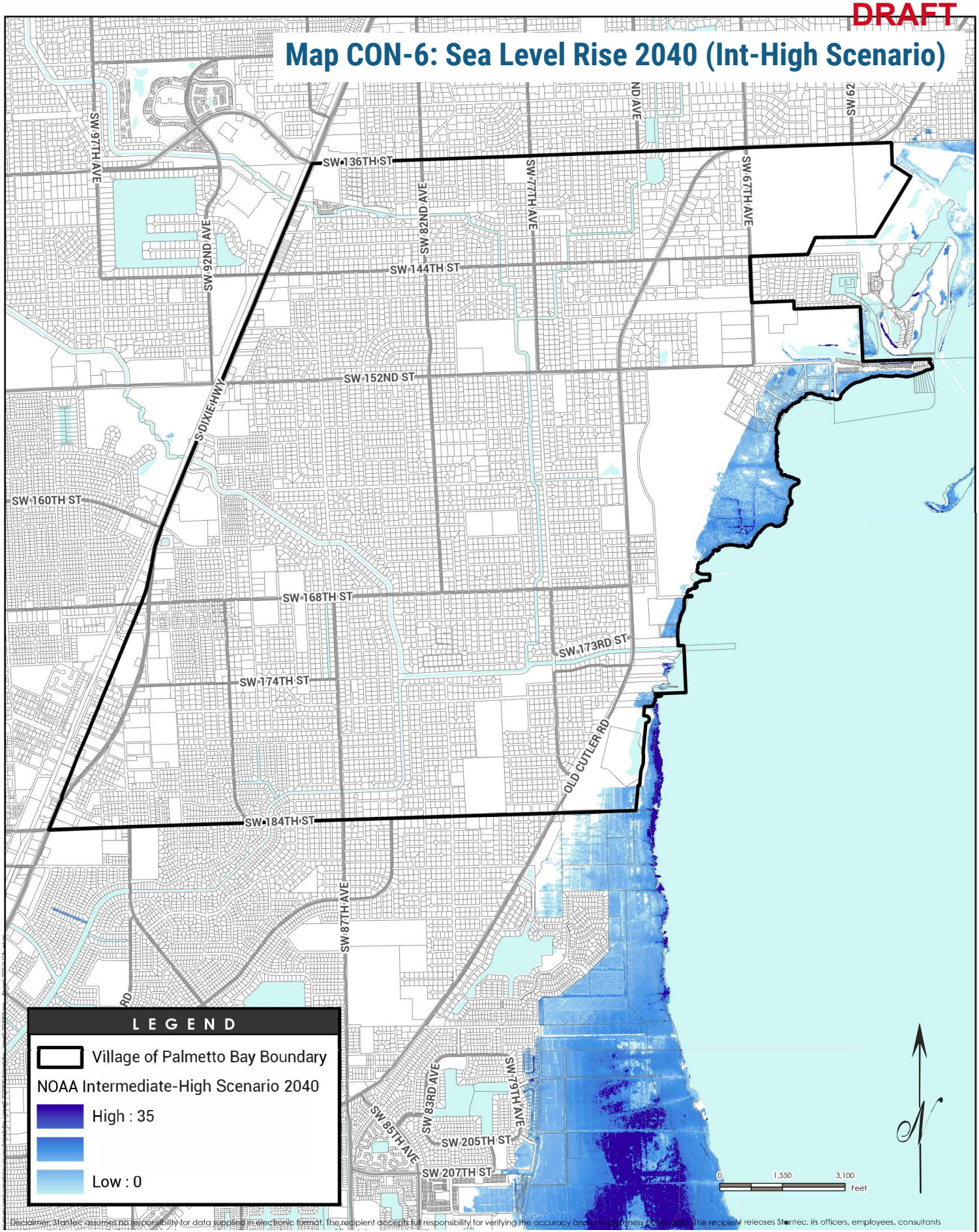
Map CON-5: Sea Level Rise 2040 (Int-Low Scenario)



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The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of projected sea level rise, nor to convey that all lands within these areas will be subject to sea level rise. This map should not be used to determine the projected location of sea level rise for regulatory purposes, but instead as a guidance to determine if further investigation into the property conditions is warranted.

Map CON-6: Sea Level Rise 2040 (Int-High Scenario)

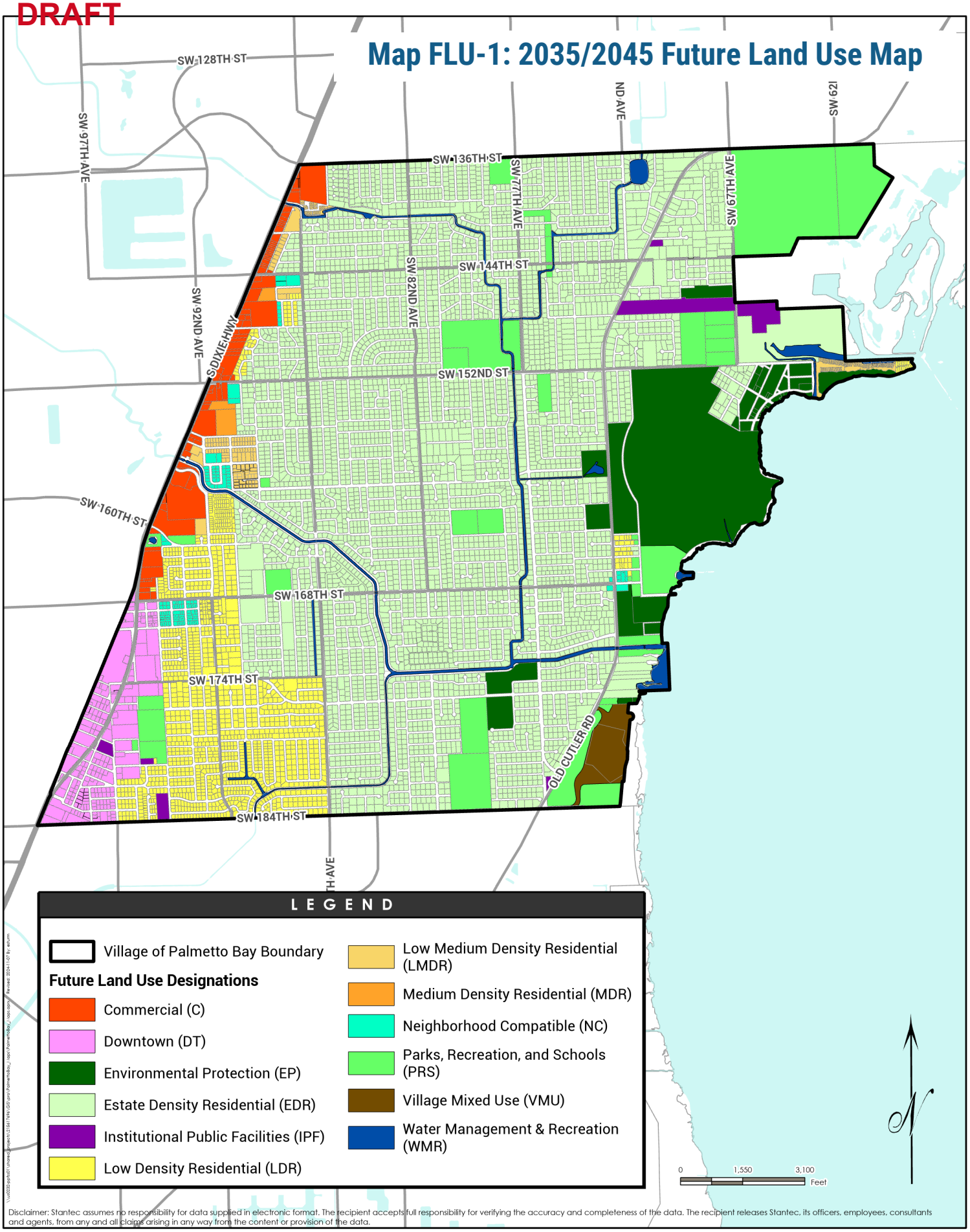


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Map FLU-1: 2035/2045 Future Land Use Map



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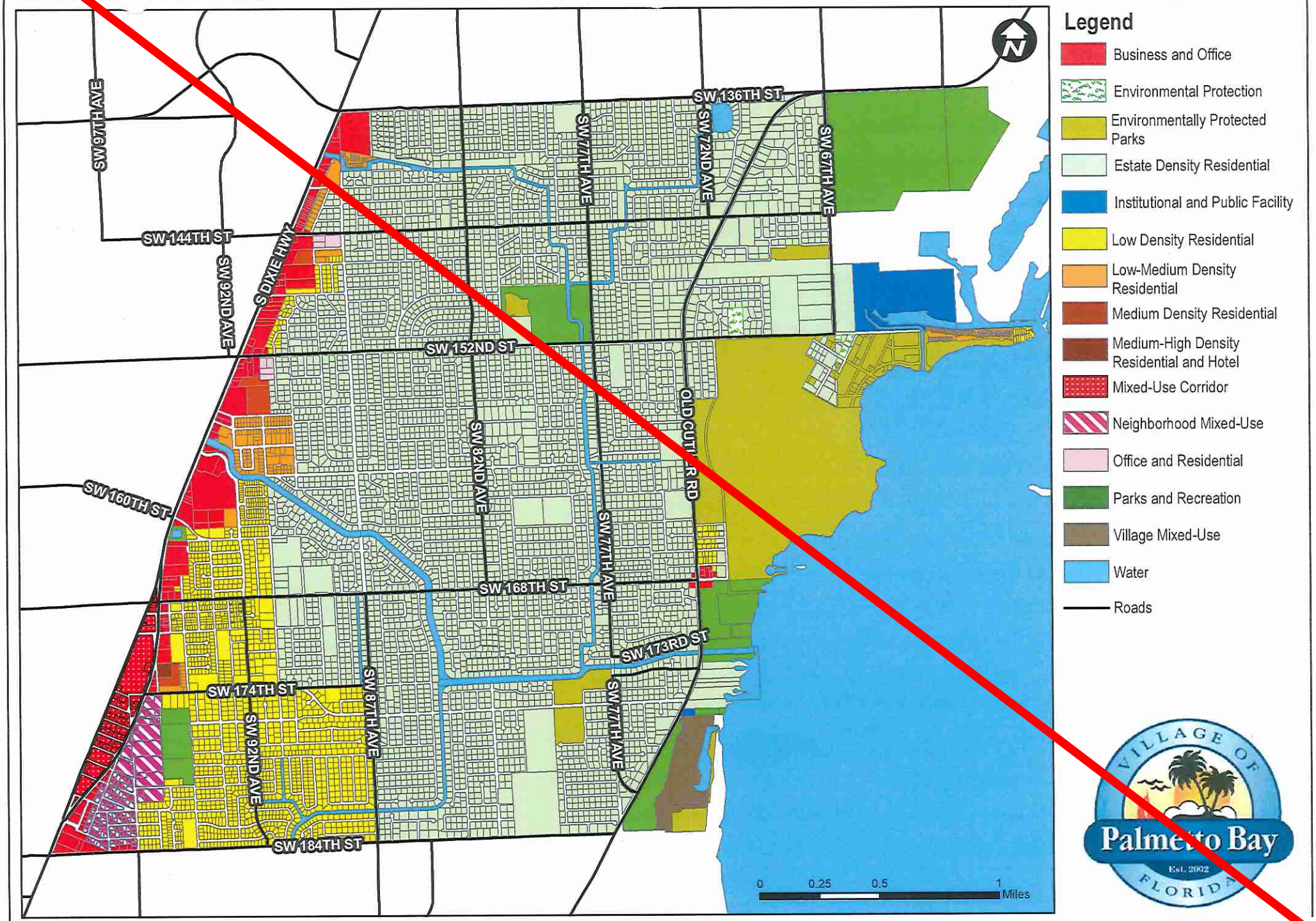
- Village of Palmetto Bay Boundary

Future Land Use Designations

- Commercial (C)
- Downtown (DT)
- Environmental Protection (EP)
- Estate Density Residential (EDR)
- Institutional Public Facilities (IPF)
- Low Density Residential (LDR)
- Low Medium Density Residential (LMDR)
- Medium Density Residential (MDR)
- Neighborhood Compatible (NC)
- Parks, Recreation, and Schools (PRS)
- Village Mixed Use (VMU)
- Water Management & Recreation (WMR)

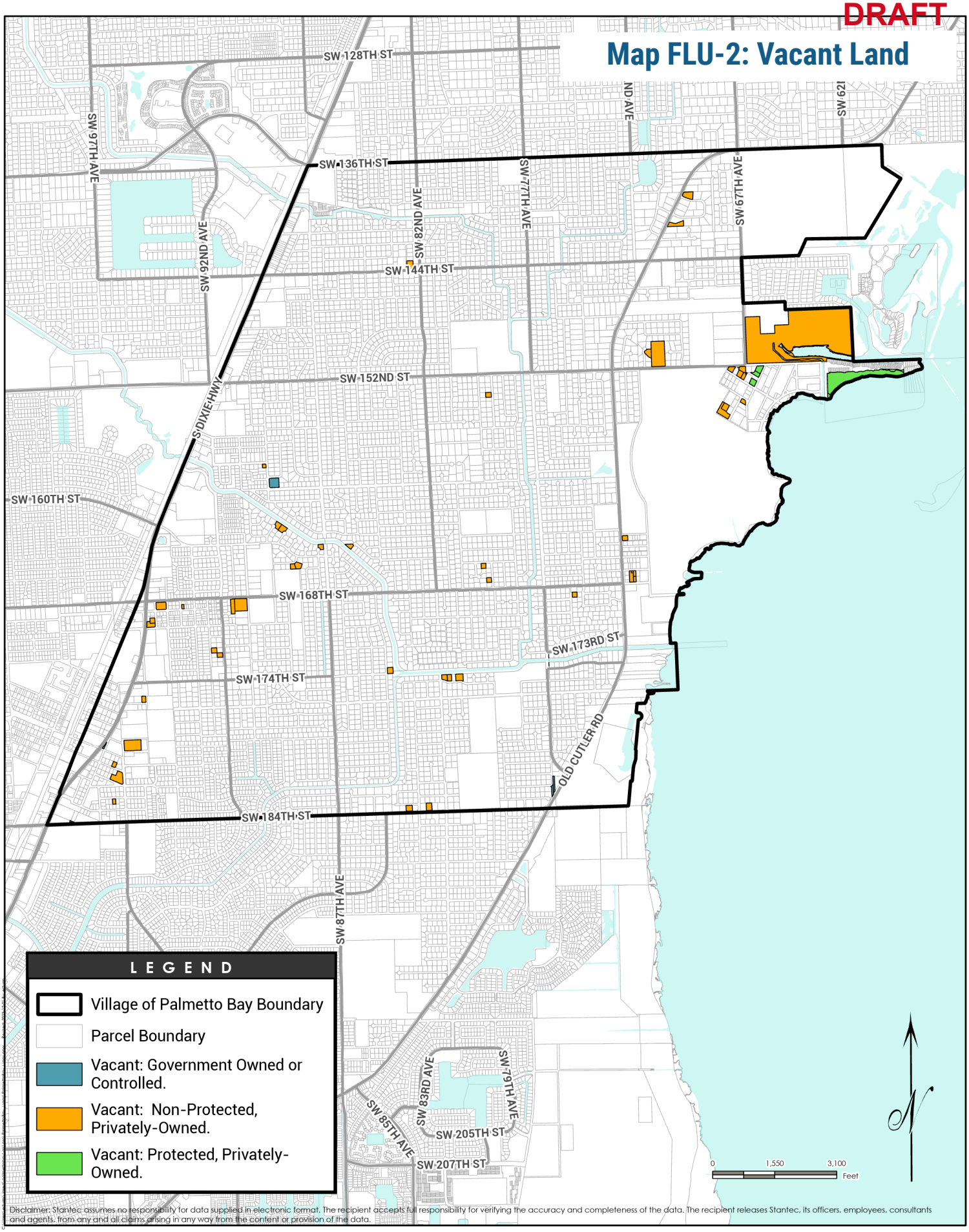
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FUTURE L ND USE MAP



Source: Village of Palmetto Bay

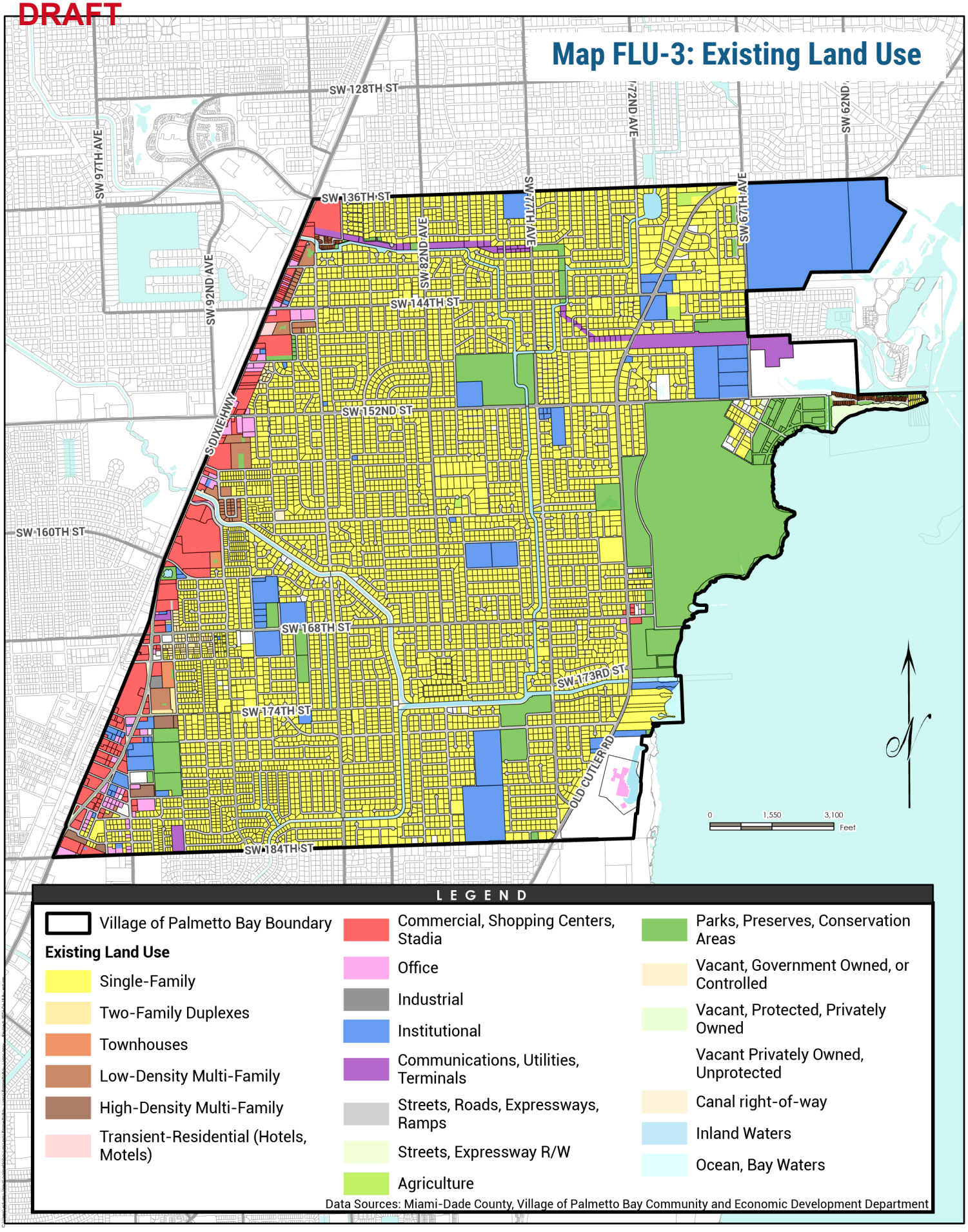
Map FLU-2: Vacant Land



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Map FLU-3: Existing Land Use



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- Village of Palmetto Bay Boundary

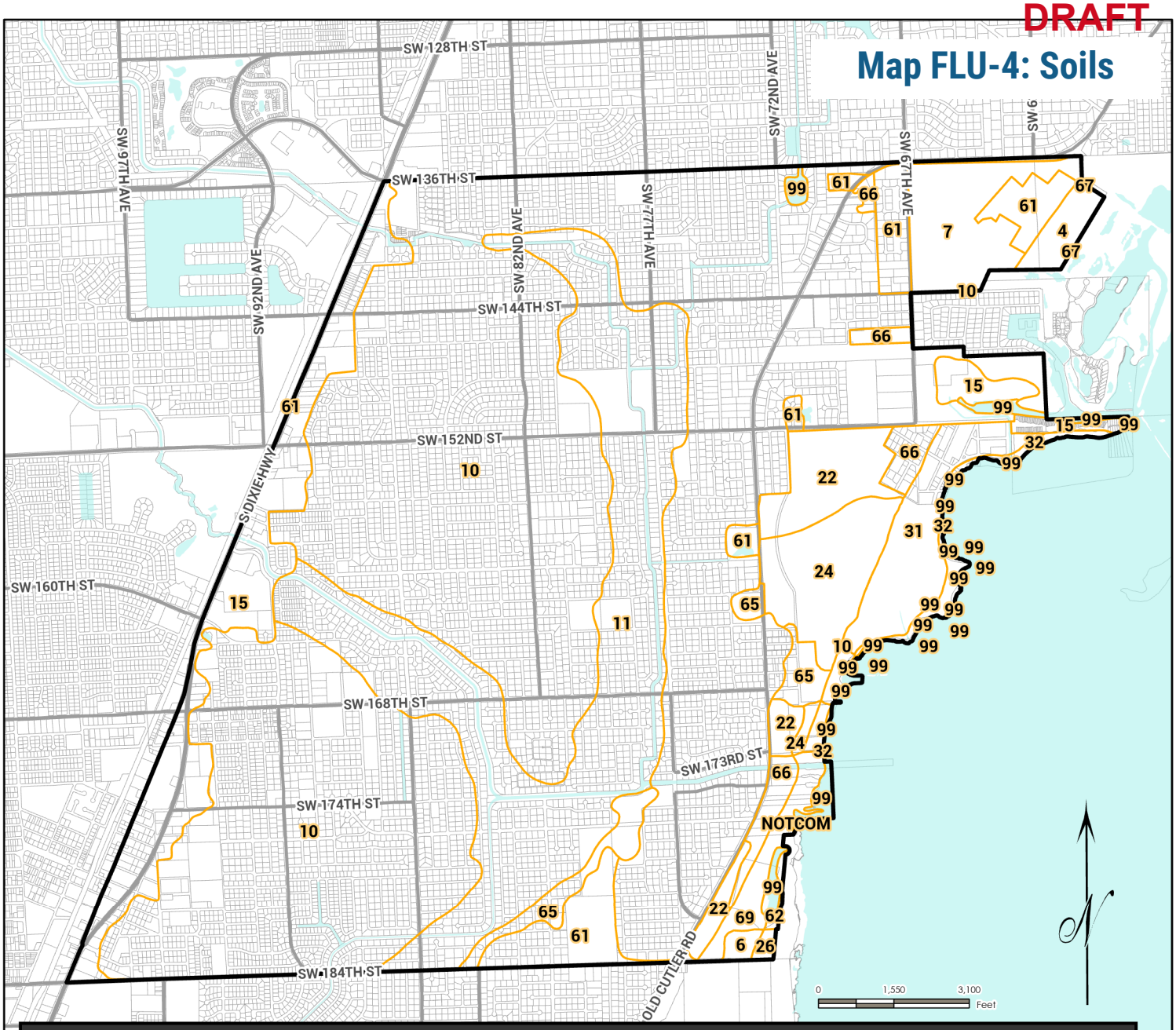
Existing Land Use

- Single-Family
- Two-Family Duplexes
- Townhouses
- Low-Density Multi-Family
- High-Density Multi-Family
- Transient-Residential (Hotels, Motels)
- Commercial, Shopping Centers, Stadia
- Office
- Industrial
- Institutional
- Communications, Utilities, Terminals
- Streets, Roads, Expressways, Ramps
- Streets, Expressway R/W
- Agriculture
- Parks, Preserves, Conservation Areas
- Vacant, Government Owned, or Controlled
- Vacant, Protected, Privately Owned
- Vacant Privately Owned, Unprotected
- Canal right-of-way
- Inland Waters
- Ocean, Bay Waters

Data Sources: Miami-Dade County, Village of Palmetto Bay Community and Economic Development Department

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Map FLU-4: Soils



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- Village of Palmetto Bay Boundary

MUSYM,MUDESC

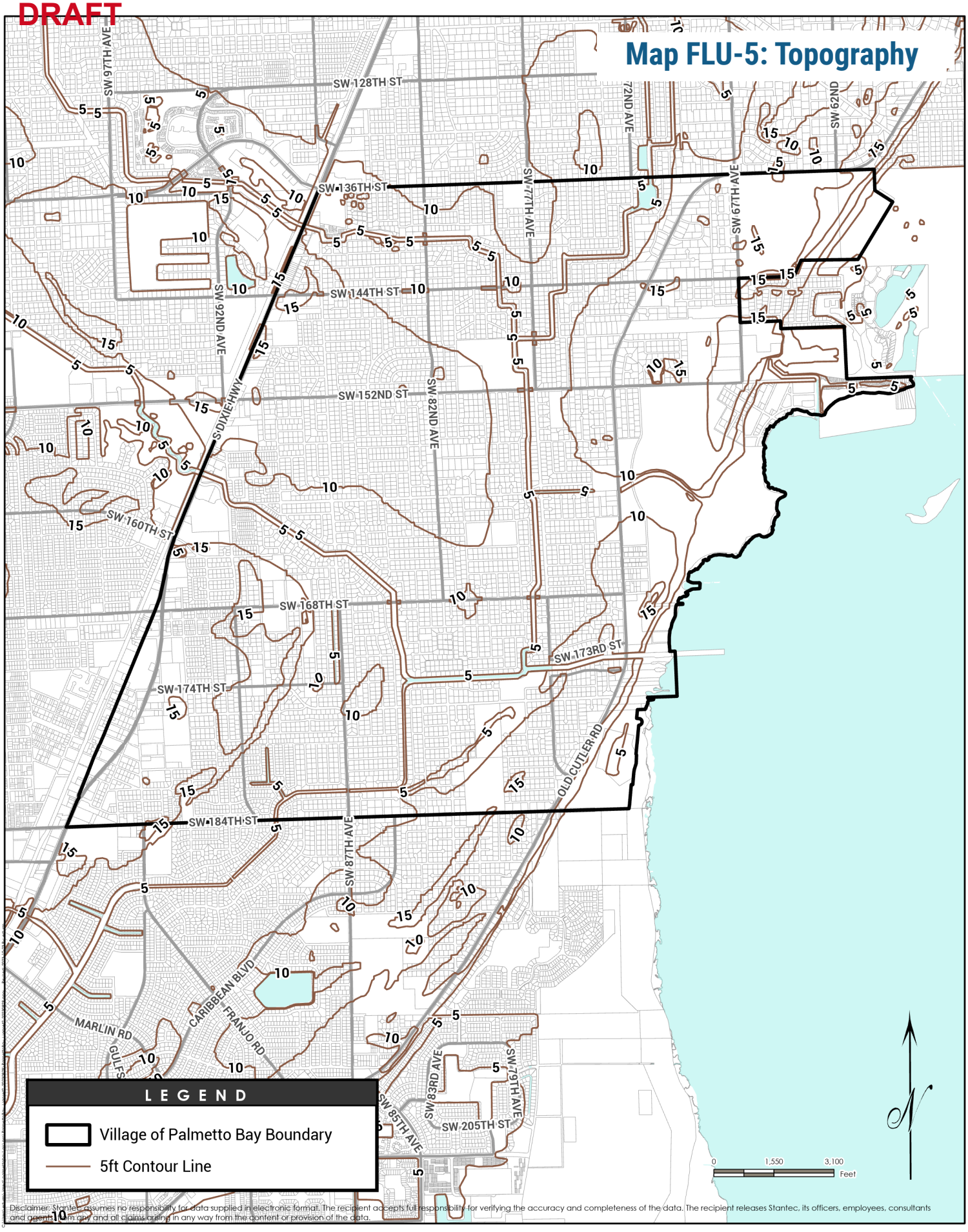
- 10,Udorthents, limestone substratum-Urban land complex, 0 to 2 percent slopes
- 11,Udorthents, marl substratum-Urban land complex, 0 to 2 percent slopes
- 15,Urban land, 0 to 2 percent slopes
- 22,Opalocka sand-Rock outcrop complex, 0 to 2 percent slopes
- 24,Matecumbe muck, 0 to 1 percent slopes, frequently flooded
- 26,Lignumvitae marly silt loam, tidal, 0 to 1 percent slopes
- 31,Trout Cove marly silt loam, tidal, 0 to 1 percent slopes
- 32,Keylargo muck, tidal, 0 to 1 percent slopes
- 4,Pennsuco marly silt loam, drained, 0 to 1 percent slopes
- 6,Perrine marly silt loam, drained, 0 to 1 percent slopes
- 61,Krome very gravelly marly loam-Urban land complex, 0 to 2 percent slopes
- 62,Lignumvitae marly silt loam, tidal-Urban land complex, 0 to 1 percent slopes
- 65,Gator Lake muck, ponded-Urban land complex, 0 to 1 percent slopes
- 66,Opalocka sand-Rock outcrop-Urban land complex, 0 to 2 percent slopes
- 67,Pennsuco marly silt loam, drained-Urban land complex, 0 to 1 percent slopes
- 69,Perrine marly silt loam, drained-Urban land complex, 0 to 1 percent slopes
- 7,Krome very gravelly marly loam, 0 to 2 percent slopes
- 99,Water
- NOTCOM,No Digital Data Available

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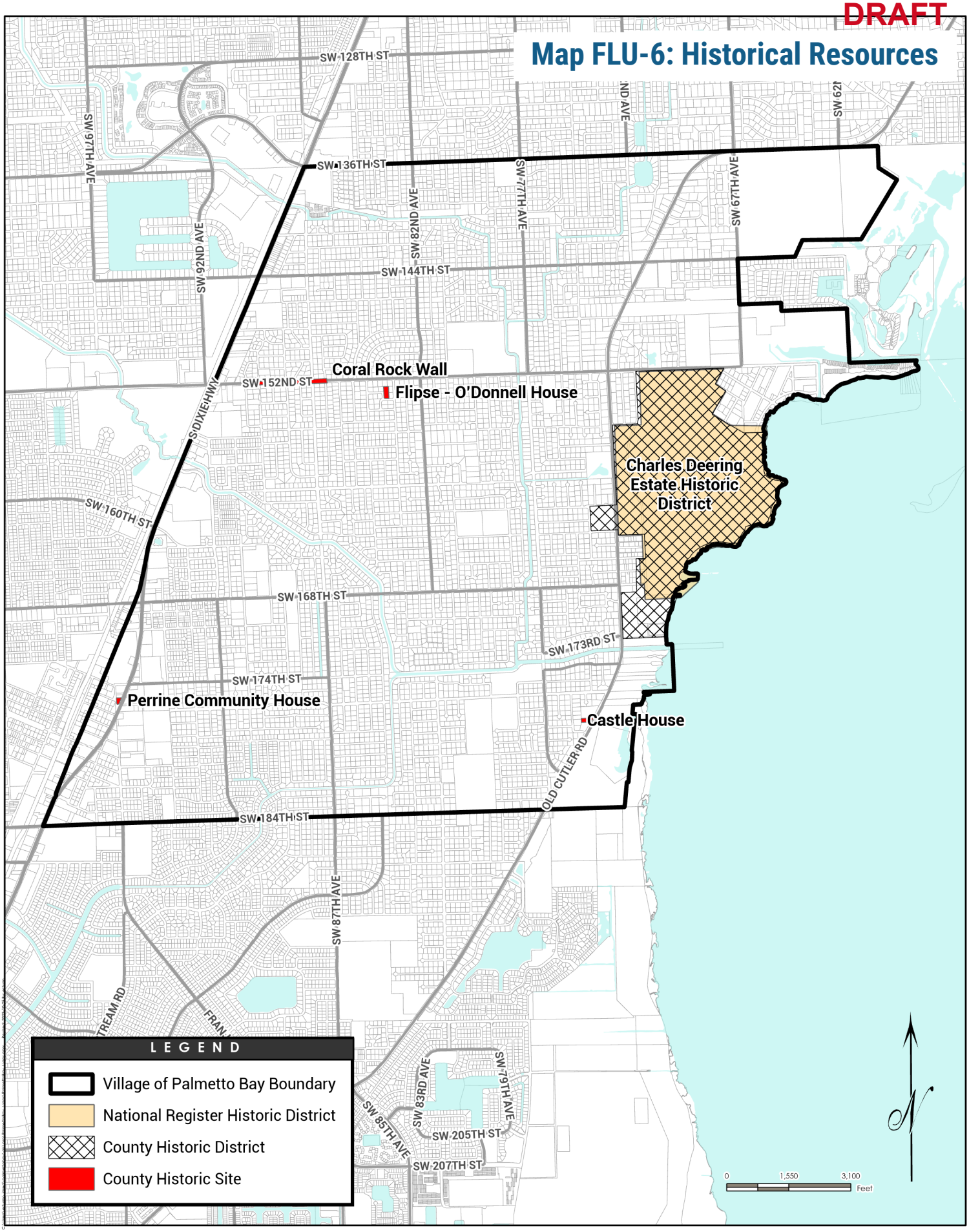
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Map FLU-5: Topography



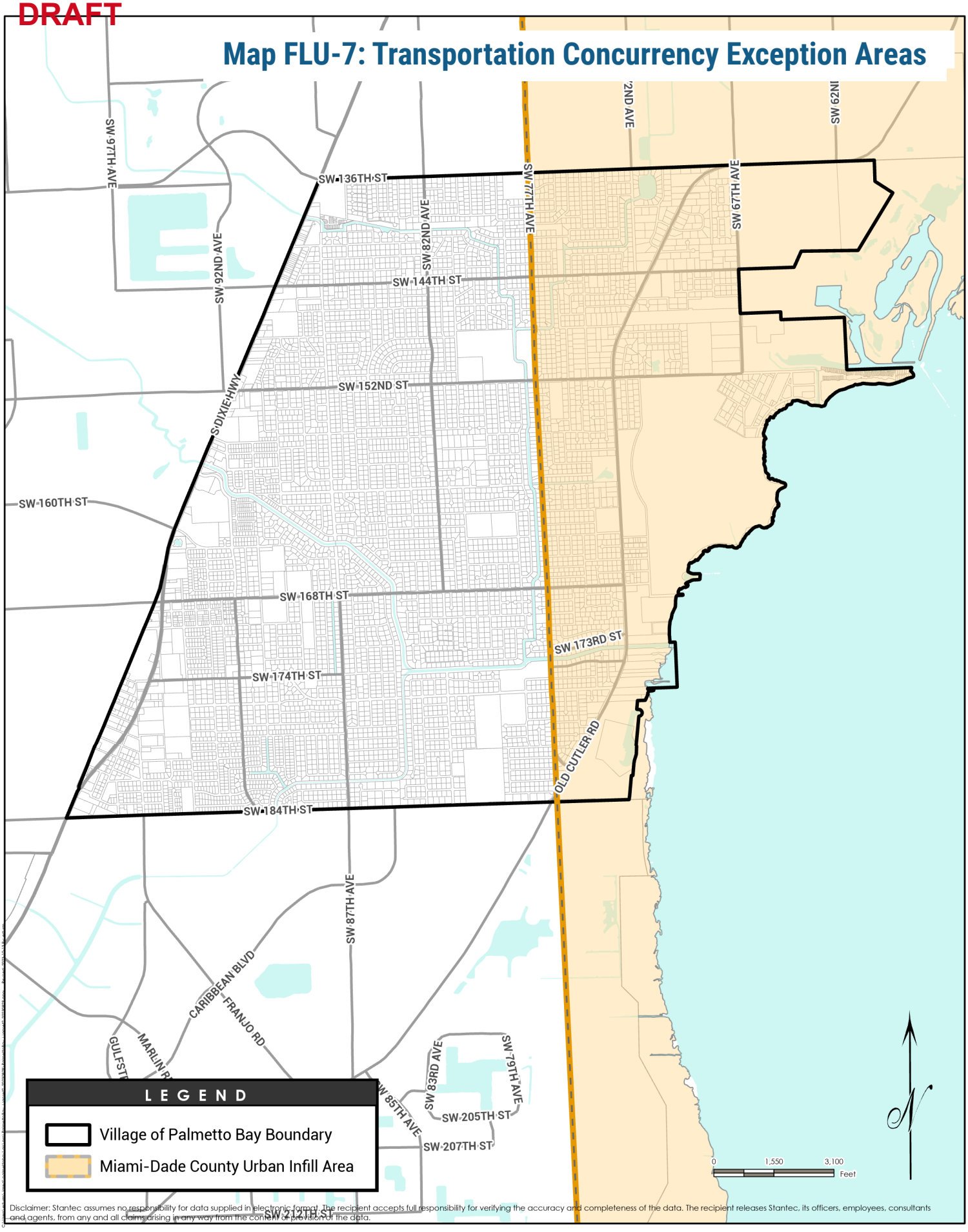
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Map FLU-6: Historical Resources



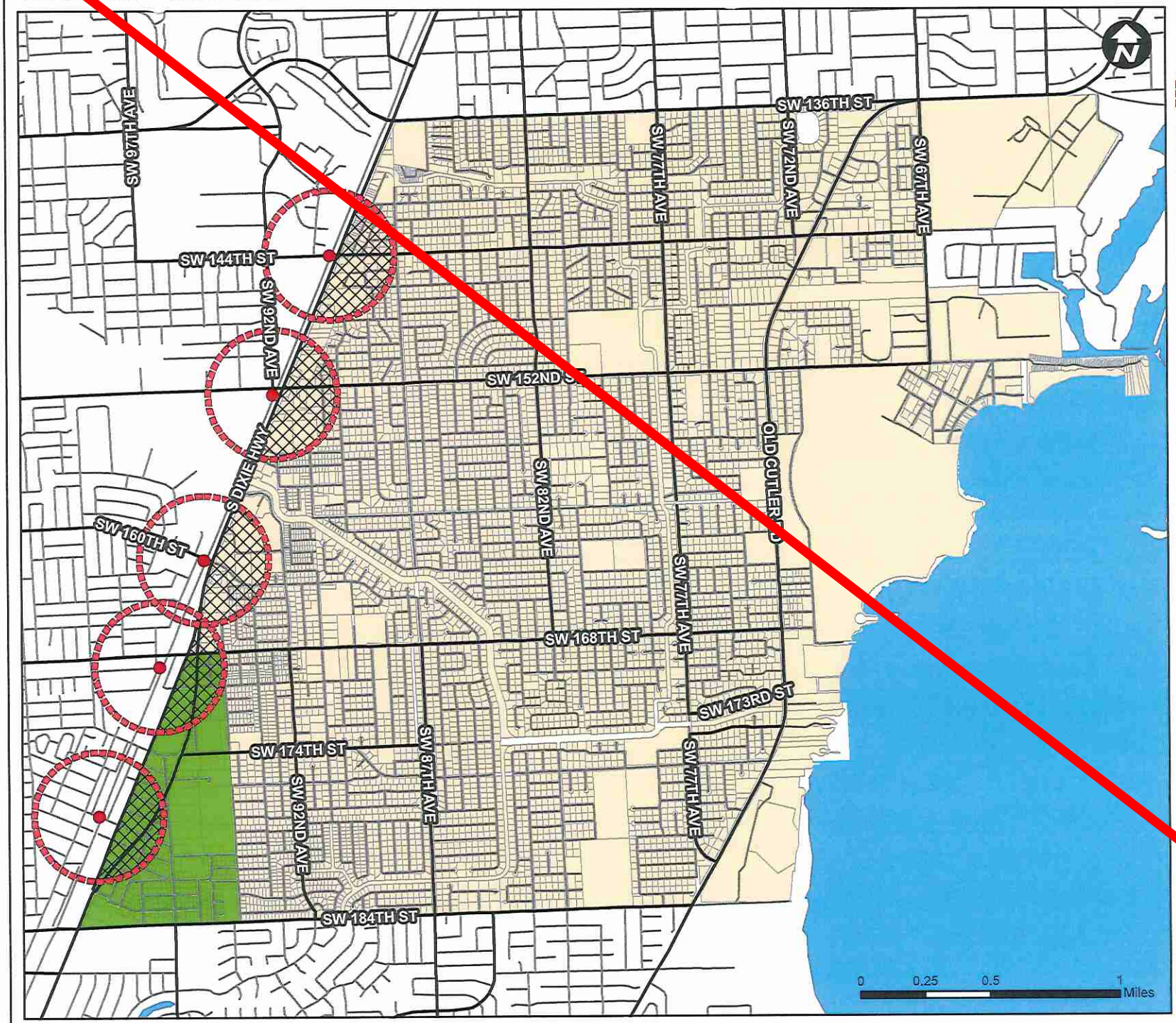
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Map FLU-7: Transportation Concurrency Exception Areas



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TCEA BOUNDARY MAP

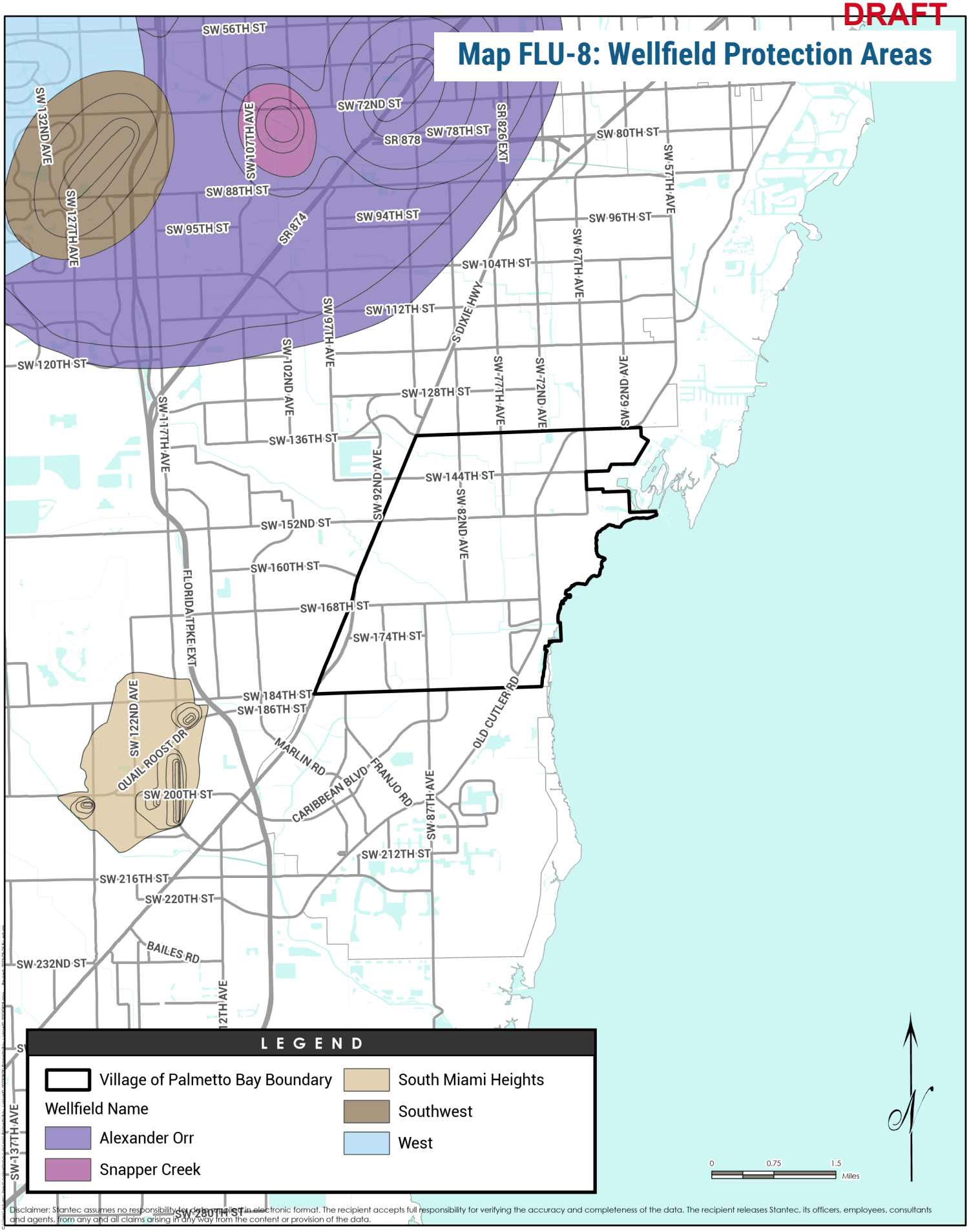


Legend

- Rapid Transit Stations
- Rapid Transit Stations 1/4 Mile Buffer
- Rapid Transit Stations TCEA (within Village Limits)
- Major Roads
- Local Roads
- Enterprise Zone TCEA
- Village of Palmetto Bay
- County Boundary
- Water

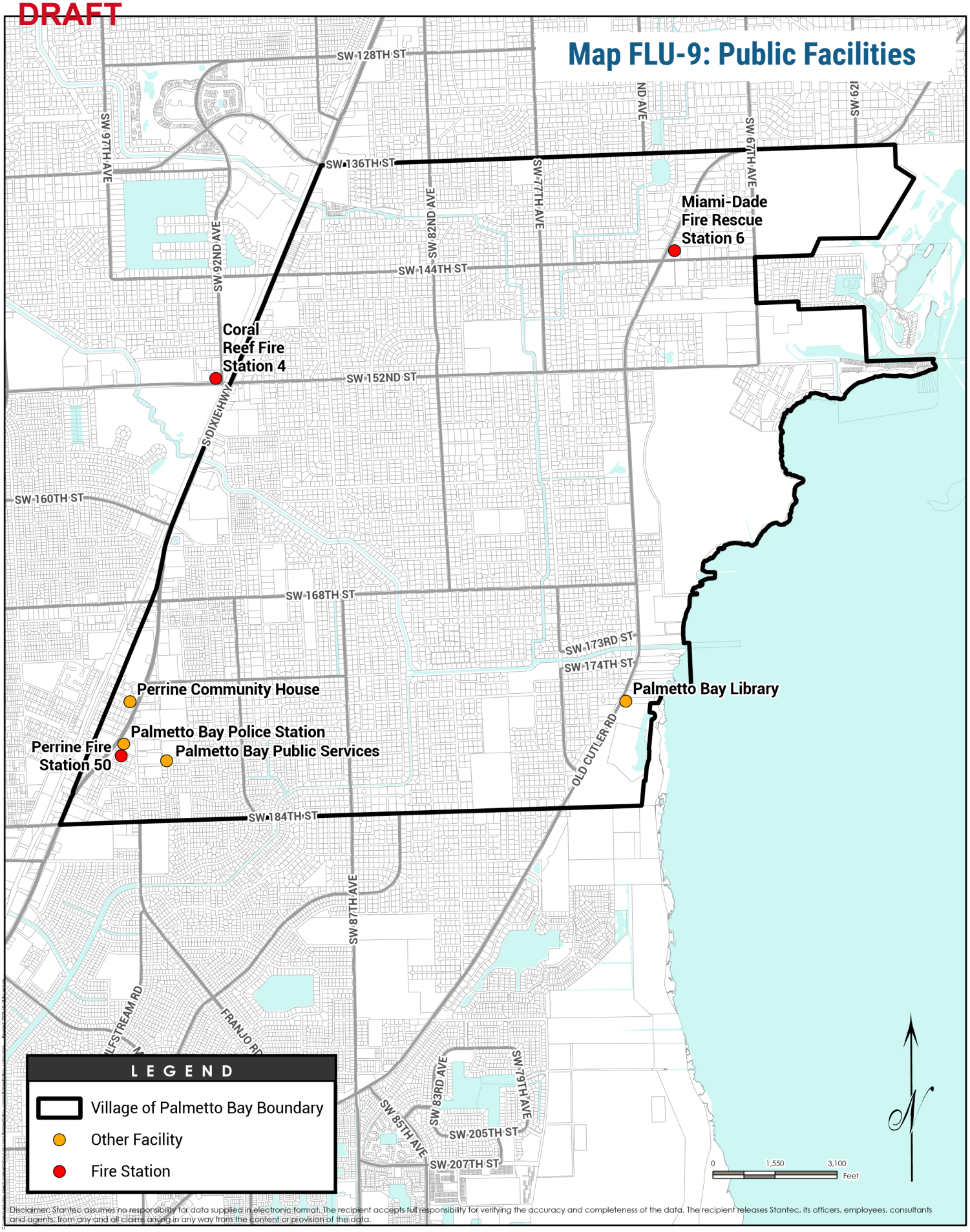
Source: FDOT, Miami-Dade County, Village of Palmetto Bay

Map FLU-8: Wellfield Protection Areas



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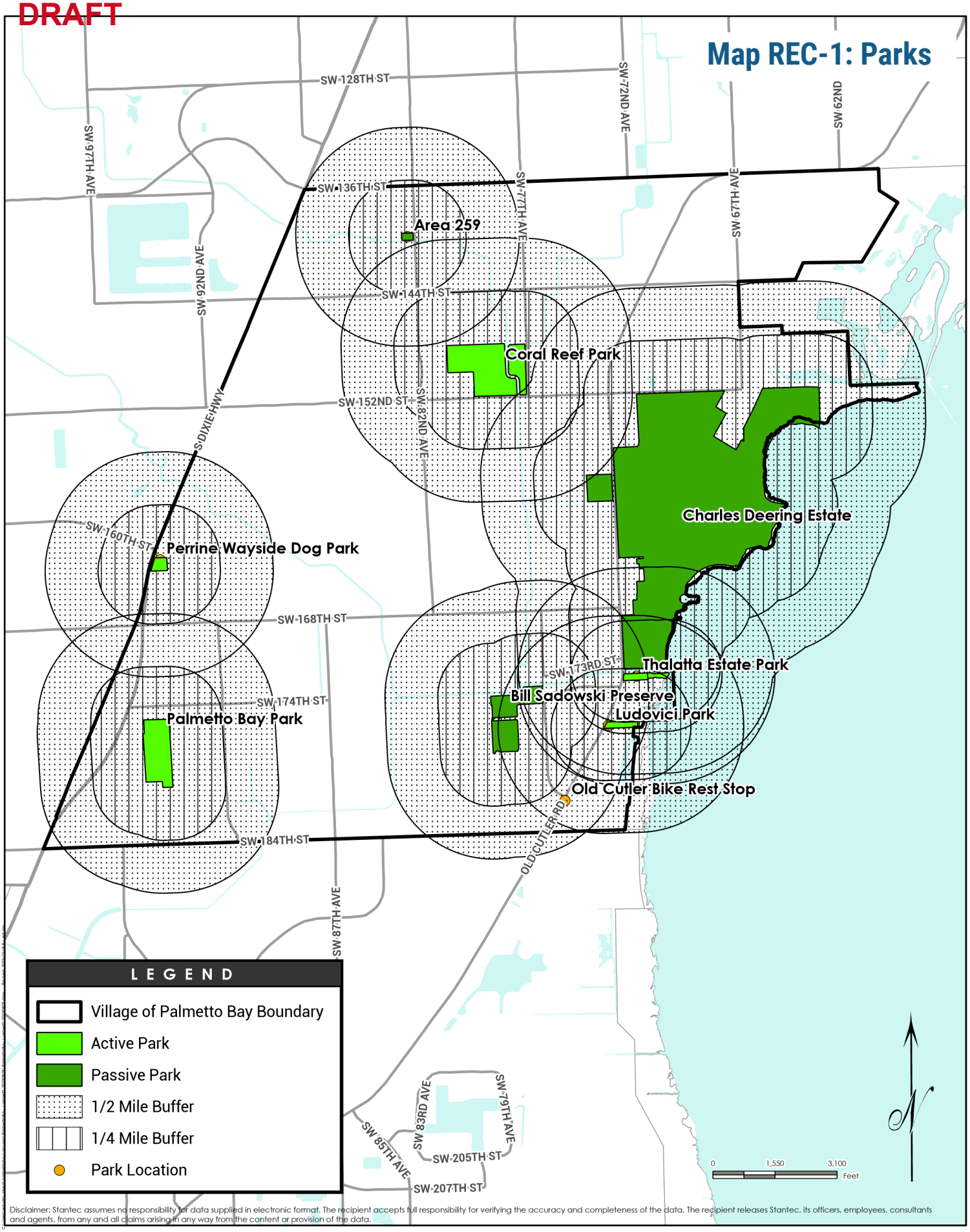
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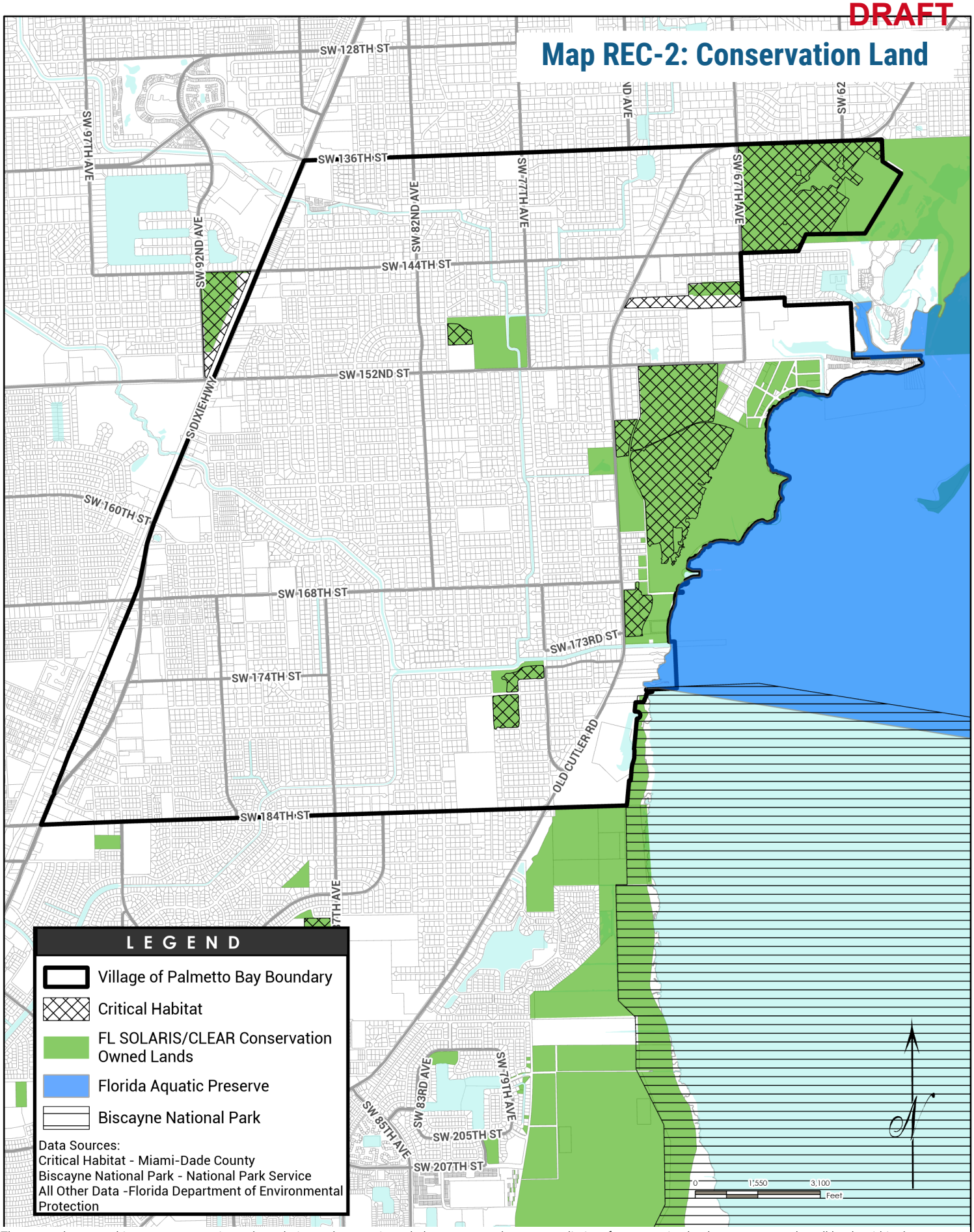
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Map REC-1: Parks



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Map REC-2: Conservation Land



LEGEND

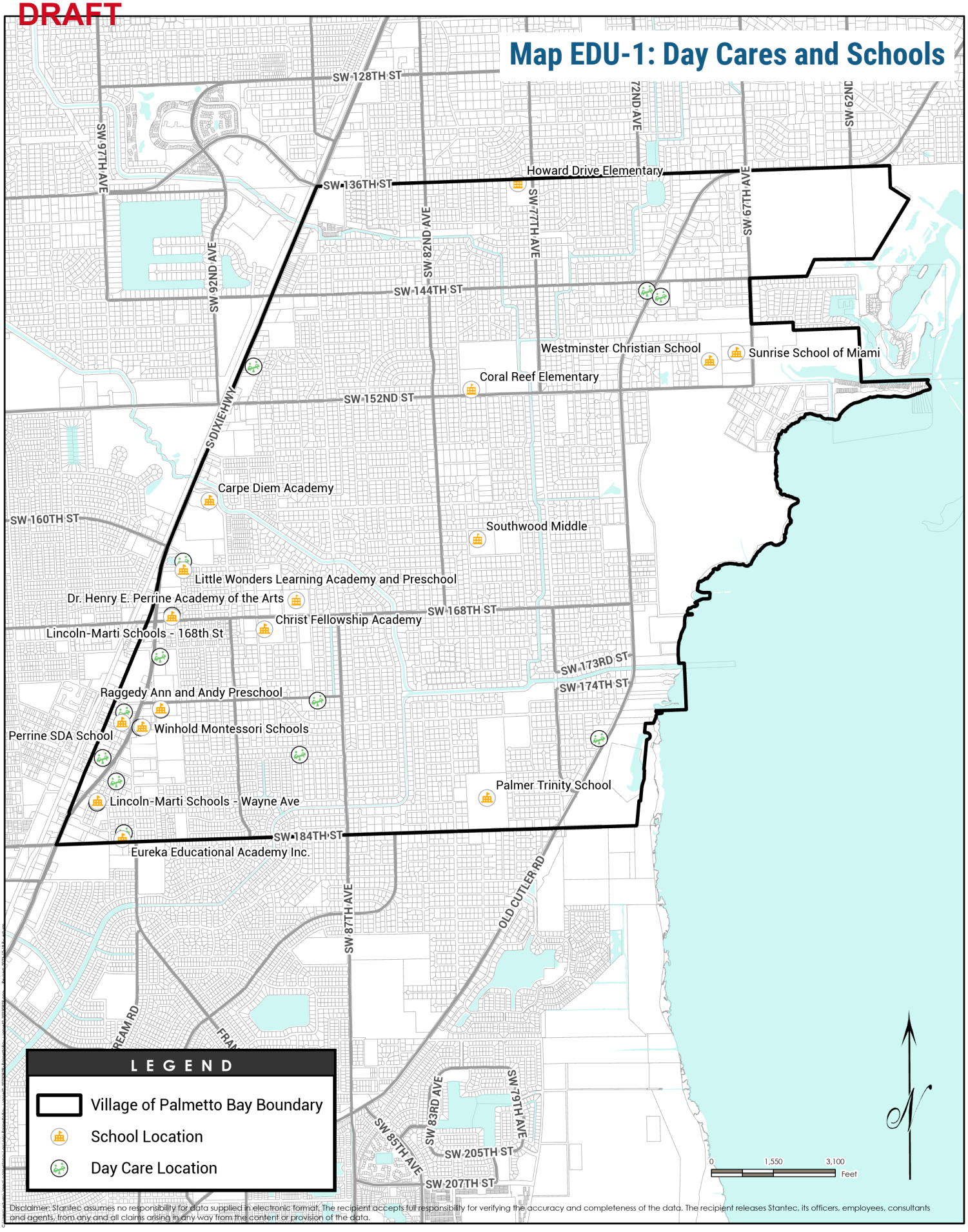
- Village of Palmetto Bay Boundary
- Critical Habitat
- FL SOLARIS/CLEAR Conservation Owned Lands
- Florida Aquatic Preserve
- Biscayne National Park

Data Sources:
Critical Habitat - Miami-Dade County
Biscayne National Park - National Park Service
All Other Data -Florida Department of Environmental Protection

The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of conservation land, nor to convey that all lands within these areas will be conservation land. This map should not be used to determine the projected location of conservation land for regulatory purposes, but instead as a guidance to determine if further investigation into the property conditions is warranted.

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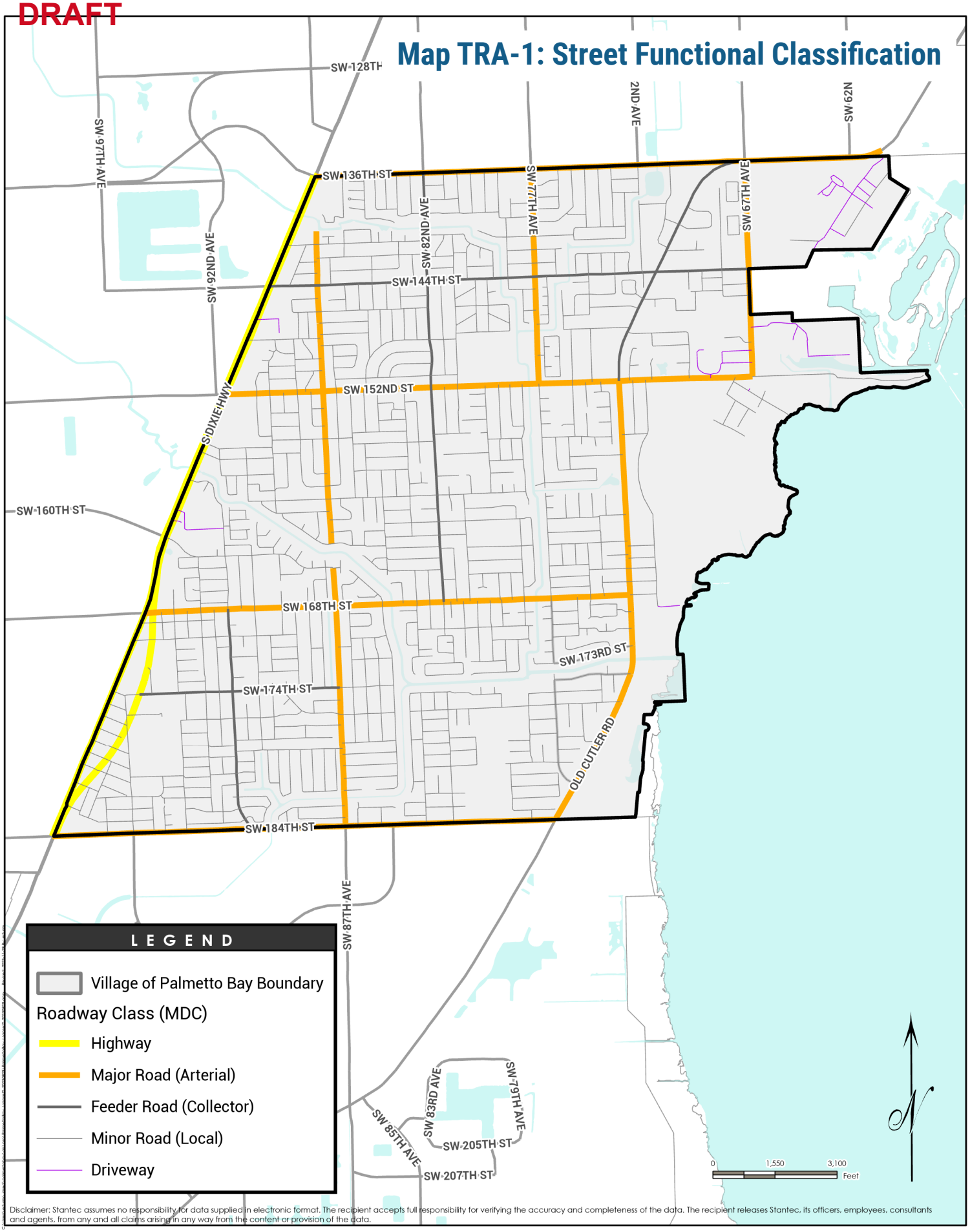
Map EDU-1: Day Cares and Schools



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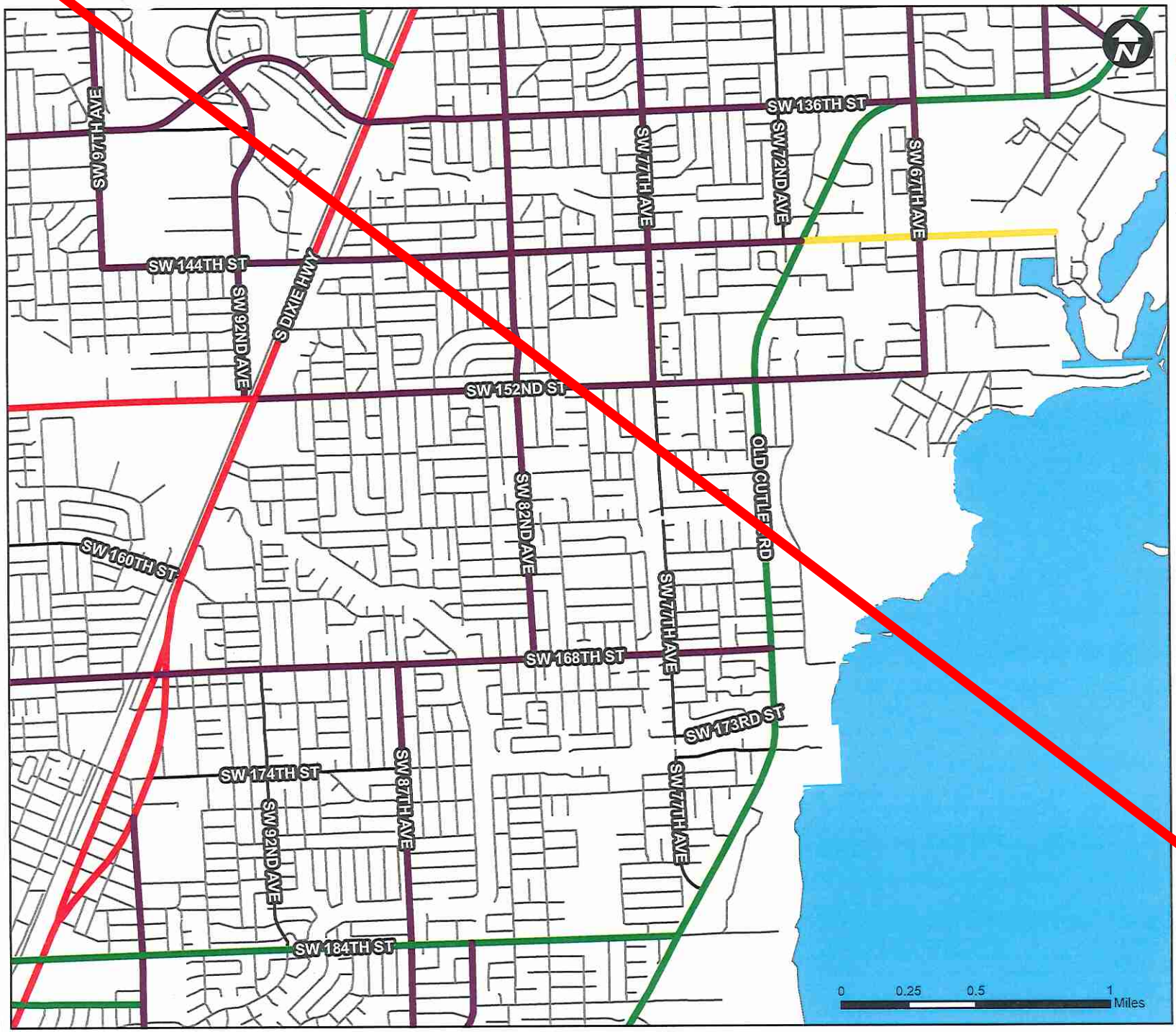
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Map TRA-1: Street Functional Classification



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TRANSPORTATION NETWORK BY FUNCTIONAL CLASSIFICATION



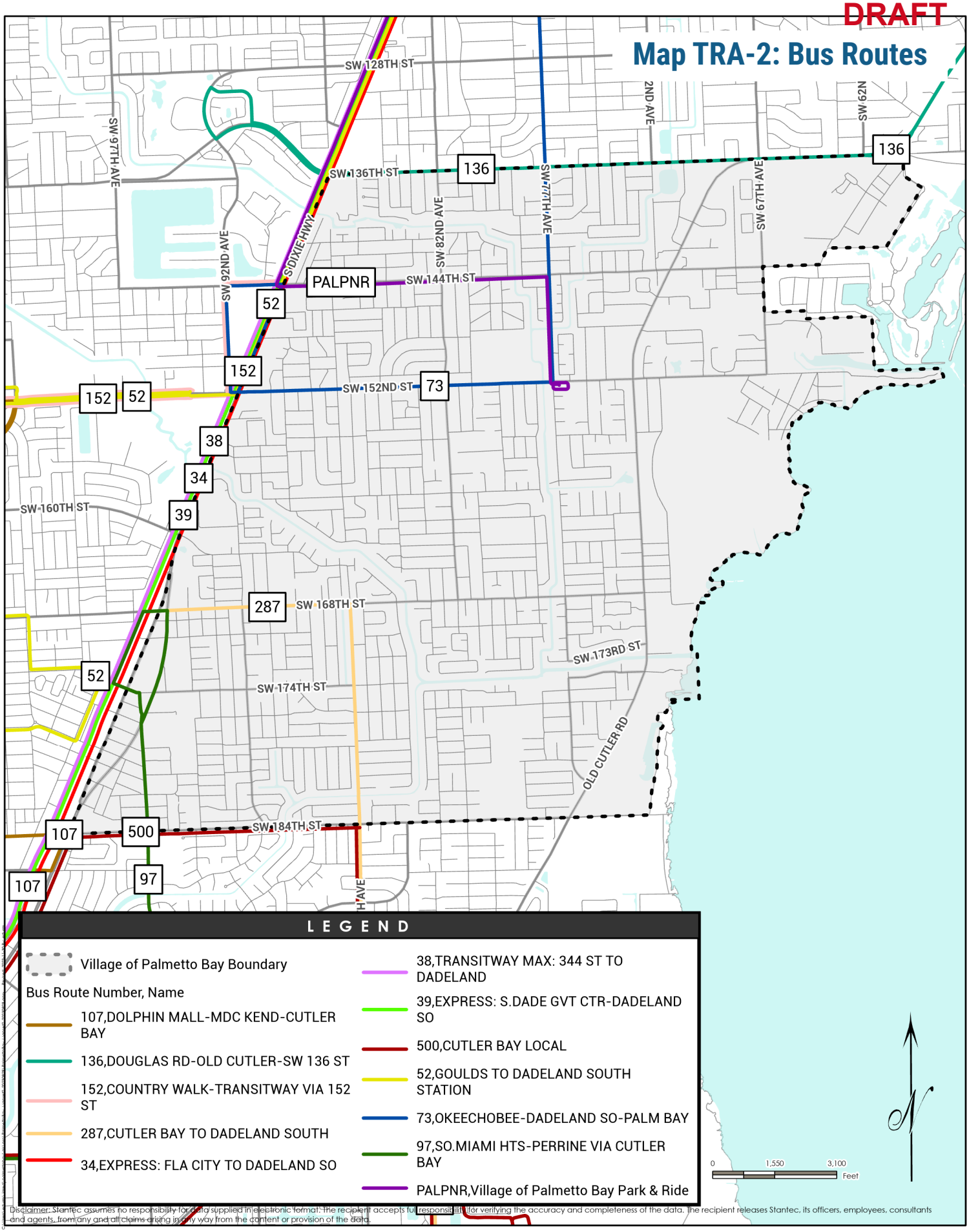
Legend

- Principal Arterial-Other
- Minor Arterial
- Major Collector
- Minor Collector
- Local Roads
- Village of Palmetto Bay
- County Boundary
- Water

Source: FDOT, Village of Palmetto Bay

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Map TRA-2: Bus Routes



LEGEND

- Village of Palmetto Bay Boundary

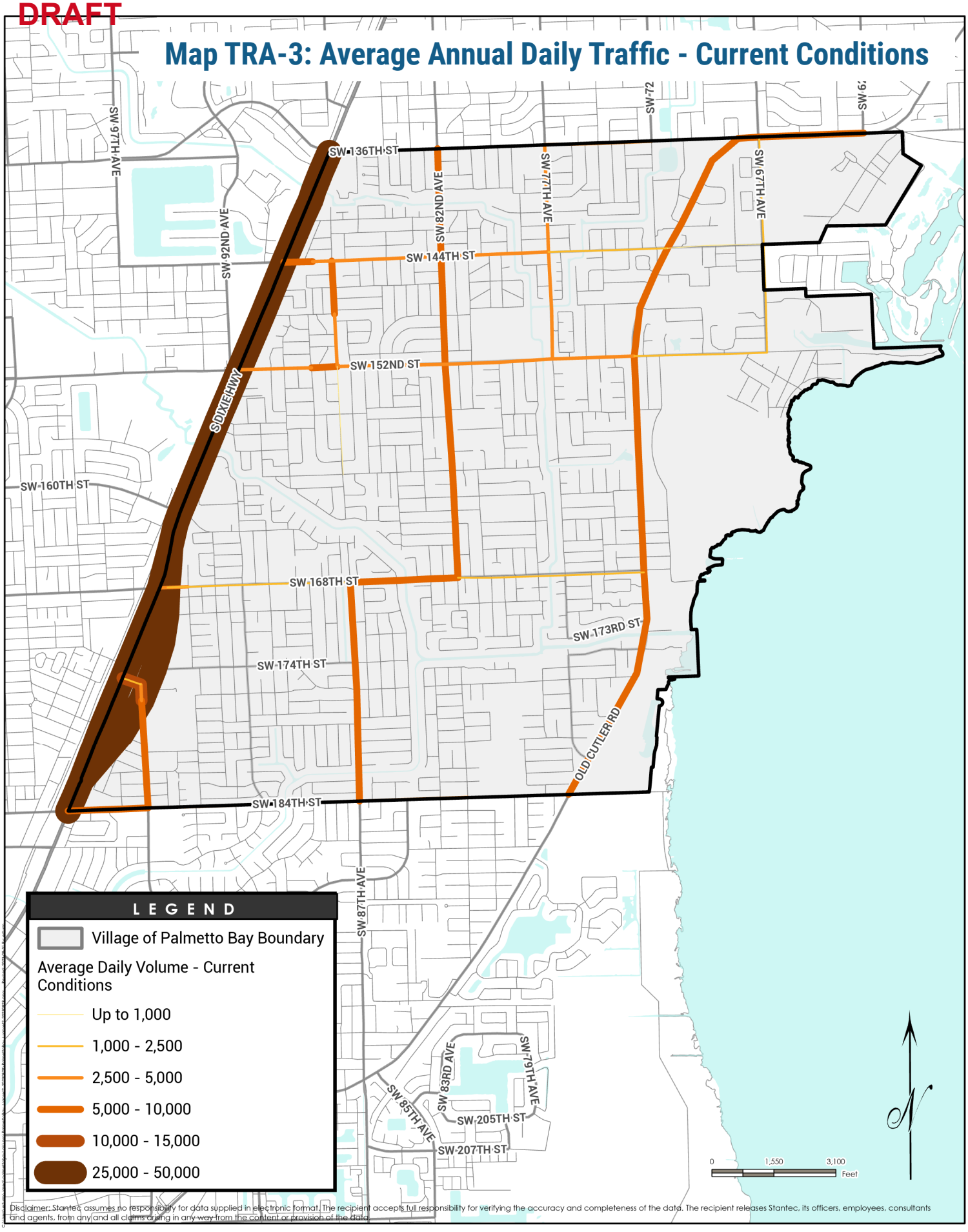
Bus Route Number, Name

- 107,DOLPHIN MALL-MDC KEND-CUTLER BAY
- 136,DOUGLAS RD-OLD CUTLER-SW 136 ST
- 152,COUNTRY WALK-TRANSITWAY VIA 152 ST
- 287,CUTLER BAY TO DADELAND SOUTH
- 34,EXPRESS: FLA CITY TO DADELAND SO
- 38,TRANSITWAY MAX: 344 ST TO DADELAND
- 39,EXPRESS: S.DADE GVT CTR-DADELAND SO
- 500,CUTLER BAY LOCAL
- 52,GOULDS TO DADELAND SOUTH STATION
- 73,OKEECHOBEE-DADELAND SO-PALM BAY
- 97,SO.MIAMI HTS-PERRINE VIA CUTLER BAY
- PALPNR,Village of Palmetto Bay Park & Ride

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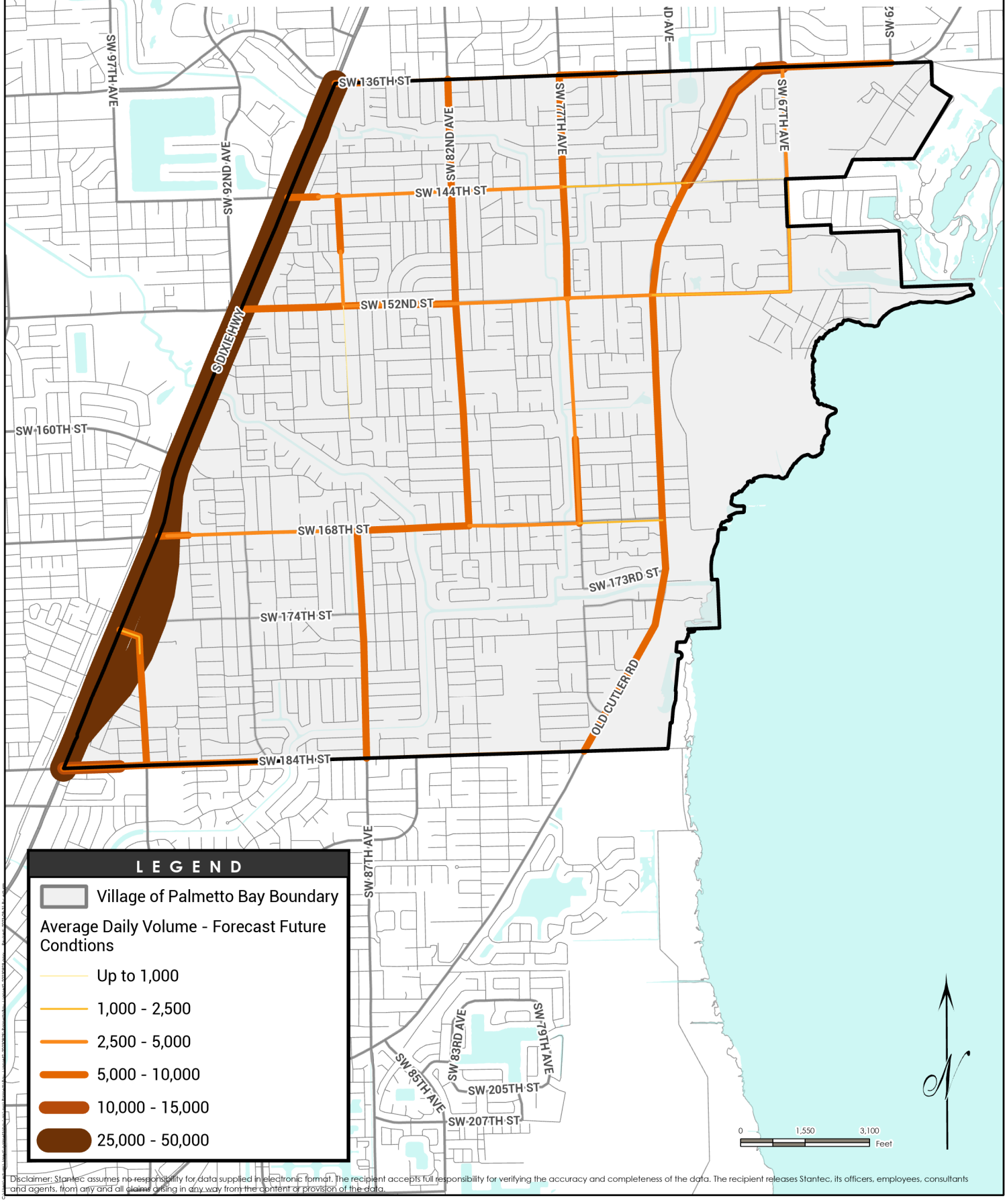
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Map TRA-3: Average Annual Daily Traffic - Current Conditions


SW 136TH ST
SW 144TH ST
SW 152ND ST
SW 160TH ST
SW 168TH ST
SW 173RD ST
SW 174TH ST
SW 184TH ST
SW 97TH AVE
SW 92ND AVE
SW 82ND AVE
SW 77TH AVE
SW 67TH AVE
SW 72
SW 79
SW 87TH AVE
SW 83RD AVE
SW 85TH AVE
SW 79TH AVE
SW 205TH ST
SW 207TH ST
SW 177TH AVE
SW 177TH AVE
SW 177TH AVE

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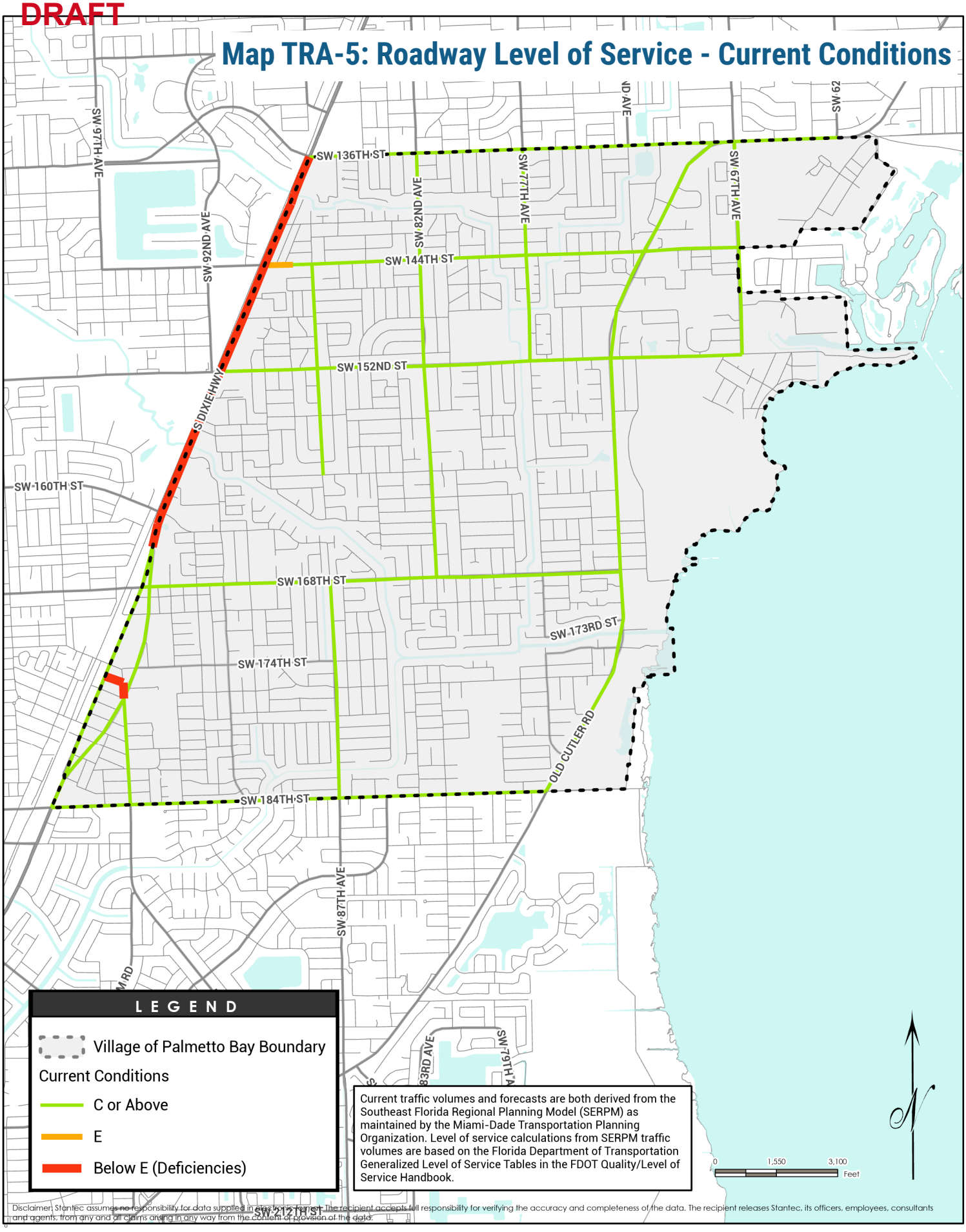
Map TRA-4: Average Annual Daily Traffic - Future Conditions



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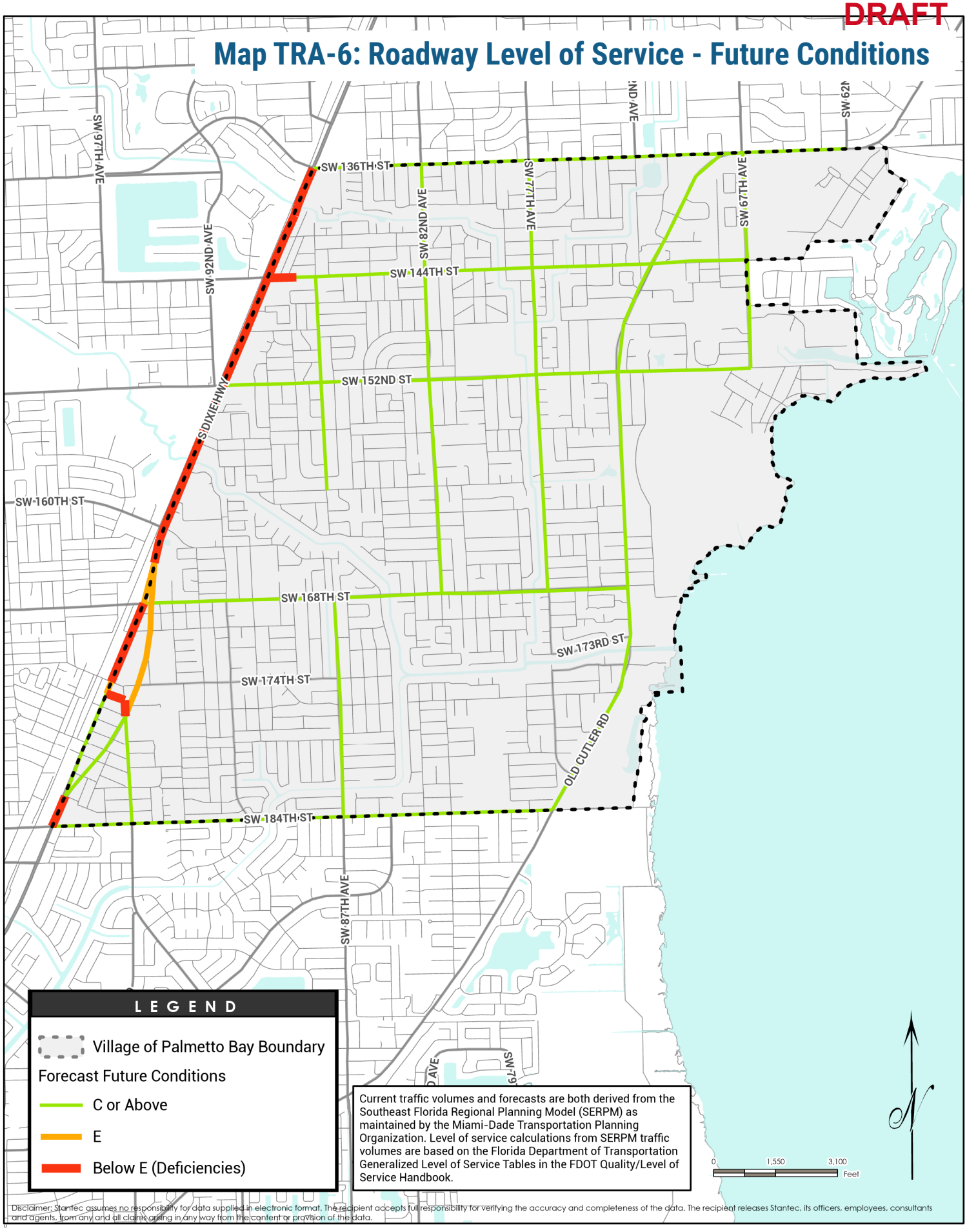
Map TRA-5: Roadway Level of Service - Current Conditions



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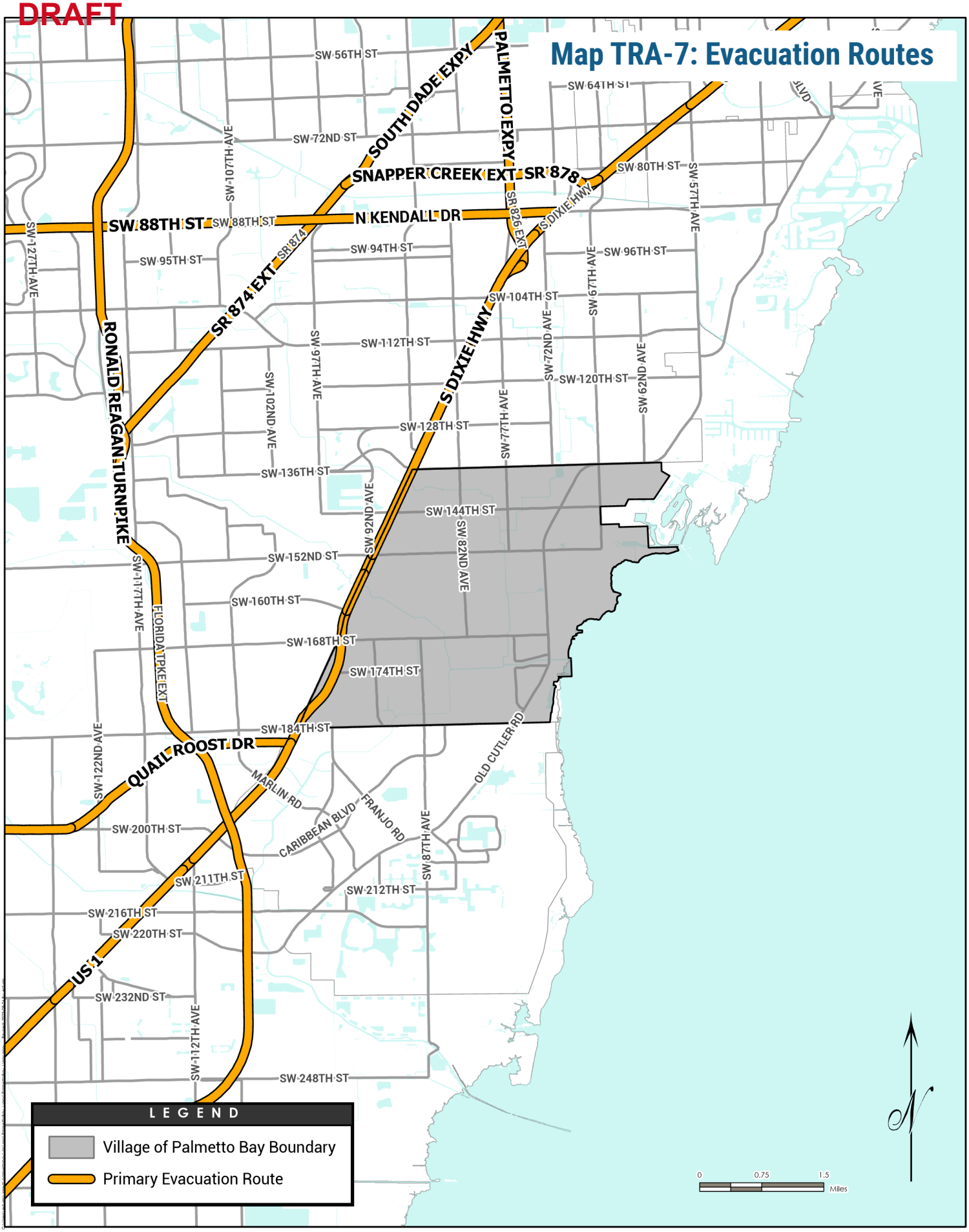
Map TRA-6: Roadway Level of Service - Future Conditions



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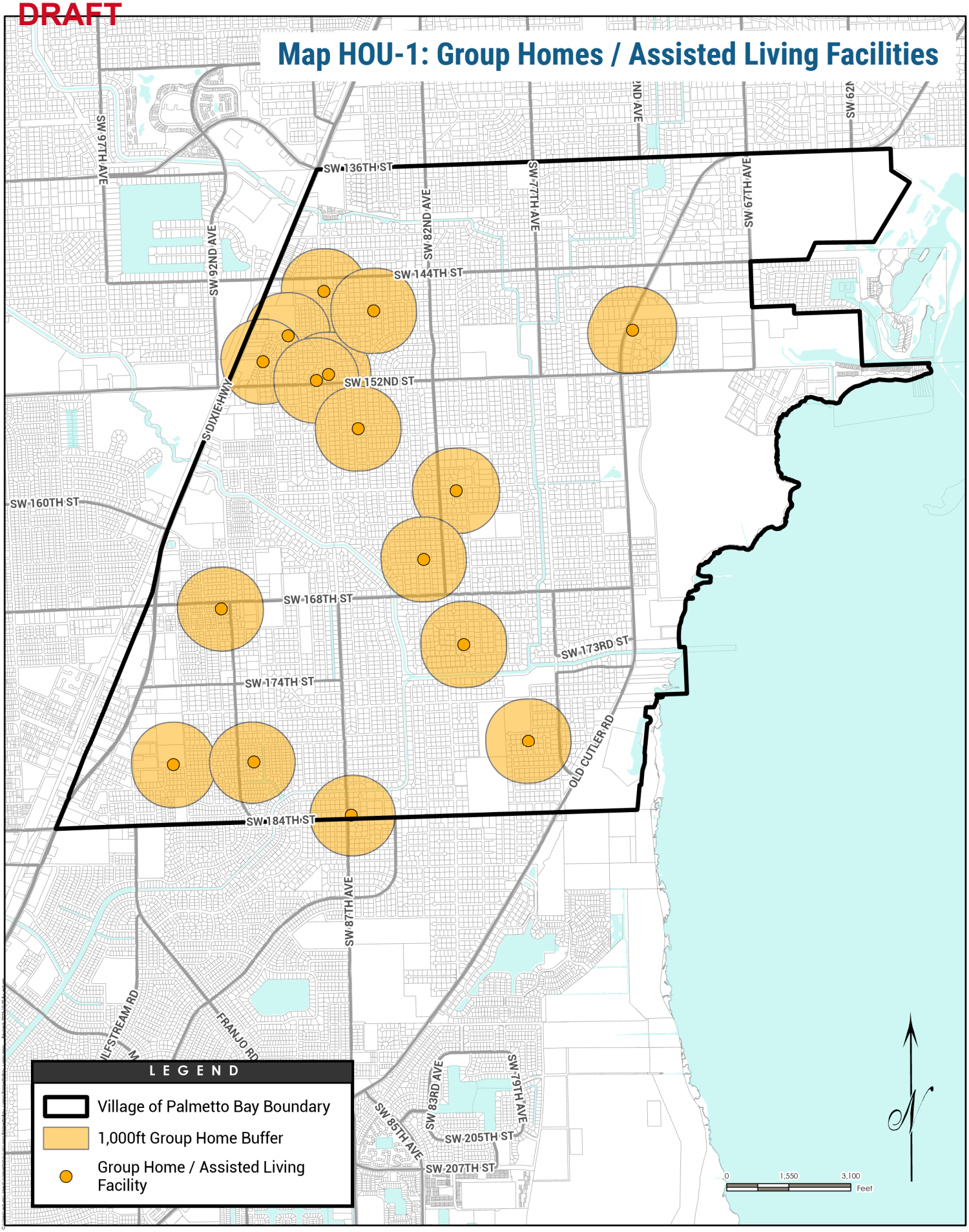
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Map TRA-7: Evacuation Routes



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Map HOU-1: Group Homes / Assisted Living Facilities







VILLAGE OF PALMETTO BAY
2035/2045 COMPREHENSIVE PLAN

NOVEMBER 2024

DRAFT 284

ACKNOWLEDGMENTS

Village Council

Karyn Cunningham, Mayor
Leanne Tellam, Vice Mayor
Patrick Fiore, Councilmember
Steve Cody, Councilmember
Marsha Matson, Councilmember

Village Staff

Nick Marano, Village Manager
Heidi Siegel, AICP, Community and Economic Development Director
Alexander Adams, AICP, CNU-A, Planning Division Manager
Andrea Candelaria, MPA, Resilience Coordinator
Dio Torres, Public Services Director
Fanny Carmona, Parks and Recreation Director

Stantec

Jared Beck, AICP / FRP
Amanda Brandon, AICP
Nicholas Perez-Alvarez, AICP, LEED AP ND, CFM
Joel Mann, AICP
Diane Quigley, AICP, CFM, WEDG
Matt Lewis, AICP
Erin Sturm, GISP
Joseph Velazquez



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INTRODUCTION





01 CHAPTER



PURPOSE AND INTENT

The Village of Palmetto Bay's Comprehensive Plan expresses the future vision and guiding principles that will be utilized to achieve desired outcomes related to land use. This document is a planning policy document with initiatives and actionable tasks to meet the Village's overall planning. The Village of Palmetto Bay is a unique suburban community known as the "Village of Parks". The Village was incorporated in 2002 largely to be able to control its growth rate and preserve its combination of environmentally protected parks and large suburban lots that characterize over 80% of the municipality.

The Village does not expect its population to grow except in designated areas that are currently served or planned to be served by water, sewer, and transit along the US-1 corridor. This corridor, along the municipality's western boundary, is also the highest land with the least potential for flooding and sea level rise impacts. As a coastal jurisdiction, the Village may be impacted by the effects of climate change, sea level rise and warmer oceans leading to greater storm threats, flooding events, and high winds. The comprehensive plan balances the Village's unique sense of place geographically with the character desired by residents.

The purpose of the comprehensive plan is to guide predictable and sustainable growth patterns that have a positive economic impact for all who live, work, and play within the Village. The comprehensive plan encourages limited infill redevelopment away from the coastline and outside existing low-density single family housing areas. Florida Statute 163.3177 states that the 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. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented.

The sections of the comprehensive plan containing the goals, objectives, and policies describe how the Village's programs, activities, and land development regulations will be initiated, modified, or continued to implement the plan in a consistent manner. The plan establishes meaningful and predictable standards for the use and development of land and provides guidelines for future land development regulations. The comprehensive plan is based on current data, community vision, and public input. The comprehensive plan appropriately reacts to local conditions and respects home rule authority.

Per Florida Statute, the Village of Palmetto Bay will formally evaluate and appraise the comprehensive plan every 7 years. The components of the evaluation and appraisal process include updating socioeconomic and development data and evaluating this data to determine if projections were accurate and what trends have developed during the previous planning period. The Goals, Objectives, Policies and Implementation items of this comprehensive plan reflect current law and include the introduction of new initiatives for the future planning period. Village staff will also regularly monitor the plan's Implementation items as part of the budgeting process and reflected in the 5-year Capital Improvements Plan included within.





VILLAGE MISSION STATEMENT

To provide high-quality services and collaborative government that enhance our community's quality of life and preserve our Village character.

VILLAGE'S FUTURE VISION

The Village of Palmetto Bay strives to be the premier community committed to tranquility, sustainability and engagement to ensure that the "Village of Parks" remains the best place to live, work, learn, and play.



TRANSPARENT GOVERNMENT

Transparent, accessible and efficient government, energized by engaged and informed Residents.

LIFELONG LEARNING

Outstanding Opportunities for lifelong learning.

FINANCIAL STABILITY

Financial stability secured by focused economic development.

ATTRACTIVE ENVIRONMENT

well planned and maintained public assets and an attractive built environment resulting from responsive land use planning and Zoning.

ENVIRONMENTAL STEWARDSHIP

Environmental stewardship and sustainability.

SAFE COMMUNITY

A consistent priority on ensuring Palmetto Bay is a safe community.

WALKABLE, BIKABLE COMMUNITY

A walkable, Bikable community with access to multimodal transportation.

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DEMOGRAPHICS, TRENDS, AND GEOGRAPHY

Palmetto Bay is a municipality in Miami-Dade County on the east coast of Florida, generally situated between the Village of Pinecrest and City of Coral Gables to the north, the Town of Cutler Bay to the south, Biscayne Bay to the east and South Dixie Highway to the west. The Village was incorporated in 2002, becoming the 33rd municipality in Miami-Dade County.

Now known as the "Village of Parks," Palmetto Bay has a population of over 25,000 residents and is governed by a five-member Village Council operating under a Council-Manager form of government.



POPULATION- VILLAGE VS COUNTY

According to the University of Florida Bureau of Economic and Business Research (BEBR), the official population estimate of permanent residents in the Village of Palmetto Bay as of 2022 is **25,041 residents.** This is a growth of 602 persons (2.5% growth rate) since the 2020 recorded census population. The Shimberg Center for Housing Studies prepares population projections for all municipalities in Florida.

Palmetto Bay's future population is projected to be **25,219 residents by the year 2045**, with an average annual growth rate of 1%. This is in contrast with Miami-Dade County as a whole, which is projected to grow in population at an average annual rate of 3% through 2045. Palmetto Bay's share of the overall Miami-Dade County population has been 0.9% since 2010 and is projected to decrease to 0.8% of the overall County population by 2035.

According to the U.S. Census Bureau, the median age in Palmetto Bay is 42.

DEMOGRAPHIC SNAPSHOT

Palmetto Bay can expect to experience slight population growth through 2040, with the overall population plateauing between 2040 and 2045.

1%
Palmetto Bay projected average annual growth rate through 2045

3.12
Palmetto Bay average persons per household (2017-2021)

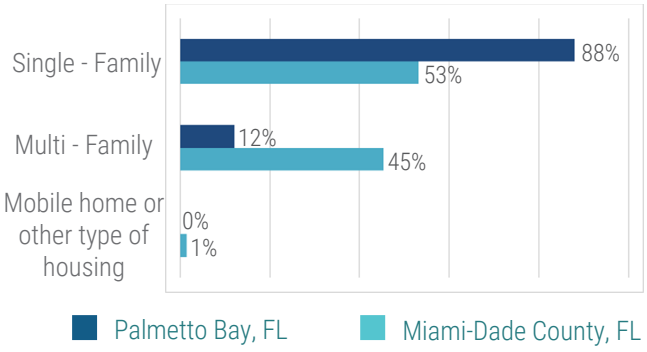
42
Median Age (2017-2021)

HOUSING

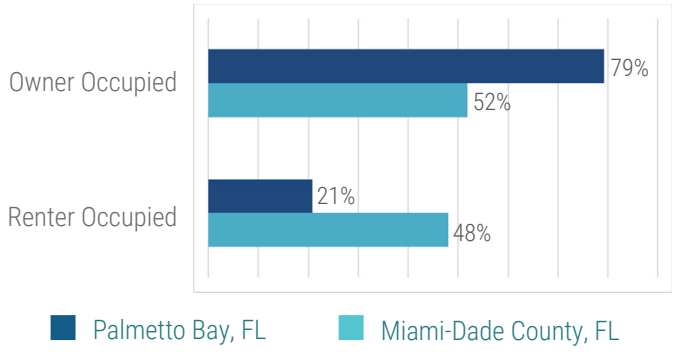
Housing Costs

		Palmetto Bay	Miami-Dade County
(2017 - 2021)	Median Value of Owner-Occupied Housing Units	$617,900	$332,800
(2017 - 2021)	Median Monthly Owner Cost - With a Mortgage	$3,271	$2,006
(2017 - 2021)	Owner-occupied housing unit rate	79.2%	51.9%
(2017 - 2021)	Median Gross Rent	$1,499	$1,470

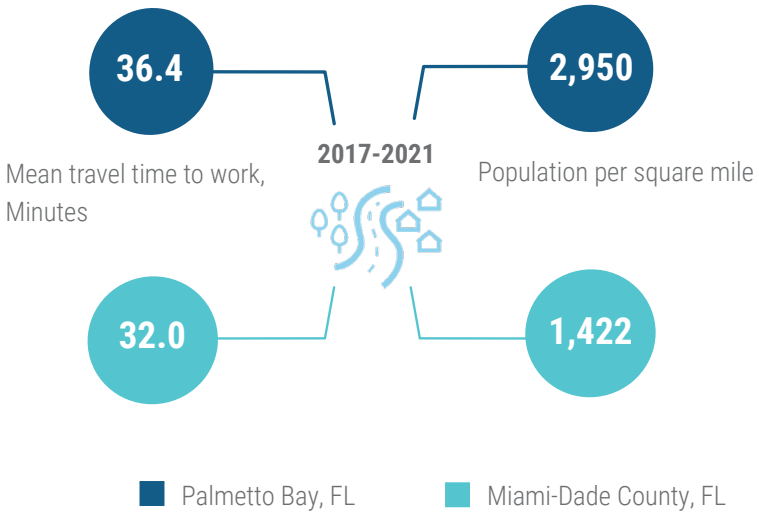
Housing Unit by Type
2017 -2021



Housing Unit by Occupancy
2017 -2021

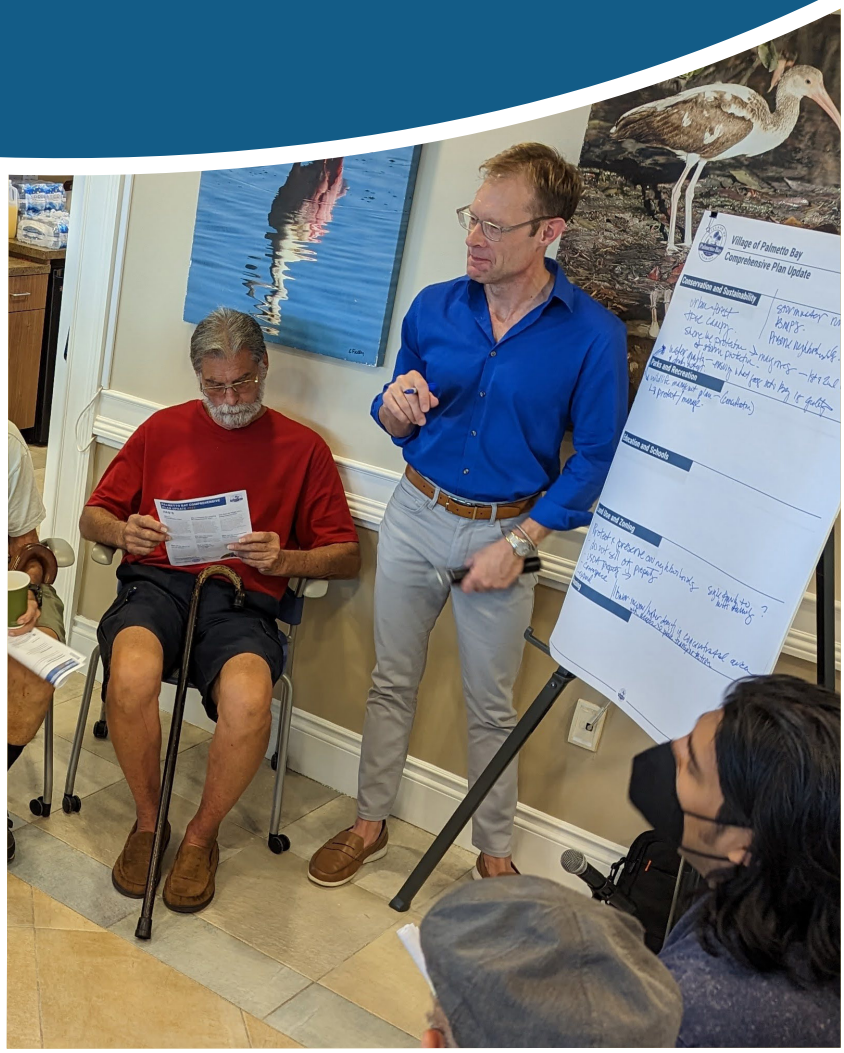


TRANSPORTATION & GEOGRAPHY



COMPREHENSIVE PLANNING




Village of Palmetto Bay
Comprehensive Plan Update
Conservation and Sustainability
Parks and Recreation
Education and Schools

02 CHAPTER



ELEMENT 1

Conservation & Sustainability (CON)

The Conservation and Sustainability Element (CON) has been identified by the Village as the first element of the Comprehensive Plan through the lens that all other elements are reflective of; and serves to establish the priorities of the village's residents.

The Village respects the natural environment and the conservation, use, and protection of natural resources in the area that include land, water and air quality. Florida Statutes identifies the "air, water, land, water recharge areas, wetlands, water wells, estuarine marshes, soils, beaches, shores, flood plains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals, and other natural and environmental resources, including factors that affect energy conservation" as primary required elements for all municipalities." Florida Statutes continues that "conservation, appropriate uses, and protection of the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters and protect from activities and land uses known to affect adversely the quality and quantity of identified water sources, including natural groundwater recharge areas, wellhead protection areas, and surface waters used as a source of public water supply." The Village will meet or exceed all state requirements and will maintain cooperation with adjacent local governments and relevant agencies to conserve, appropriately use, or protect unique vegetative communities located within the Village.

This element is divided into four themes: Land, Water, Air, Education. The Objectives and Policies in the Conservation and Sustainability Element are driven by the four overarching Goals below:

Promote Sustainability
The village shall promote sustainability, recycling, and healthy air quality in order to protect the community's natural resources and high quality of life.

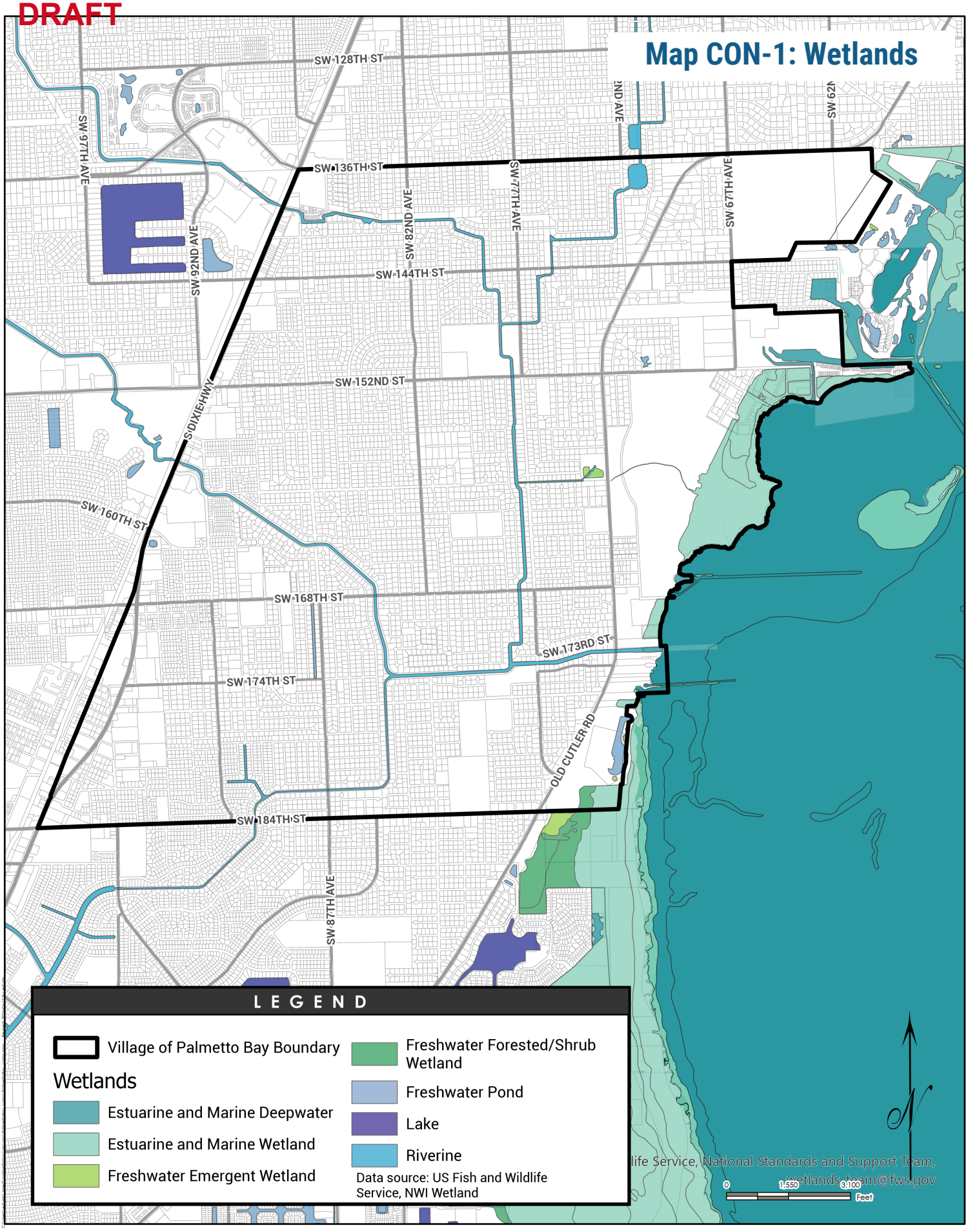
Protect the Community's Flora and Fauna
In order to enhance the sustainability of the community and the quality of its natural systems, the Village shall protect, promote, and appropriately manage its diverse flora and fauna.

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.

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

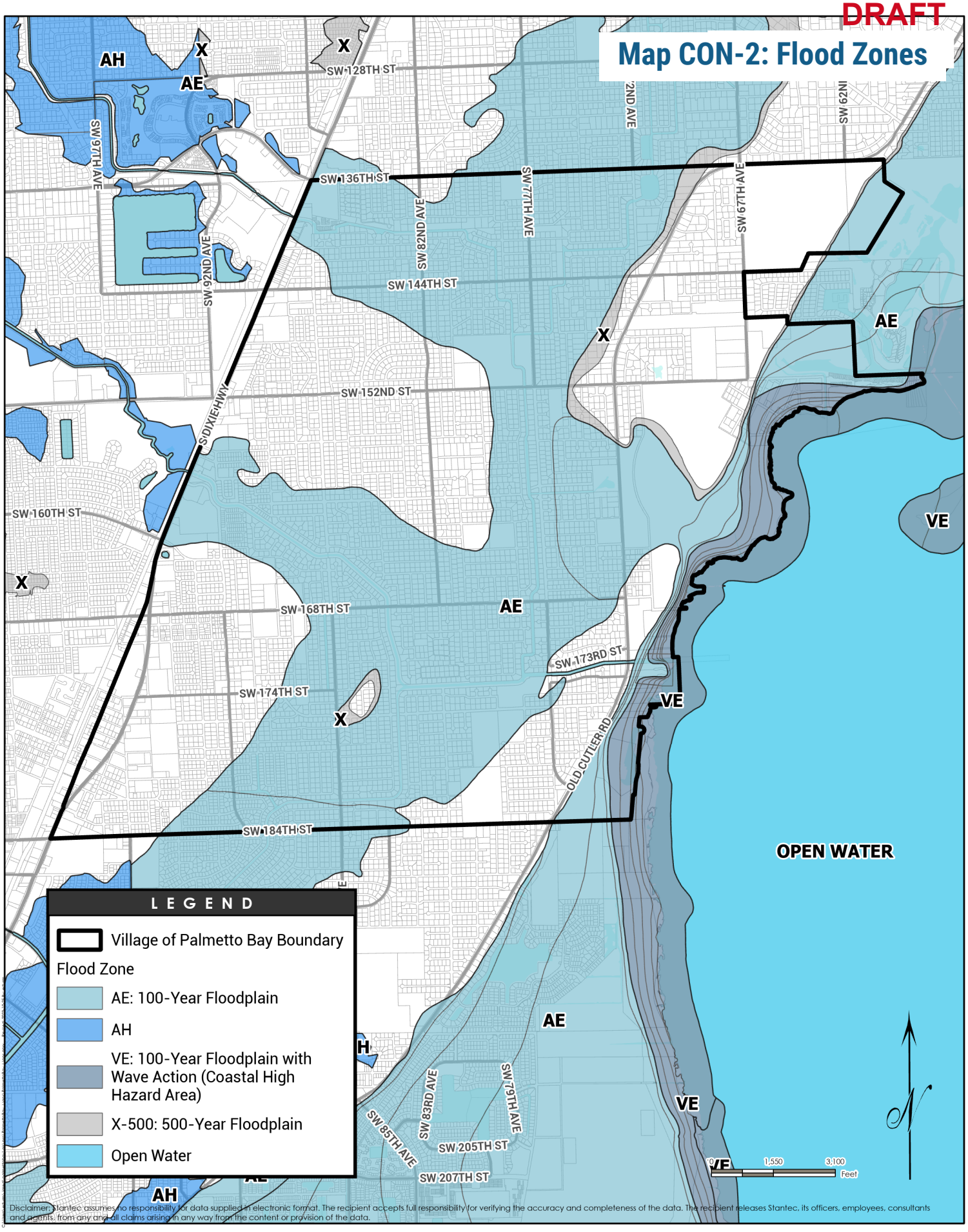
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Map CON-1: Wetlands



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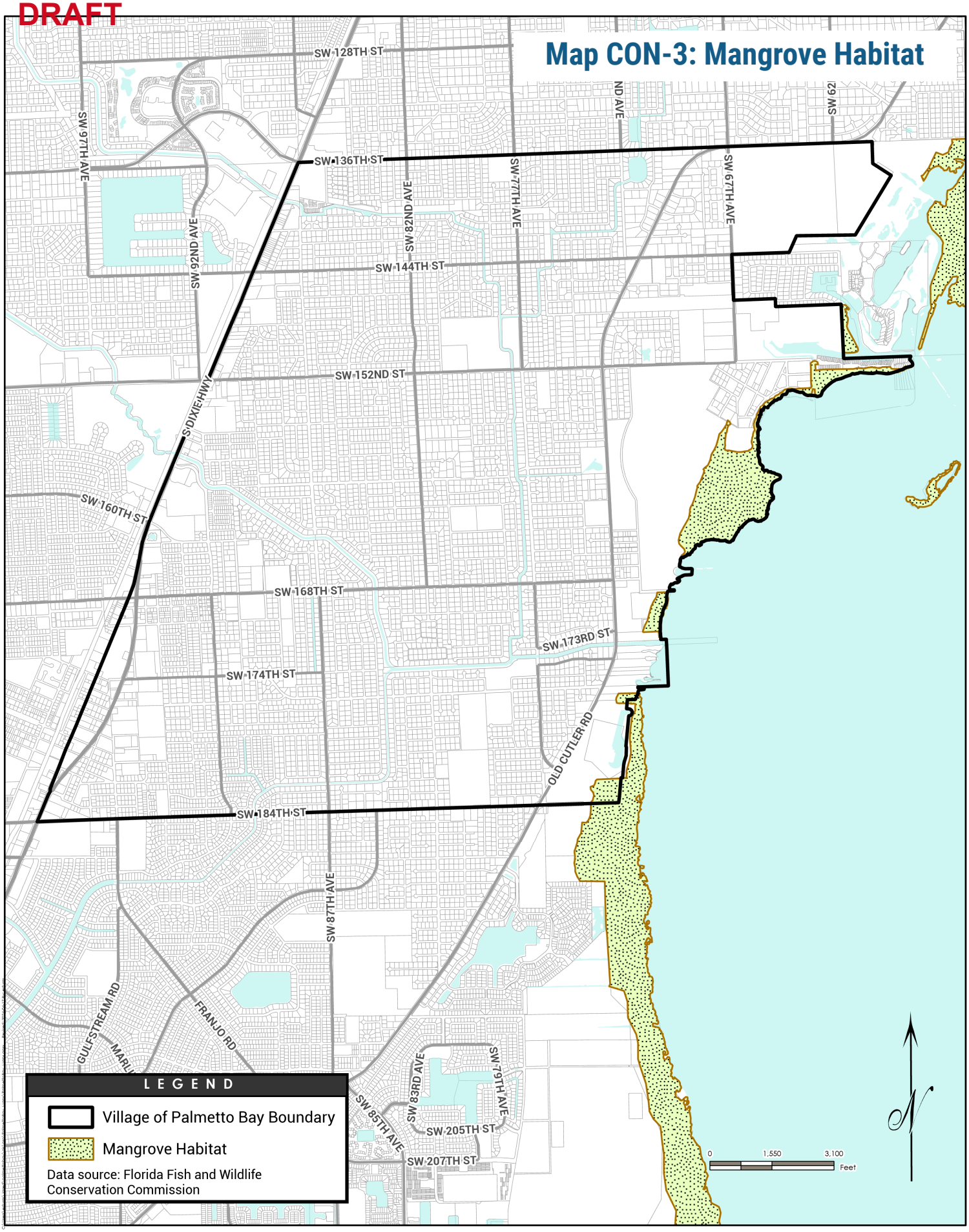
Map CON-2: Flood Zones



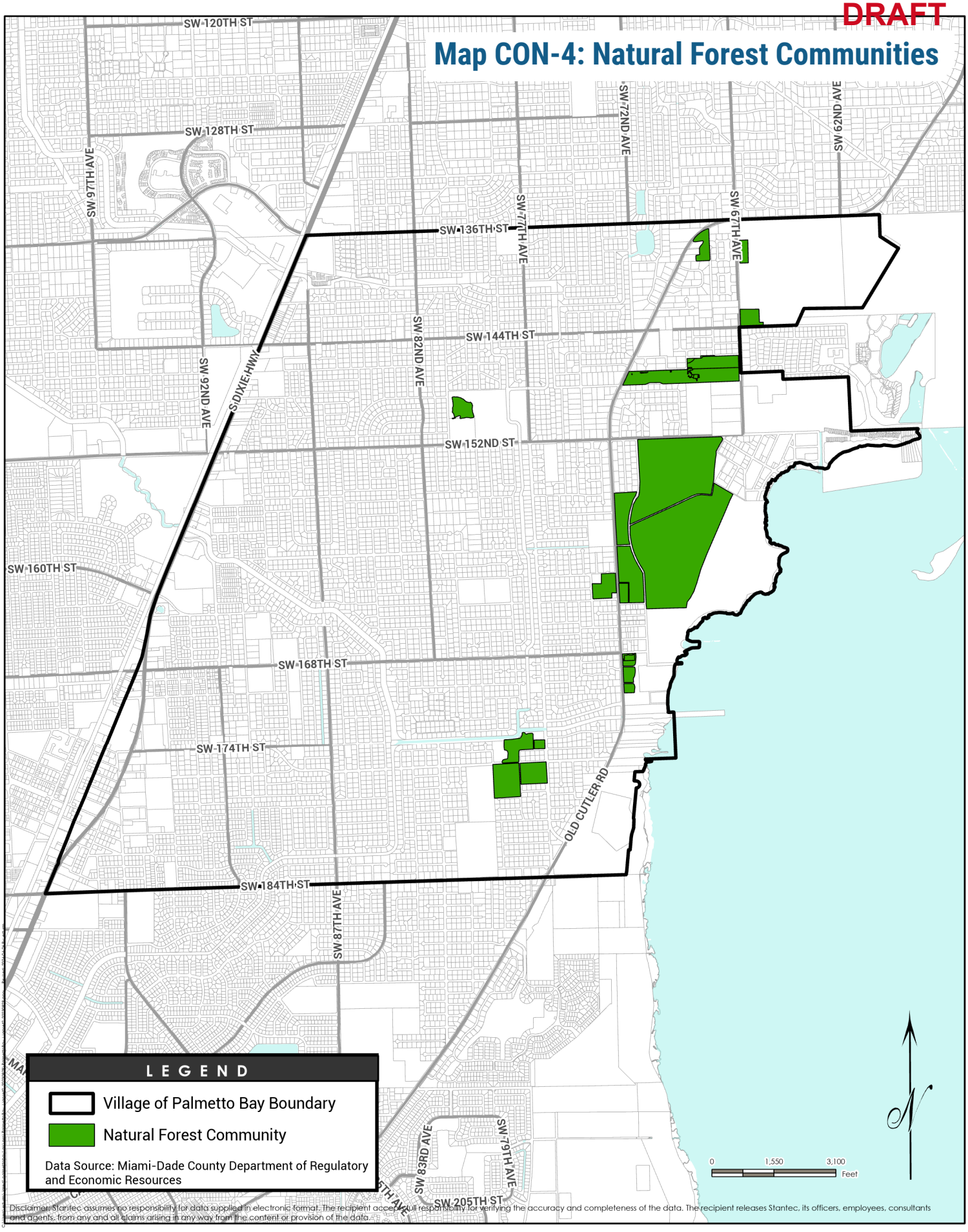
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Map CON-3: Mangrove Habitat



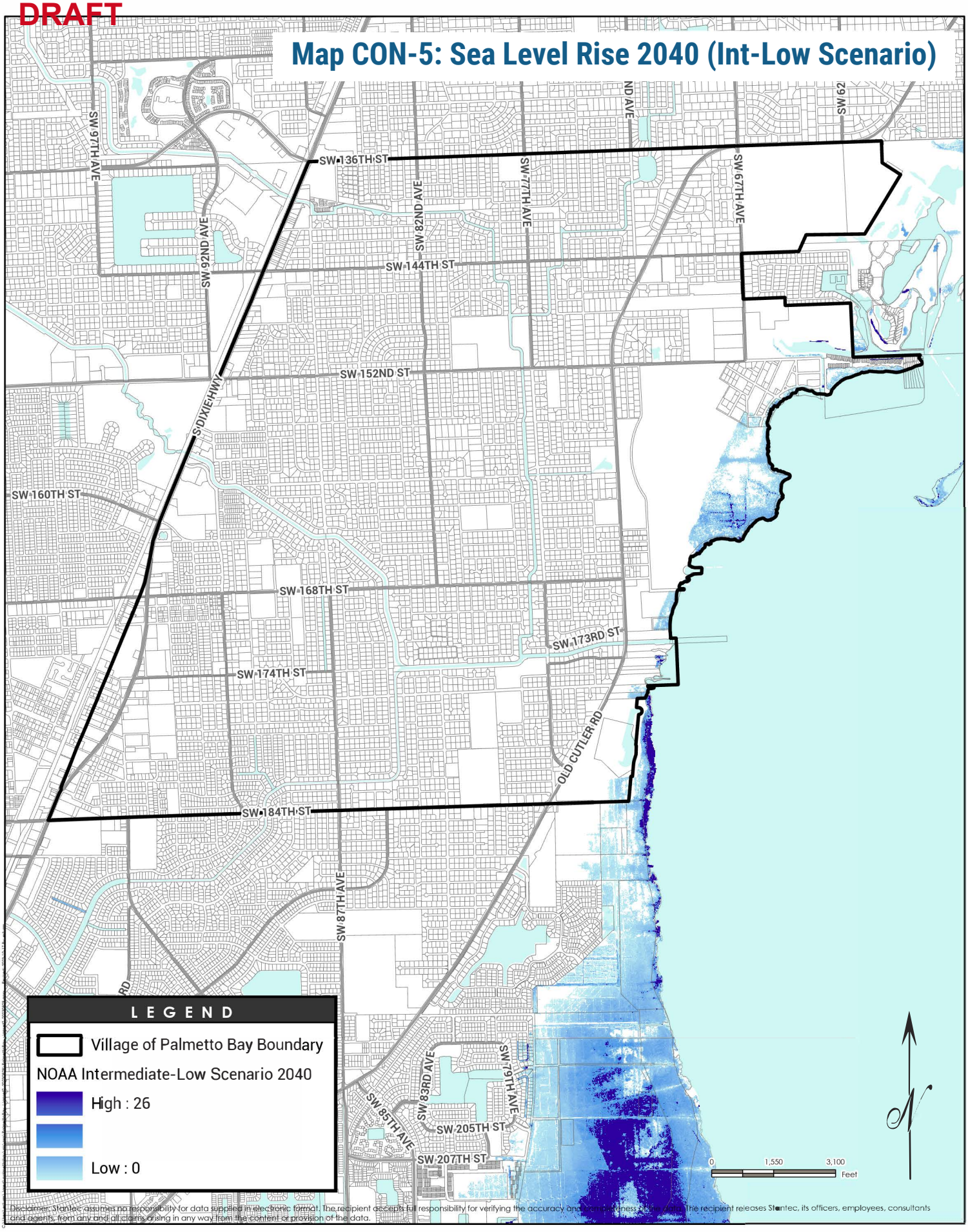
Map CON-4: Natural Forest Communities



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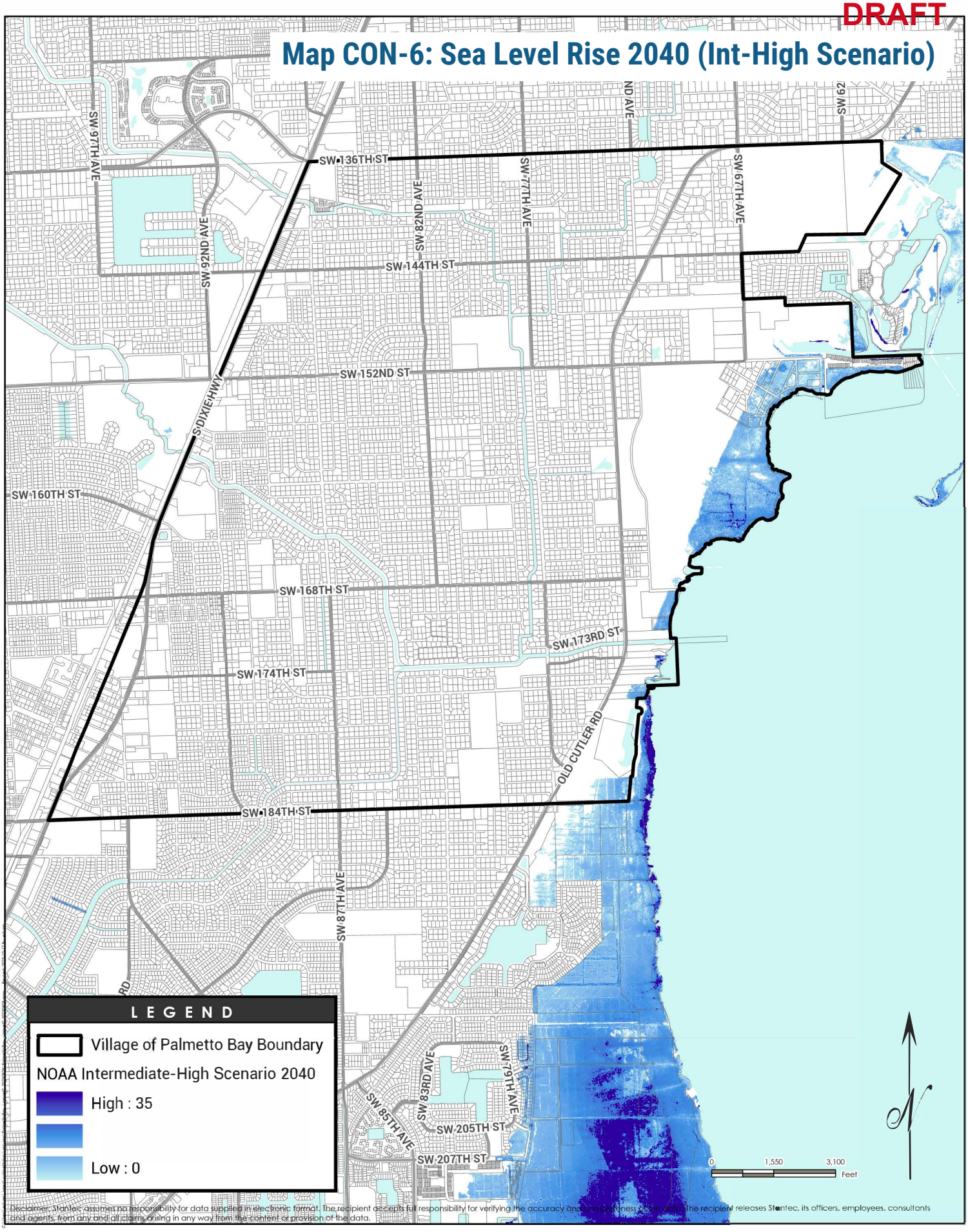
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Map CON-5: Sea Level Rise 2040 (Int-Low Scenario)



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Map CON-6: Sea Level Rise 2040 (Int-High Scenario)



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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.

Policies:

- **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 guide growth and redevelopment to 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.

Policies:

- **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**
  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

The Village strives to protect the air quality for its residents.

Policies:

- **CON I.C.1: Improve Air Quality**
  The Village shall coordinate with county and state agencies to ensure all federal, state, county and local air quality standards are complied with or exceeded in order to 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.

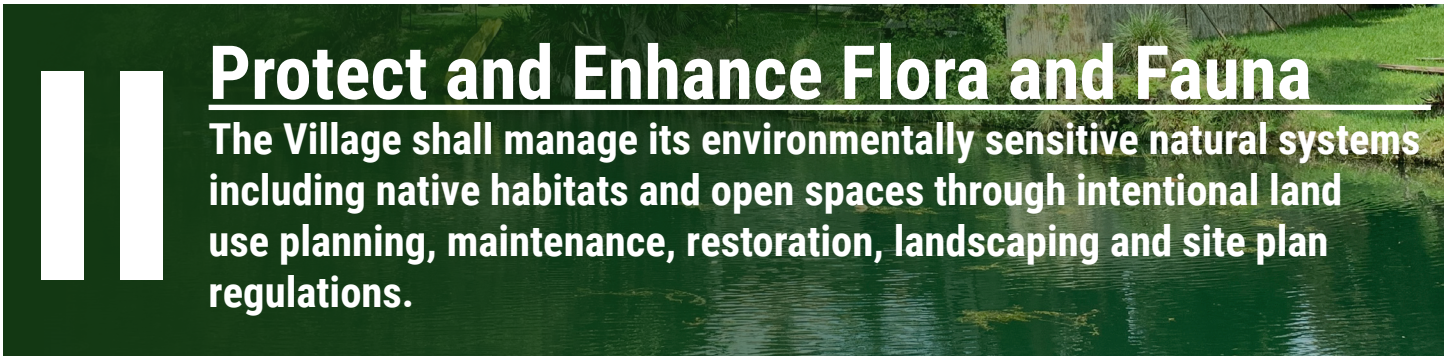


Objective D: Buildings

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

Policies:

- **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.



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.

Policies:

- **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 parks or 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: 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.

Policies:

- **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.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 trees which will enhance the urban forest and tree canopy cover in the community and improve shading.



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.

Policies:

- **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.3: Florida Friendly Landscaping**
  The Village shall encourage the use of Florida Friendly landscaping in developments which uses low-maintenance water-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.





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.

Policies:

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.



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.

Policies:

- **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 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.

Policies:

- **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 Habitat**
  The Village shall continue to protect areas designated as 'Mangrove Habitat' by the Florida Fish and Wildlife Conservation Commission.
- **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.

Policies:

- **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.



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: Protect Potable Water Supply

The Village shall ensure that there is a sufficient potable water supply to meet the needs of the community.

Policies:

- **CON IV.A.1: Coordination**
  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).

- **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.

Policies:

- **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.

Policies:

- **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.



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.

Policies:

- **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 in alignment 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.

Implementation Snapshot

Review and amend the LDR's as needed to support the Policies of the Conservation and Sustainability Element.

Establish an incentive program that may consist of a range of mechanisms to encourage energy efficient designs such as expedited permitting or limited term ad valorem tax exemptions.

Develop a Green Infrastructure Master Plan, 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.

Evaluate enhancing the landscape requirements within the LDR's to include maintenance requirements, to maintain the existing aesthetic and high quality of life in the community.

Evaluate enhancing water conservation regulations to ensure all residents and businesses reduce and conserve potable and non-potable water to the maximum extent possible.

Amend the Code of Ordinances to further enable and encourage the use of green stormwater infrastructure.



Provide funding to host community events and / or promote recycling.

Study the creation of a Green Business Certification Program and encourage businesses to participate.

Develop and maintain a Sustainable Community Action Plan that guides sustainability measures for the Village over time.

Adopt a more stringent lighting ordinance to minimize glare, light pollution and carbon emissions and mitigate negative impacts to natural habitats.

Consider expanding recycling containers, including battery recycling bins, in all publicly owned properties including all parks, the Public Services Department, Village Hall, and 900 Perrine.

Develop a greenhouse gas inventory and execute a Greenhouse Gas Emissions Study.

Participate in the Tree City USA Program.





ELEMENT 2

Coastal Management (COA)

The Coastal Management Element (COA) works together with the Conservation Element to guide growth away from the Coastal High Hazard Area, prevent flooding, and adapt to sea level rising. This element identifies the risks of flooding, storm surge, stormwater management, hazard mitigation, evacuation, protection of the coastline and adjacent Biscayne Bay National Wildlife Refuge.

Florida Statute recognizes the "importance of restricting and mitigating development activities that may damage or destroy coastal resources and to develop process that ensure new development or redevelop is designed to protect human life, and critical infrastructure, and to limit public expenditures in areas that are subject to natural disaster."

The Village will meet or exceed all state requirements and will maintain cooperation with adjacent local governments and relevant agencies to conserve, protect and secure the residential community.

This element is divided into four themes:



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 stormwater runoff. Ensure that the protection of critical assets and communities from these events are considered in current and future planning and development scenarios, pursuant to F.S. 162.3177 (6)(g)(10).



Coastal High Hazard Area (CHHA)

Protect human life and limit public expenditures that subsidize private development within the CHHA, as defined in F.S. 163.3178(2)(h).



Emergency Management, Post Disaster Redevelopment, and Hazard Mitigation

Collaborate with the Miami-Dade County Office of Emergency Management (OEM) to minimize hurricane evacuation times and ensure adequate shelter capacity for residents during mandatory hurricane evacuation orders. Assist OEM in the development and implementation of 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.

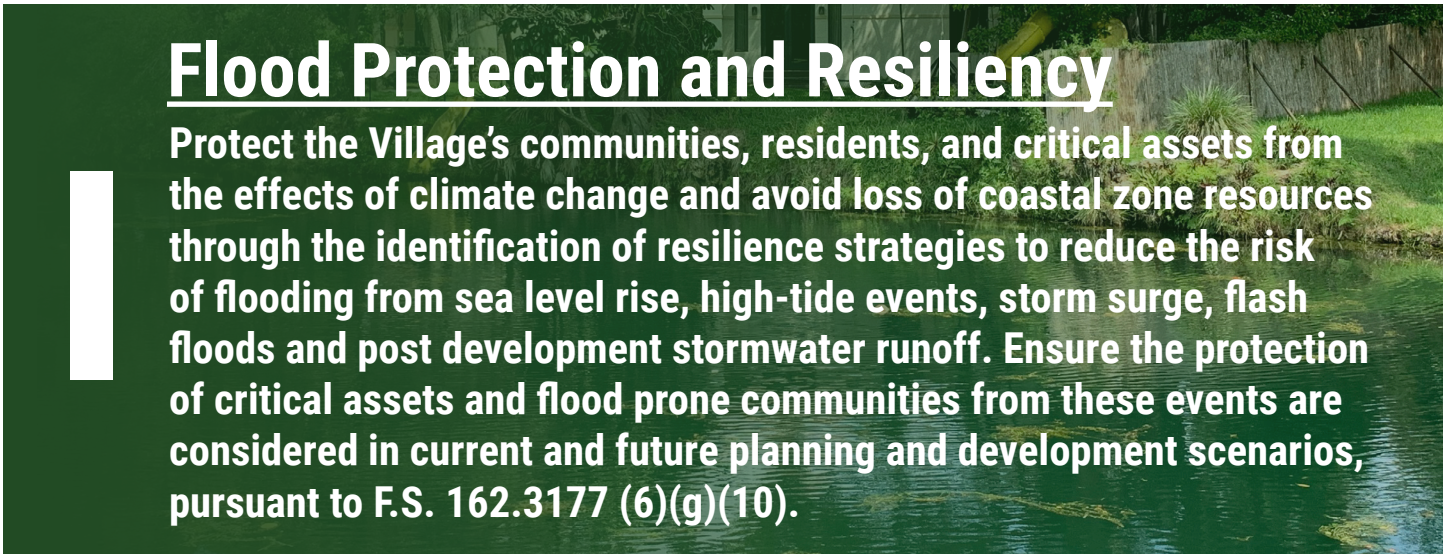


Public Access to the Shoreline

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 in Palmetto Bay to promote water-based tourism and recreational activities.

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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.

Policies:

- **COA I.A.1: Integrate Resilience Action Plan**
  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: Reduce Natural Hazard Impacts

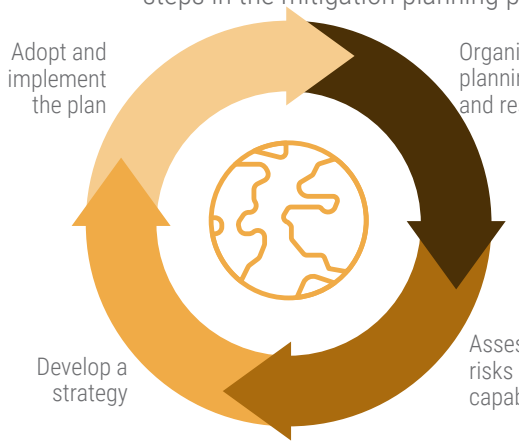
Reduce natural hazard impacts through compliance with Federal Emergency Management Agency (FEMA) regulations and by targeting repetitive flood loss and vulnerable properties for mitigation.

Policies:

- **COA I.B.1:Minimum Flood Elevations**
  The Village's Land Development Regulations shall incentivize exceeding all minimum required flood elevations under Florida Building Code (FBC) 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 buffer landward areas from storm impacts.
- **COA I.B.3: National Flood Insurance Program**
  The Village will participate in the 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 withing 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.

Having a Plan Helps:

Hazard mitigation planning reduces loss of life and property by minimizing the impact of disasters. There are four core steps in the mitigation planning process:



Hazard Mitigation Planning Process, FEMA, 2021

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II Coastal High Hazard Area (CHHA)

Protect human life and limit public 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 in the Future Land Use Map in order to limit future loses and protect existing and future residents from extreme weather events.

Policies:

- **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: Protect Coastal Areas**

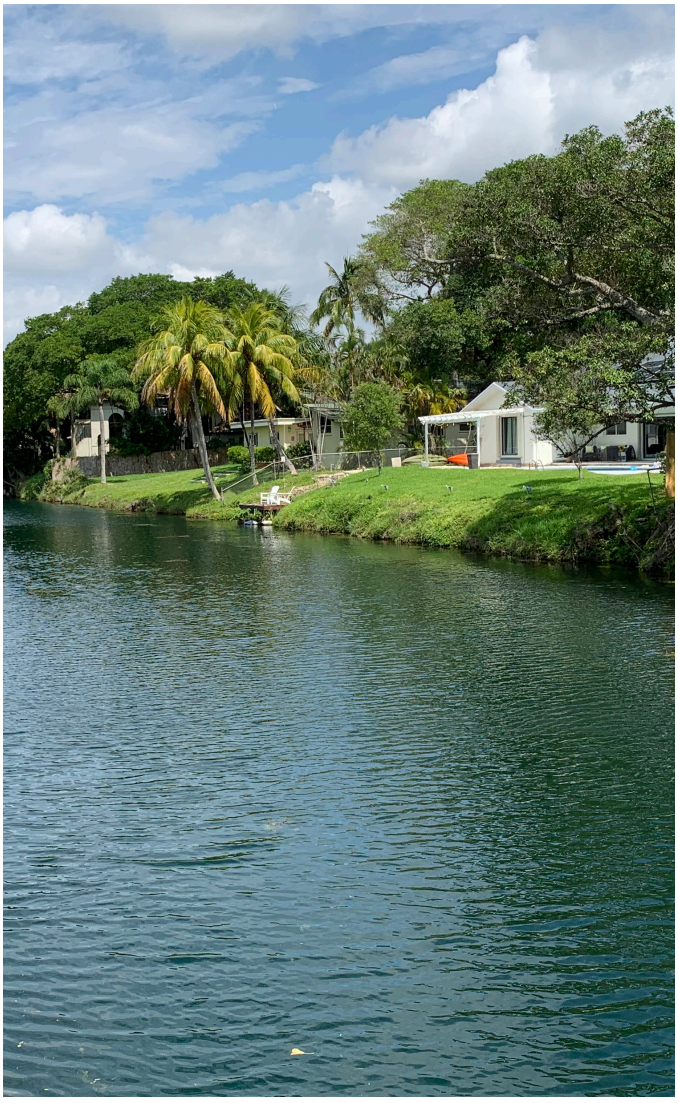
  The Village shall further protect coastal areas by studying areas contiguous to the CHHA for rezoning to conservation or parks land use.

- **COA II.A.3: 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.4: Preserve Low Density**

  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.5: Transfer of Development Rights**

  The Village shall consider techniques that discourage additional development within the CHHA and FEMA floodplains. The Village will evaluate strategies and techniques, such as the Transfer of Development Rights, to reduce the potential impacts.

- **COA II.A.6: 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.7: 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.8: 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.9: 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.10: 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.11: 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.12: 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.13: 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.

Policies:

- **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.
  - 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.
- **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:

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.

Policies:

- **COA II.C.1: Direct Smart Growth**
  The Village shall direct additional population concentrations away from the known or predicted Coastal High Hazard Area (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 will not increase densities or intensities in the CHHA and FEMA floodplains 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.



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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.

Policies:

- **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.

Policies:

- **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).

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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.

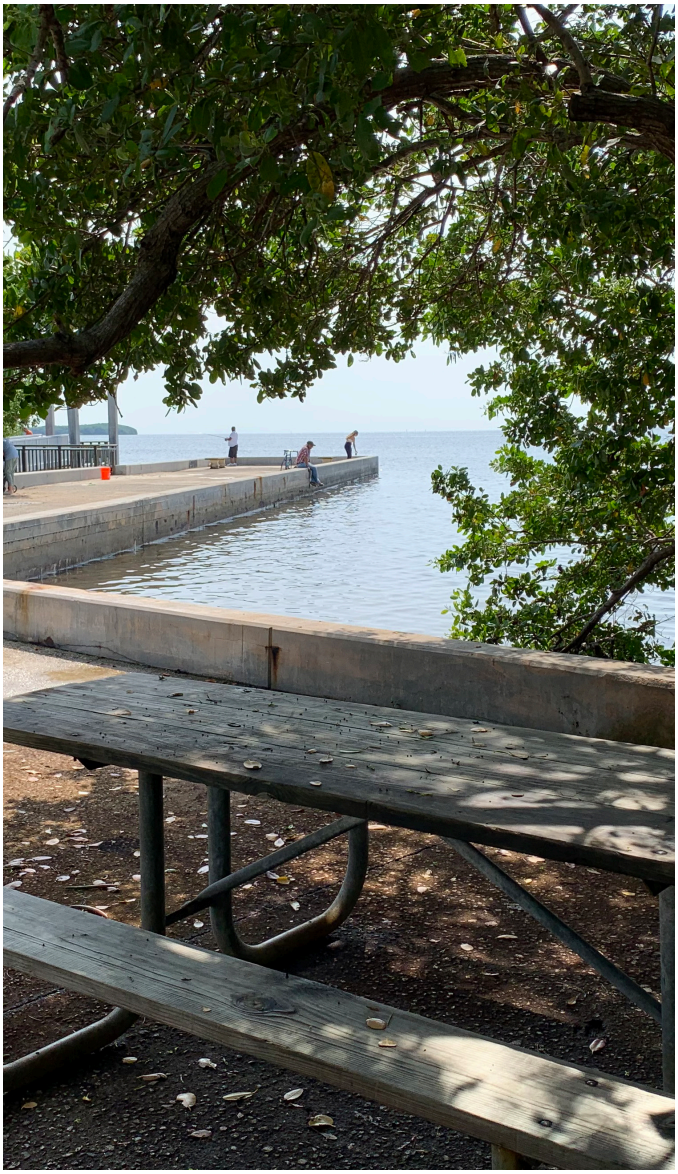
Policies:

- **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

Policies:

- **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.



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Implementation Snapshot

Develop, maintain, and implement a Resilience Action Plan (RAP) to include a Vulnerability Assessment (VA), Adaptation Strategies, and Adaptation Action Areas (AAA)

The Village of Palmetto Bay's VA and RAP shall be updated every five years, consistent with Section 380.093 F.S.

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 (SLIP) Study consistent with Section 380.0937 F.S. Require the implementation of alternative design solutions to reduce the risk of property and human lives from flooding, sea level rise, storm surge, and high-tide events.

Consistent with Section 3178(2)(c) F.S., protect and preserve the estuarine ecosystem and water quality of the Village's coastal area and Biscayne Bay through the control of stormwater runoff from 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.



The Village will provide land use, population, and infrastructure data, to the Miami-Dade County OEM for inclusion in the most current Comprehensive Emergency Management Plan (CEMP).

The Village will Incorporate the results of the VA and RAP into the Hazard Mitigation Plan to reflect at-risk communities and assets and to implement recommended adaptation strategies.

Establish standards within the Land Development Regulations that incentivize the creation of future public access locations for water-related recreational activities.





ELEMENT 3

Future Land Use (FLU)

The Future Land Use Element's (FLU) purpose is to guide predictable, socially responsible development that improves the quality of life for the Village's residents.

Florida Statute states that the Future Land Use element and any amendment to the future land uses that are graphically shown on the 2043 Future Land Use Map (FLUM) provides a 20-year planning horizon and ensures that the Village continues to grow in a manner consistent with its Vision and Mission to enhance the community's quality of life and preserve the Village's character.

This element is divided into five themes:



Future Land Uses

The Village shall establish and maintain Future Land Uses that enable sustainable, predictable, and efficient infill growth within the Village.



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.



Implement and Monitor the FLUM

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



Regulate Village Design

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

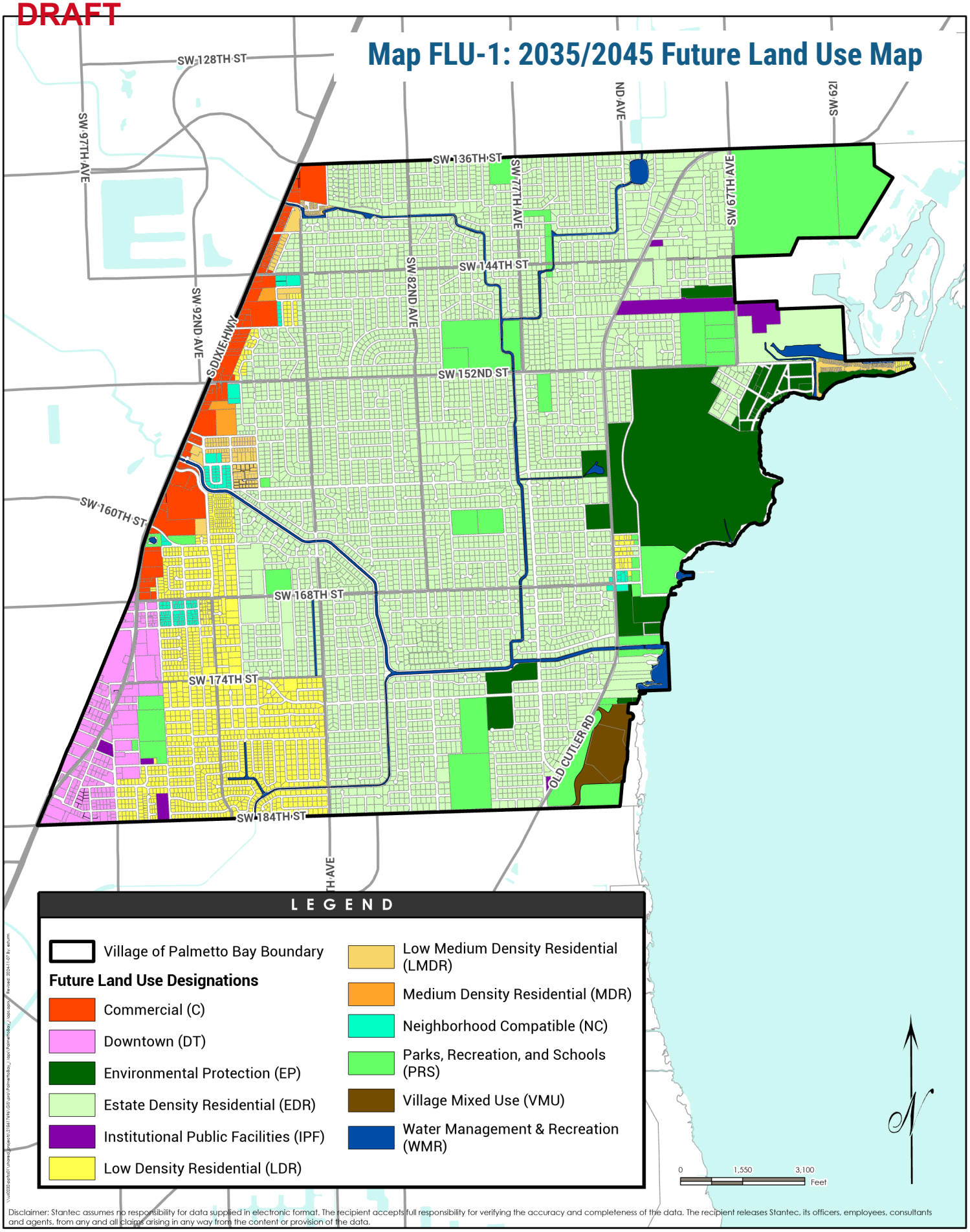


Implement Regulations through the Land Development Regulations (LDR)

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.

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Map FLU-1: 2035/2045 Future Land Use Map



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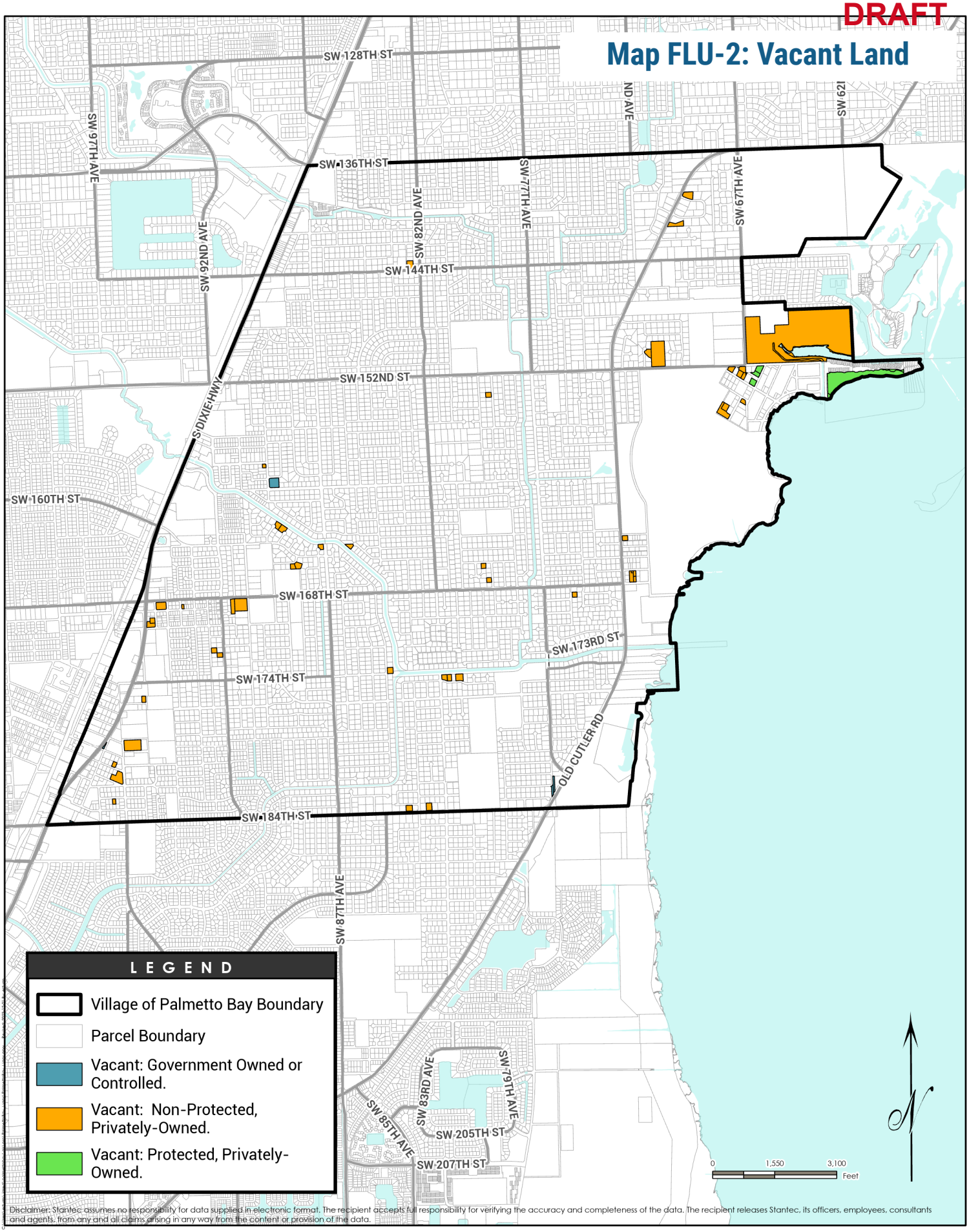
- Village of Palmetto Bay Boundary

Future Land Use Designations

- Commercial (C)
- Downtown (DT)
- Environmental Protection (EP)
- Estate Density Residential (EDR)
- Institutional Public Facilities (IPF)
- Low Density Residential (LDR)
- Low Medium Density Residential (LMDR)
- Medium Density Residential (MDR)
- Neighborhood Compatible (NC)
- Parks, Recreation, and Schools (PRS)
- Village Mixed Use (VMU)
- Water Management & Recreation (WMR)

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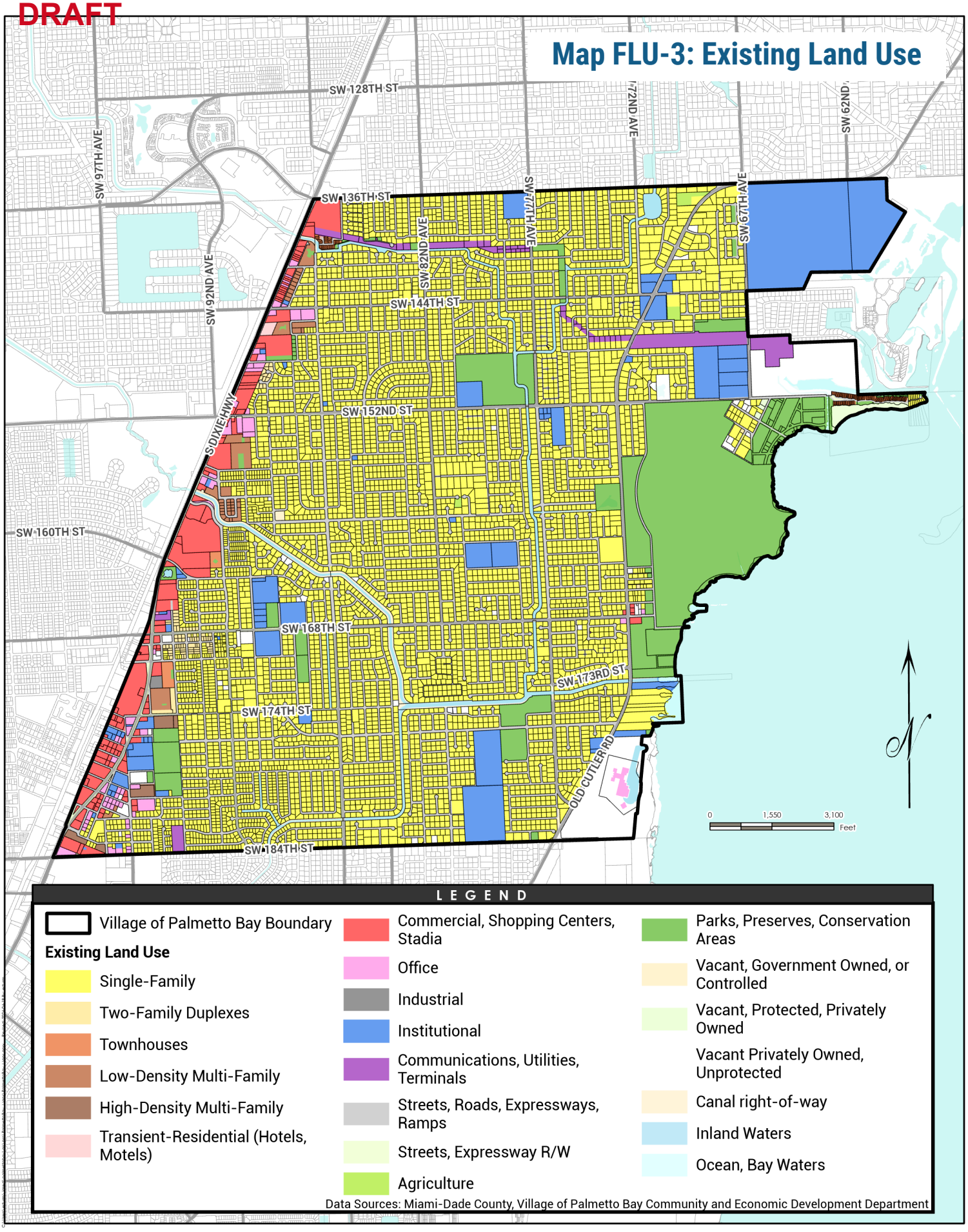
Map FLU-2: Vacant Land



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Map FLU-3: Existing Land Use



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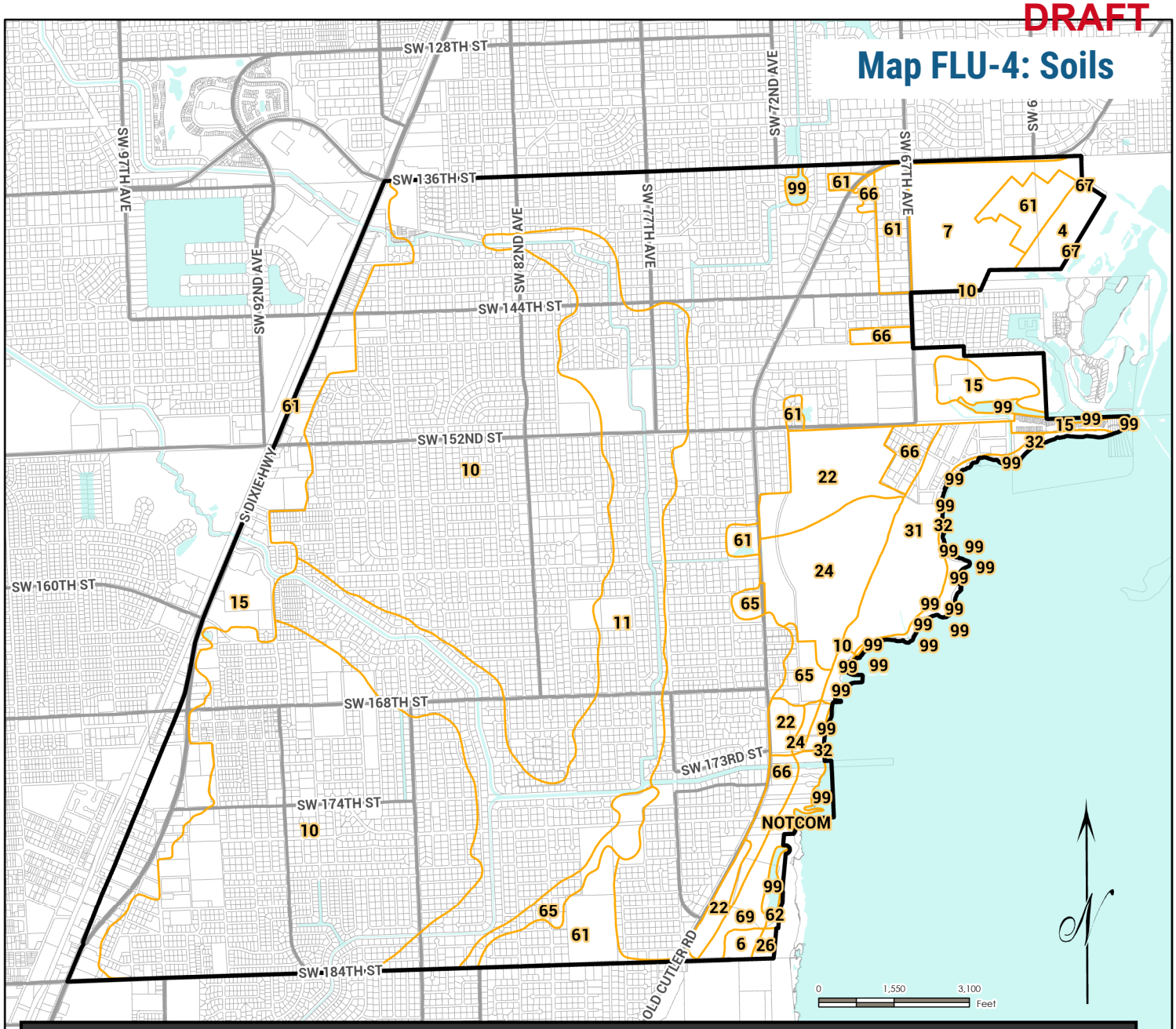
- Village of Palmetto Bay Boundary

Existing Land Use

- Single-Family
- Two-Family Duplexes
- Townhouses
- Low-Density Multi-Family
- High-Density Multi-Family
- Transient-Residential (Hotels, Motels)
- Commercial, Shopping Centers, Stadia
- Office
- Industrial
- Institutional
- Communications, Utilities, Terminals
- Streets, Roads, Expressways, Ramps
- Streets, Expressway R/W
- Agriculture
- Parks, Preserves, Conservation Areas
- Vacant, Government Owned, or Controlled
- Vacant, Protected, Privately Owned
- Vacant Privately Owned, Unprotected
- Canal right-of-way
- Inland Waters
- Ocean, Bay Waters

Data Sources: Miami-Dade County, Village of Palmetto Bay Community and Economic Development Department

Map FLU-4: Soils



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- Village of Palmetto Bay Boundary

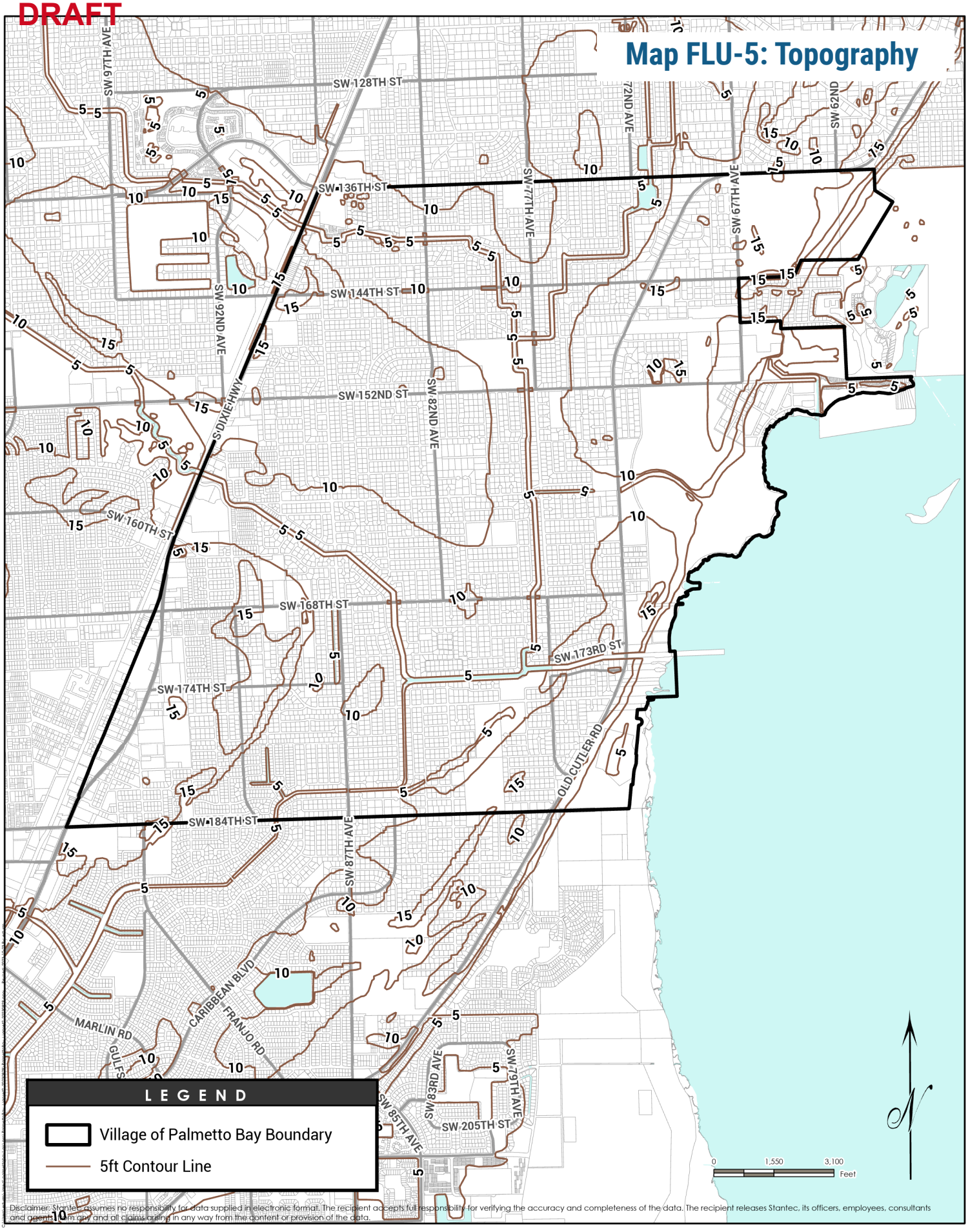
MUSYM,MUDESC

- 10,Udorthents, limestone substratum-Urban land complex, 0 to 2 percent slopes
- 11,Udorthents, marl substratum-Urban land complex, 0 to 2 percent slopes
- 15,Urban land, 0 to 2 percent slopes
- 22,Opalocka sand-Rock outcrop complex, 0 to 2 percent slopes
- 24,Matecumbe muck, 0 to 1 percent slopes, frequently flooded
- 26,Lignumvitae marly silt loam, tidal, 0 to 1 percent slopes
- 31,Trout Cove marly silt loam, tidal, 0 to 1 percent slopes
- 32,Keylargo muck, tidal, 0 to 1 percent slopes
- 4,Pennsuco marly silt loam, drained, 0 to 1 percent slopes
- 6,Perrine marly silt loam, drained, 0 to 1 percent slopes
- 61,Krome very gravelly marly loam-Urban land complex, 0 to 2 percent slopes
- 62,Lignumvitae marly silt loam, tidal-Urban land complex, 0 to 1 percent slopes
- 65,Gator Lake muck, ponded-Urban land complex, 0 to 1 percent slopes
- 66,Opalocka sand-Rock outcrop-Urban land complex, 0 to 2 percent slopes
- 67,Pennsuco marly silt loam, drained-Urban land complex, 0 to 1 percent slopes
- 69,Perrine marly silt loam, drained-Urban land complex, 0 to 1 percent slopes
- 7,Krome very gravelly marly loam, 0 to 2 percent slopes
- 99,Water
- NOTCOM,No Digital Data Available

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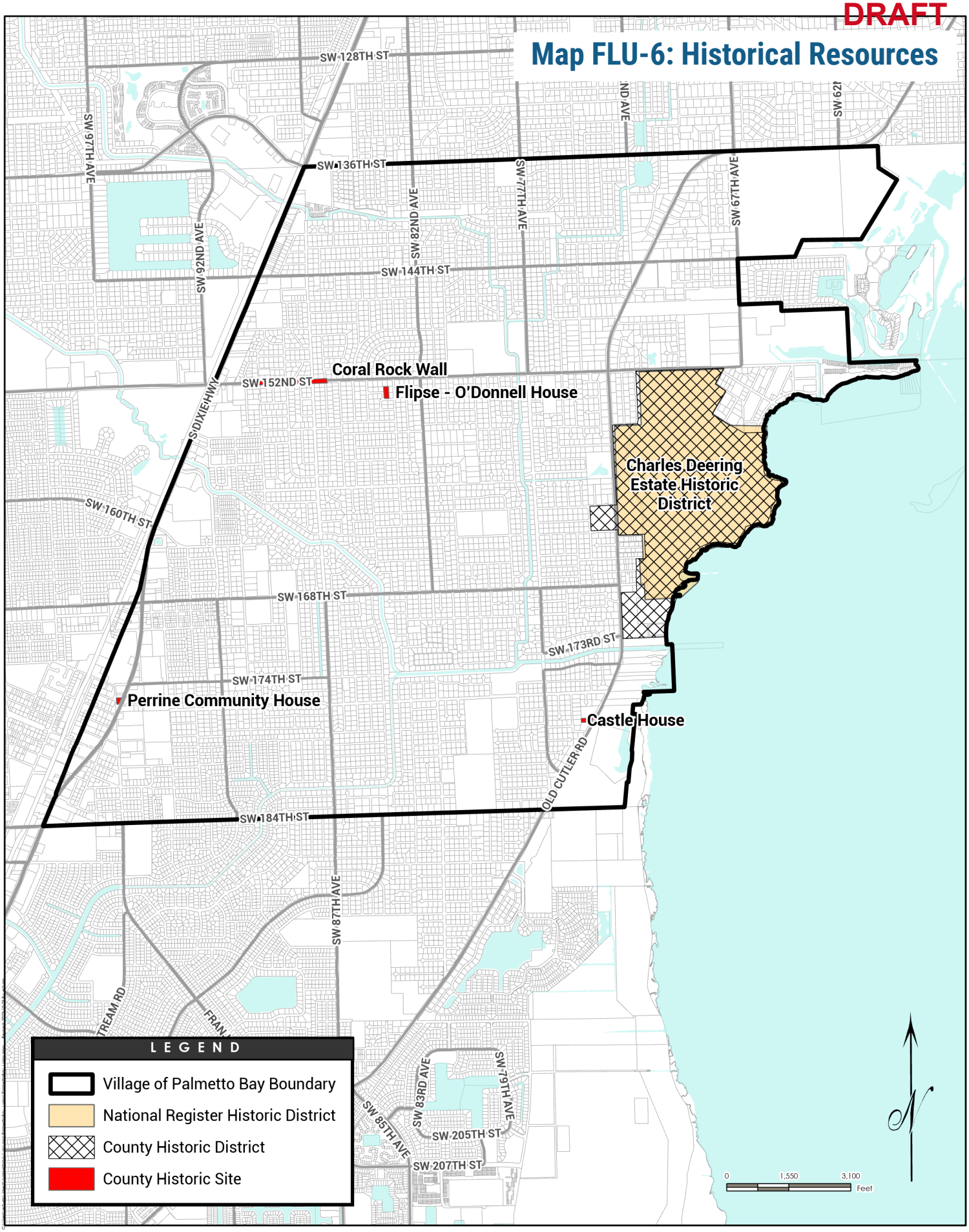
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Map FLU-5: Topography



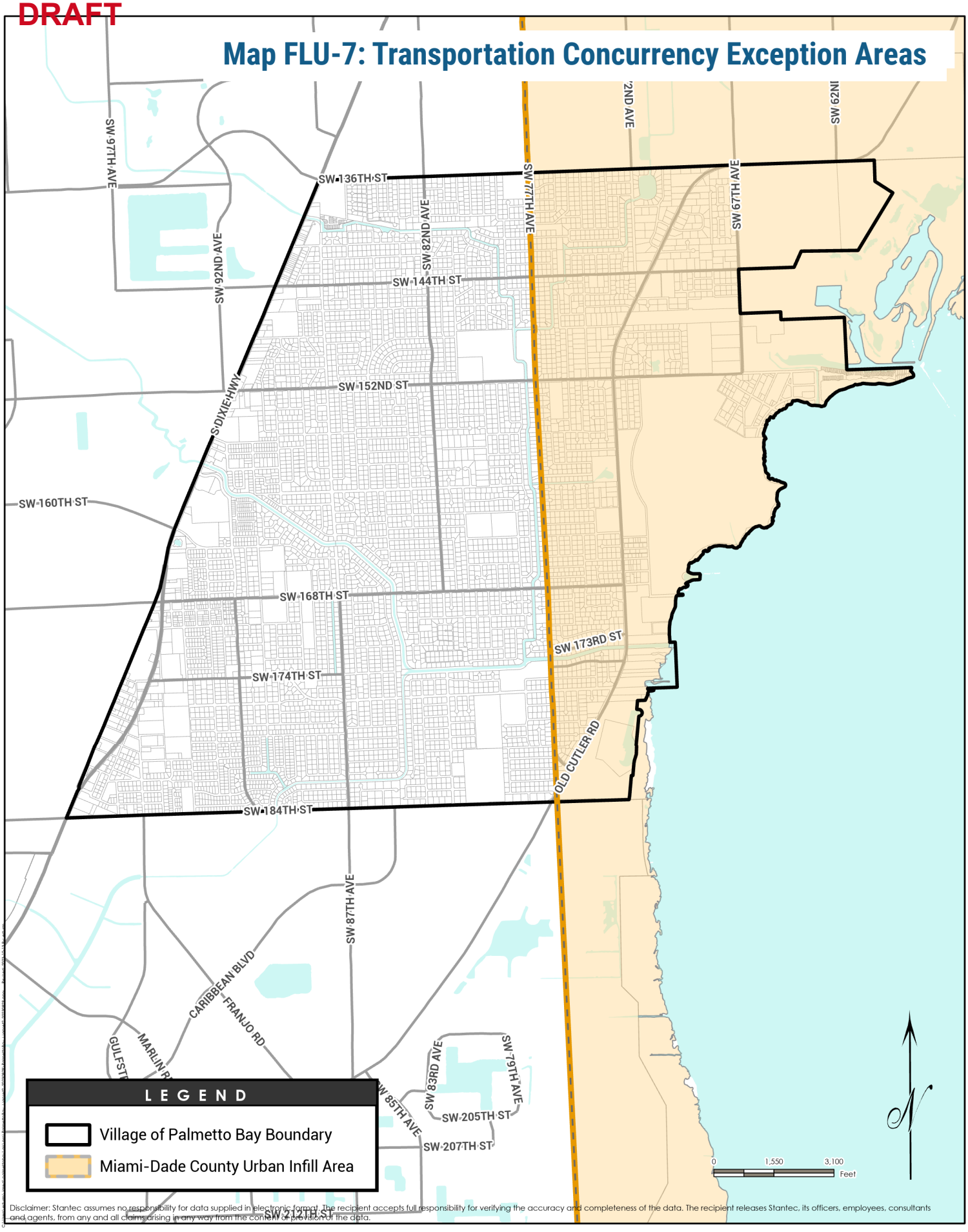
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Map FLU-6: Historical Resources



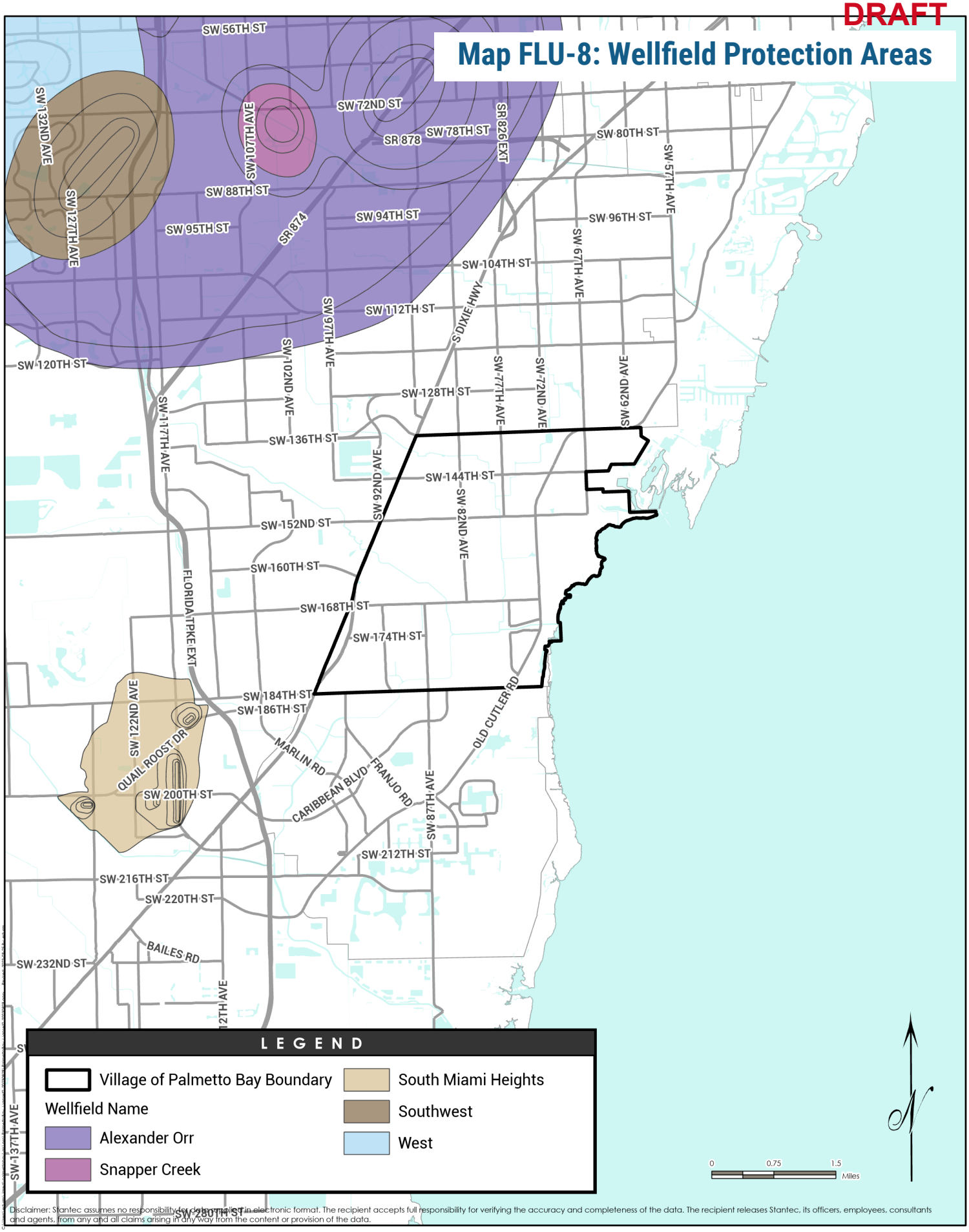
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Map FLU-7: Transportation Concurrency Exception Areas



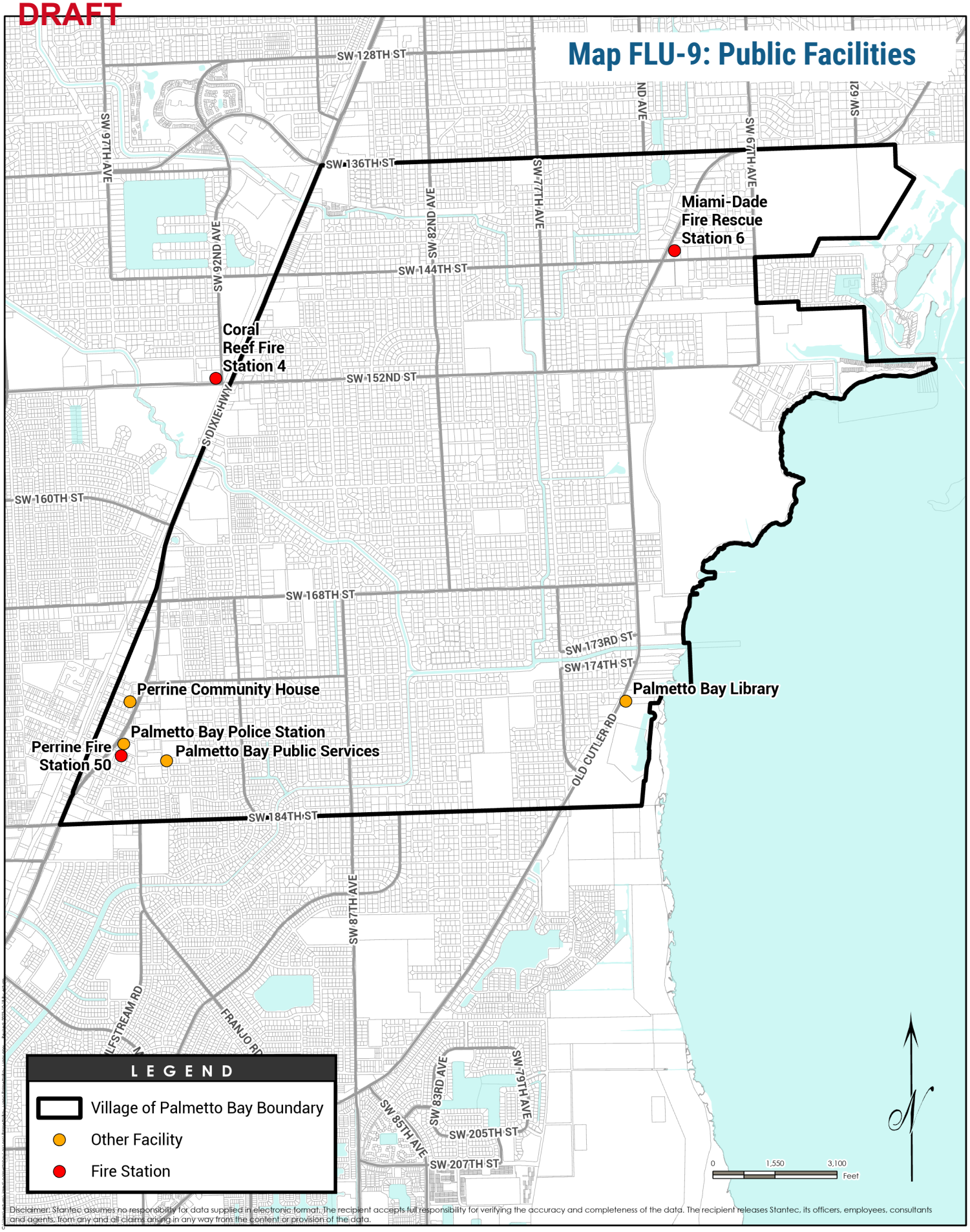
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Map FLU-8: Wellfield Protection Areas



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I Establish Future Land Uses

The Village shall establish and maintain Future Land Uses that enable sustainable, predictable, and efficient infill growth within the Village.

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.

Policies:

- **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.

- **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.

Policies:

- **FLU I.B.1: Estate Density Residential (EDR)**

  The residential densities allowed in 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 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 the LDR category shall not exceed a maximum of 6 DUA. This category shall be comprised primarily of detached single-family housing and townhouses.

- **FLU I.B.3: Low-Medium Density Residential (LMDR)**

  The residential densities allowed in the LMDR category shall not exceed a maximum of 13 DUA. The LMDR category shall be comprised primarily of single-family homes, townhouses, and low-rise condominiums/ apartments.

- **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.

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.

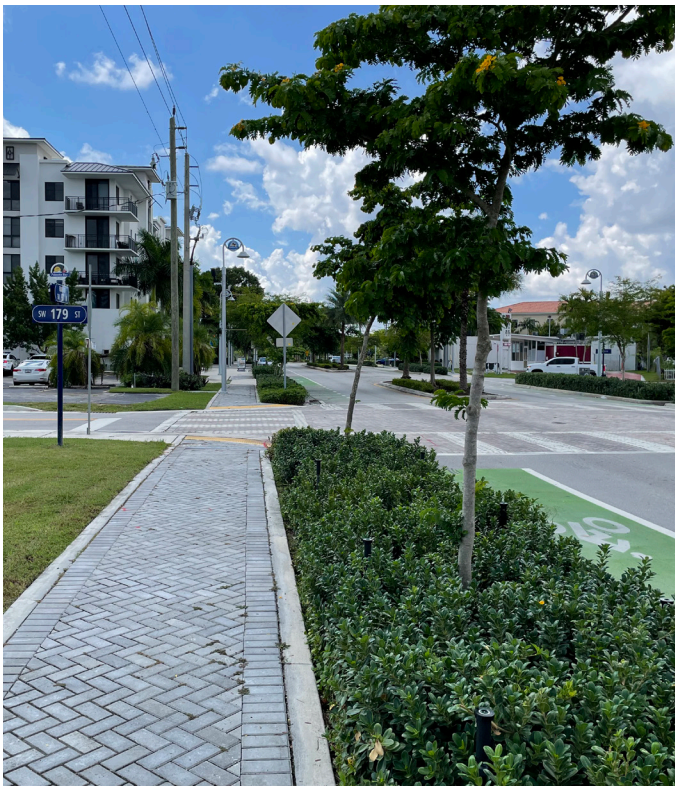
Policies:

- **FLU I.C.1: Commercial (C)**

  The non-residential intensity allowed in the Commercial category shall be 0.4 floor area ratio (FAR) for the 1st story plus 0.11 FAR for each additional story up to five (5) 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).

- **FLU I.C.2: Neighborhood Compatible (NC)**

  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.







- **FLU I.C.3: Downtown (D)**

The Downtown category shall encourage development or redevelopment that seeks to facilitate multi-use and mixed-use projects which 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 is intended to support a residential to non-residential balance that increases 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 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 from2 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.



- **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, 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. Residential density shall range from a minimum of 5.0 to a maximum of 10.0 dwelling units per gross acre. Non-residential intensities should average a floor area ratio (FAR) of 0.5.

- **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.



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.

Policies:

- **FLU I.D.1: Environmental Protection (ENV)**

  The ENV category shall designate environmentally-sensitive lands. No development except low intensity, passive recreational uses shall be permitted.

- **FLU I.D.2: Parks, Recreation, and Schools (PRS).**

  The PRS category shall designate passive and active park sites and 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.

- **FLU I.D.3: Water Management and Recreation (WMR)**

  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. No residential or non-residential development shall be permitted.

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).

Policies:

- **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.



Policies:

- **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).

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.

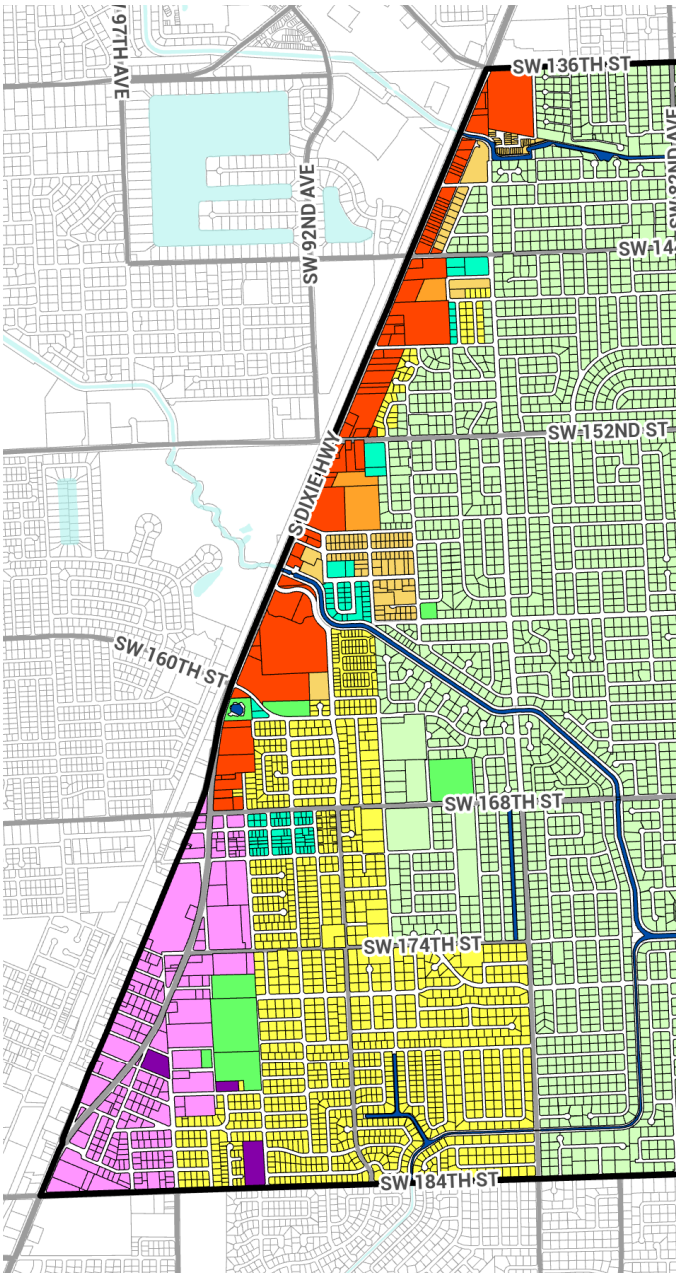
Policies:

- **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**
  Consistent with F.S. 163.3164(5), the Land Development Regulations (LDR) shall address 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.

Future Land Use Map Section



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.

Policies:

- **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.

Policies:

- **FLU IV.B.1: Maintain Existing Master Plans**

  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.



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.

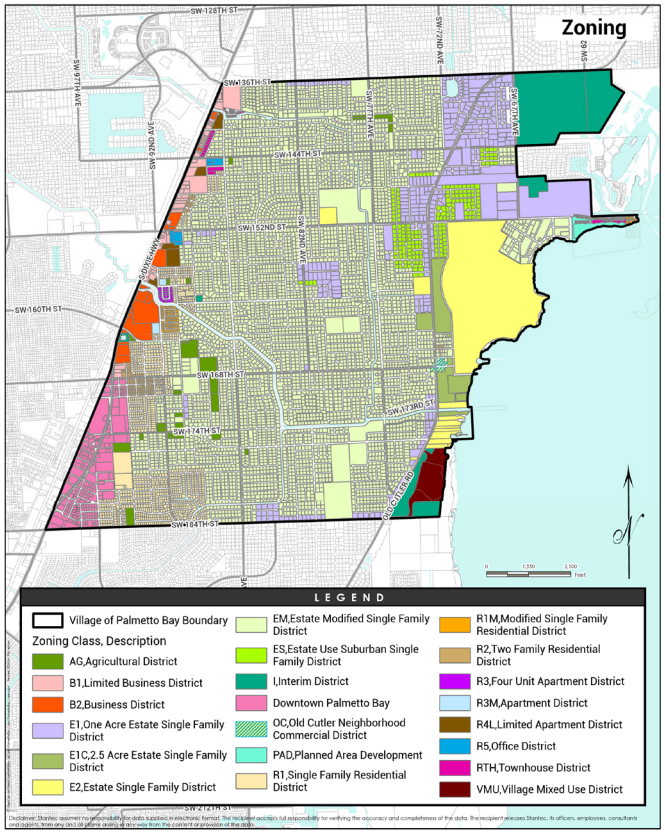
Objective A: Implement and Maintain the LDR

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.

Policies:

- **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., 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.

Policies:

- **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.



Implementation Snapshot

The LDR shall be updated to incorporate the principles of Crime Prevention Through Environmental Design (CPTED), in regulating the design of buildings and placement of uses in order to increase the safety of the community.

The Village will continue to enhance its entry locations and brand identity by installing similar entrance feature signage at all major entry points .

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



The Village will seek every opportunity to encourage recycling and the reduction of single use plastic and Styrofoam thru the LDRs.

The Village will promote cultural and historic preservation through the procurement and installation of State Historical markers program.




HOME
INNING
GUEST
BALL
STRIKE
OUT
Palmetto Bay Park

ELEMENT 4

Recreation And Open Space (REC)

The Village of Palmetto Bay's motto is the "Village of Parks". The Village considers parks, open spaces, and environmental resources to be a differentiating element from other local cities and towns.

The Recreation and Open Space Element (REC) of the comprehensive plan works to ensure that the community continues to have access to a broad array of high-quality parks and open spaces that serve a variety of needs including, active recreation to passive enjoyment of the natural environment.

The Village takes great pride in offering residents a high quality of life, health and fitness options, and aesthetically pleasing spaces to live, work, and play. This element's primary goal is that the Village's residents have public places to have fun. Parks and Recreation is all about providing opportunities for family fun, healthy living, and mental wellbeing that creates a unique sense of place.

This element is divided into two themes:



Highest Quality Parks

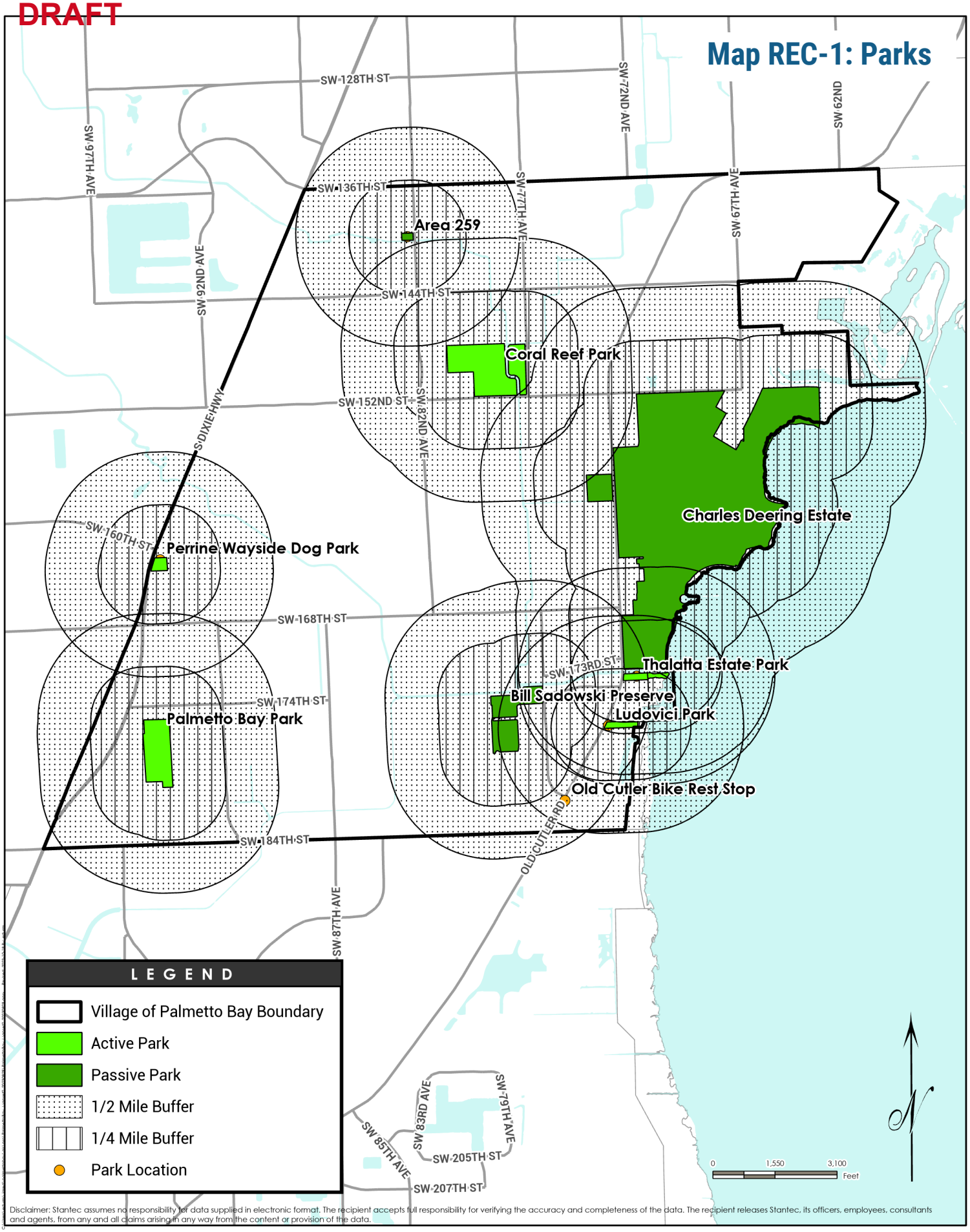
The Village shall provide parks, recreation and open space that benefits the community and retains the Village's brand as the Village of Parks.



Provide Access

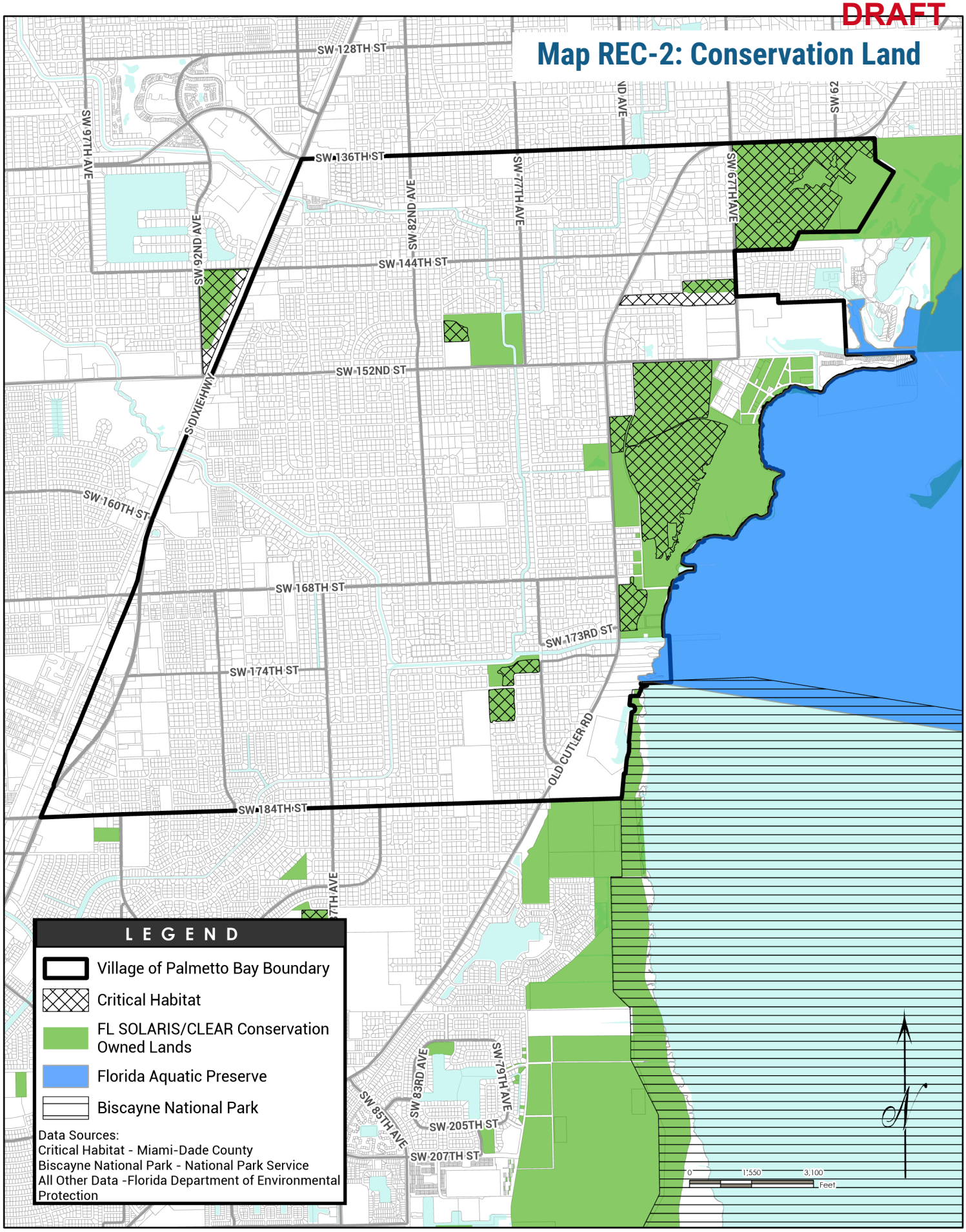
The Village shall make public recreational facilities highly accessible to bicycles and pedestrians whenever feasible.

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Map REC-2: Conservation Land



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.

Objective A: Meet the Parks and Recreation Level of Service (LOS) Standard

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.

Policies:

- **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.

- **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.

- **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.



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.

Policies:

- **REC I.B.1: Distribution of Parks**

  The Village shall maintain a balance of active parks, passive parks, and natural areas to meet the needs 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.

- **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 designs 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.





Objective C: Park Land Acquisition

The Village shall continue to explore opportunities to acquire land necessary for maintaining and enhancing the parks, strategically located in order to maximize accessibility to residents served.

Policies:

- **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.

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 parks and recreation spaces.

Policies:

- **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.

- **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.

- **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).

Implementation Snapshot

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.

The Village will collaborate with Miami-Dade County parks and trails to provide consistent wayfinding along all County designated routes,

The village will prioritize Safe Routes to Parks and identify projects within the 5-year CIP. (Capital Improvements Element)






F FAME
STRENGTH
EXIT
WATER
Gracias

ELEMENT 5

Educational Facilities (EDU)

The Educational Facilities Element (EDU) of the Comprehensive Plan establishes continued coordination with Miami-Dade County Public Schools and additional ways to utilize local schools as community resources. The Village has an Education Advisory Board that works to make sure residents have access to schools within the Village boundaries and works to coordinate to expand park opportunities.

Florida Statutes states that "sufficient land must be delineated in the land use categories which public schools are an allowable use proximate to residential development to meet the projected needs for schools in coordination with public school boards. Each local government shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use for future expansion."

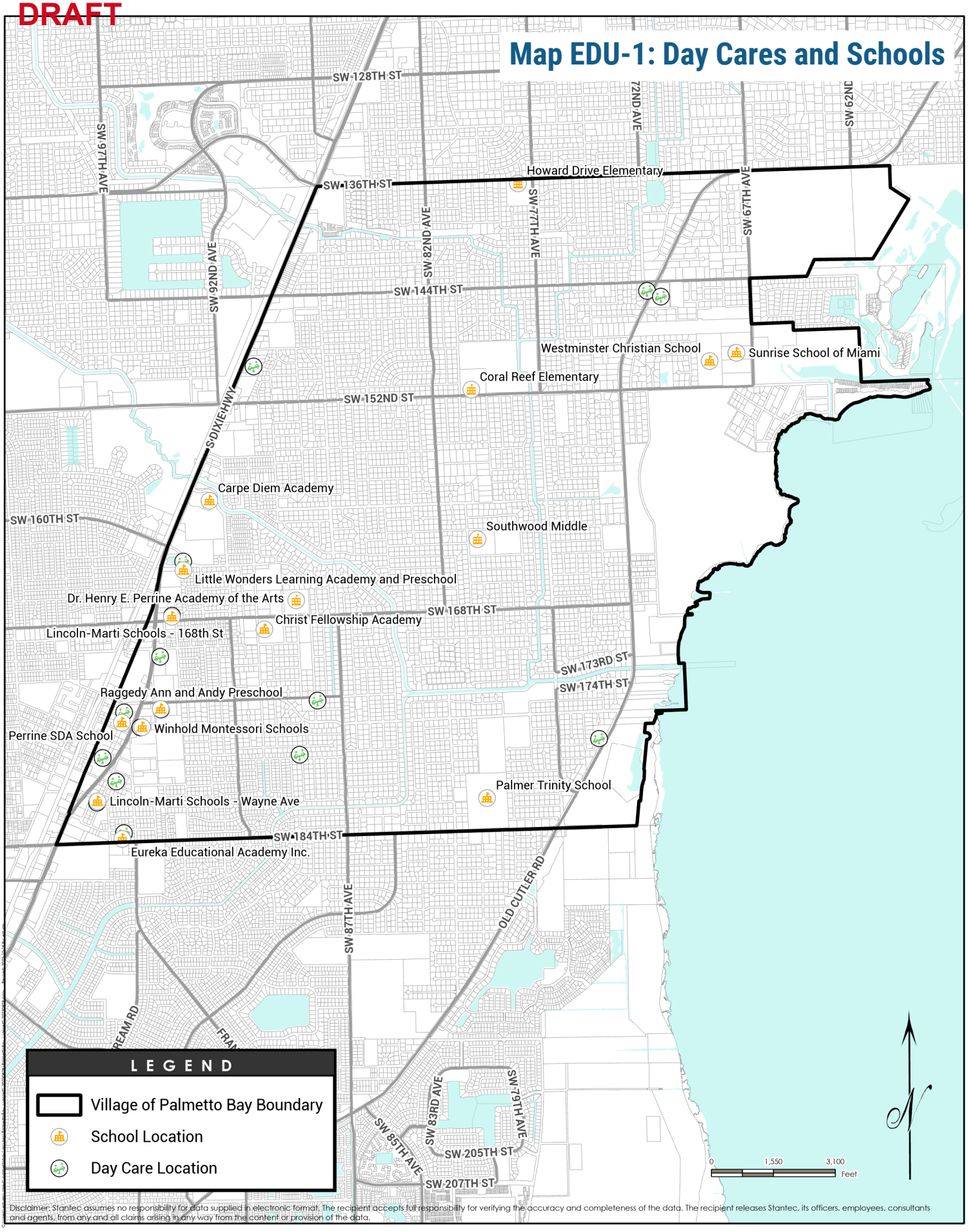
This element includes:



Public Education System
Develop, operate, and maintain the highest quality system of public education in cooperation with Miami-Dade County Public Schools.

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Map EDU-1: Day Cares and Schools



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I. Public Education System

Develop, operate, and maintain the highest quality system of public education in cooperation with Miami-Dade County Public Schools.

Objective A: Coordinate with Miami-Dade County Public Schools

Coordinate 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.

Policies:

- **EDU I.A.1: Education Compact**

  Continue to coordinate with Miami-Dade County Public Schools through the Village's Education Compact.

- **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.

- **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.

- **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.

- **EDU I.A.5: Improve the Level of Service**

  Cooperate with Miami-Dade County Public Schools in their efforts to maintain and/or improve the established Level of Service (LOS) Standards, for Public Educational Facilities, as established for the purposes of 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 which could impact the school district, consistent with the terms of the state mandated Interlocal Agreement pursuant to F.S. 1013.33 and 163.31777.

- **EDU I.A.7: Local Planning Agency**

  In accordance with F.S. 163.3174(1), the School Board of Miami-Dade County shall be invited to appoint a non-voting member to the Village's Local Planning Agency.

- **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.

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Implementation Snapshot

Work with Miami-Dade County Schools to promote joint use agreements for the use of school facilities after hours and weekends for passive neighborhood recreation by residents.

Work with Miami-Dade County Schools to ensure local neighborhood residents have priority at our schools located within our municipal boundaries.

The Village will provide representation to the Staff Working Group of the Interlocal Agreement for Public School Facilities to review annually the Educational Facilities Element and School enrollment projections.



The Village will establish provisions in the LDRs for a scoping or pre-application meeting as determined to be necessary as a part of the educational facilities review process.

Miami-Dade County and the village will prioritize Safe Routes to Schools at all public schools owned and operated by Miami-Dade County Public Schools and identify projects within the 5-year CIP. (Capital Improvements Element)





ELEMENT 6

Infrastructure (INF)

The Village of Palmetto Bay is a small municipal jurisdiction that operates limited roadways, sidewalks, drainage structures, parks, and general permitting services. The Infrastructure Element (INF) of the Comprehensive Plan ensures proposer coordination with other municipal service providers and the other previous elements.

The Village operates as a customer of Miami-Dade County for water, sewer and residential trash collection. South Florida Water Management District owns and operates large scale stormwater canals, levees, locks, pumps and other facilities within the Village's boundaries for flood protection infrastructure. Where the Village owns and operates infrastructure, such as roads, the Village will provide the highest customer service to residents and employ sustainability standards to reduce the demand or load on all infrastructure facilities whether owned and/or operated by the Village or other municipal entities.

This element is divided into five themes required by Florida State Statutes:



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



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



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.



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.



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.

Potable Water Sub-Element

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.

Policies:

- **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.

- **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 Level of Service (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.

Policies:

- **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.

- **INF I.B.3: Provide Potable Water Service**
  Coordinate with the Miami-Dade County 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 prioritizing those areas that may be subject to salt water intrusion and those areas indicated in Map FLU-9 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 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



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.

Policies:

- **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 (LDR) 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**

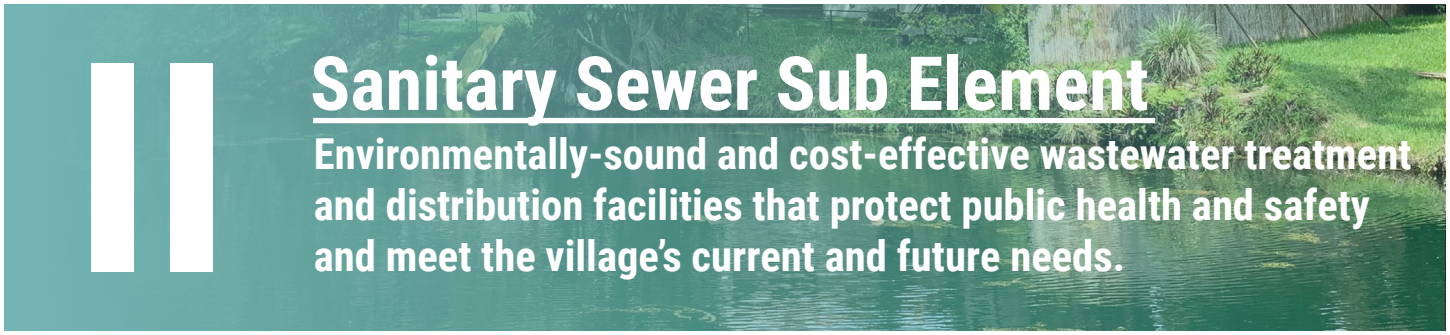
  Encourage the use of water-saving "Florida Friendly" plants, watering techniques and landscape designs in existing and future developed areas of the Village.

- **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).

- **INF I.C.6: Emergency Water Conservation**

  Cooperate fully with emergency water conservation measures mandated by the SFWMD.



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 Village's 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.

Policies:

- **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. Specifically, the following shall apply.

  - Regional wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily sewage flow.
  - Effluent discharged from wastewater treatment plants shall meet all federal, state, and county standards.
  - 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 Level of Service (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.

Policies:

- **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.

- **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 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 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.



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.

Policies:

- **INF II.C.1: Coordinate with Miami-Dade WASD**

  Coordinate with the Miami-Dade County 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.

- **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.

- **INF II.C.3: Update LDRs**

  Update the Village Land Development Regulations (LDR) to require development applicants to fully investigate and use, if viable, grey water in project open space and recreation irrigation.



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.

Policies:

- **INF III.A.1: Stormwater Management LOS**

  The stormwater 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:

  - 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.
  - 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.

Policies:

- **INF III.B.1: Stormwater Master Plan**
  Update the Stormwater Master Plan every five 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.

- **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 Village's 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.

Policies:

- **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 paving 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 (LDR) 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 for all public facilities to ensure that all current and future stormwater management facilities operate at designed capacity.

Policies:

- **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.



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.

Policies:

- **INF IV.A.1: Solid Waste LOS**

  The adopted Level of Service standards maintained by the Miami-Dade County Department of 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 diligent monitoring of construction sites and vacant lots as a code enforcement focus to prevent or abate illegal dumping activities.



Objective B: Recycling

Assist the Miami-Dade County Department of Solid Waste Management in promoting good recycling habits among the Village's residents and businesses.

Policies:

- **INF IV.B.1: Countywide Recycling**
  Use all available means to help the Miami-Dade County Department of Public Work Waste Management (PWWM) 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 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

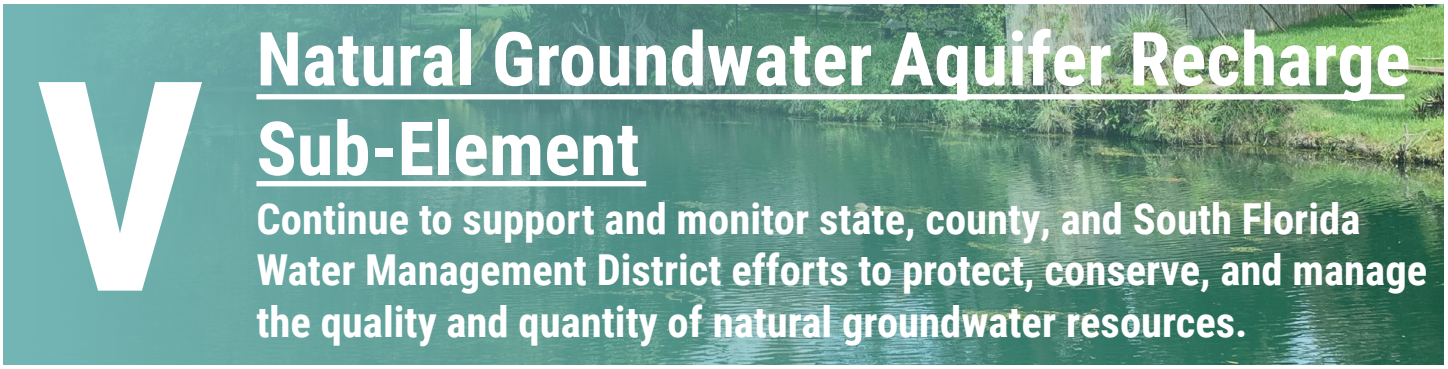
Policies:

- **INF IV.C.1: Education Program**
  Help the County's Department of Solid Waste Management (SWM) 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.

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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.

Policies:

- **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.

Policies:

- **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



Implementation Snapshot

The Village shall provide development reports as required to WASD that summarize expected future impacts on the potable water system and its capacity.

Update the Village Land Development Regulations as appropriate to require development applicants to cover the costs of any necessary infrastructure upgrades to allow connections to Miami-Dade County Water and Sewer Department (WASD) service.

The village will amend its LDR to require a greater percentage of water-saving native and "Florida Friendly" plants and landscape designs in existing and future developed areas of the Village.

The Village will amend its LDR to remove all requirements for irrigation in single family, duplex and townhome lots.

Update the Village LDR to require development applicants fully investigate and use, if viable, grey water in project open space and recreation irrigation.



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.

The Village shall continue to allocate annual funds collected through the Stormwater Utility Fund to identified sub basin projects outlined in the CIP 5 yr plan to address existing stormwater quantity and/or quality deficiencies, enhancements, and/or maintenance identified in the Stormwater Master Plan. The Village's stormwater management program shall be reviewed annually and updated as needed to ensure timely maintenance of existing and future stormwater facilities.

Require private developers to install on-site stormwater management systems, provide as built plans and stormwater maintenance plans to MDC and the village defining responsible parties and their designated successors.

The Village shall explore the development of a Green Infrastructure Master Plan.





ELEMENT 7

Transportation (TRA)

The Transportation Element (TRA) of the Comprehensive Plan establishes a transportation system that emphasizes safety, accessibility by all forms, connectivity and coordination with the county and state. The Village of Palmetto Bay has one large commercial corridor along US-1 and a small commercial area on Old Cutler Road. All residential right of ways will provide stormwater capacity and landscaping. Village initiated capital projects are budgeted based on anticipated funding and grants listed in the 5-year Capital Improvements Plan (CIP). The CIP list may be updated annually and includes all state, MPO and county projects per FSS.

This element is divided into the following themes:



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.



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.

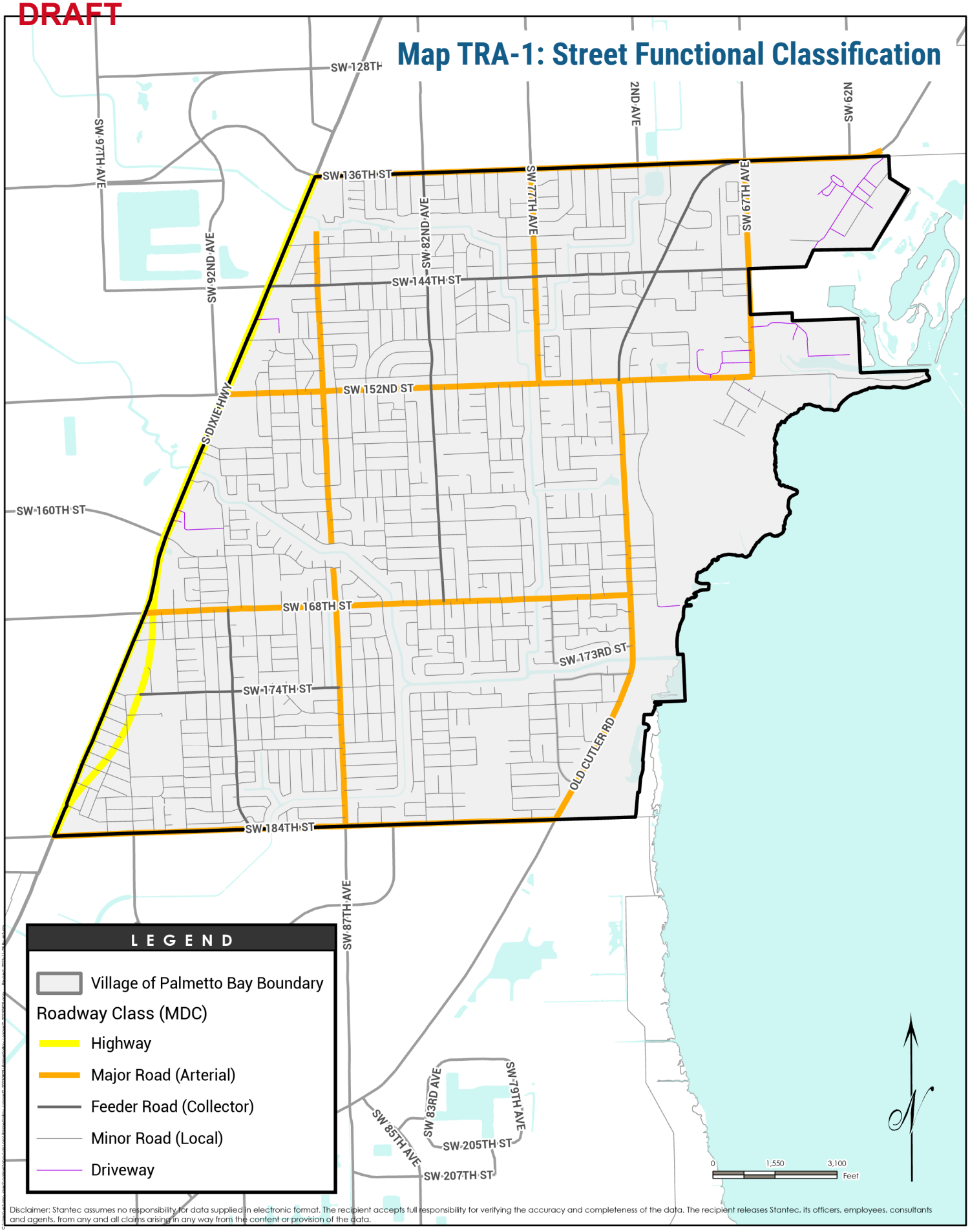


Village-led transportation improvements and decisions are consistent with those of its agency partners

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).

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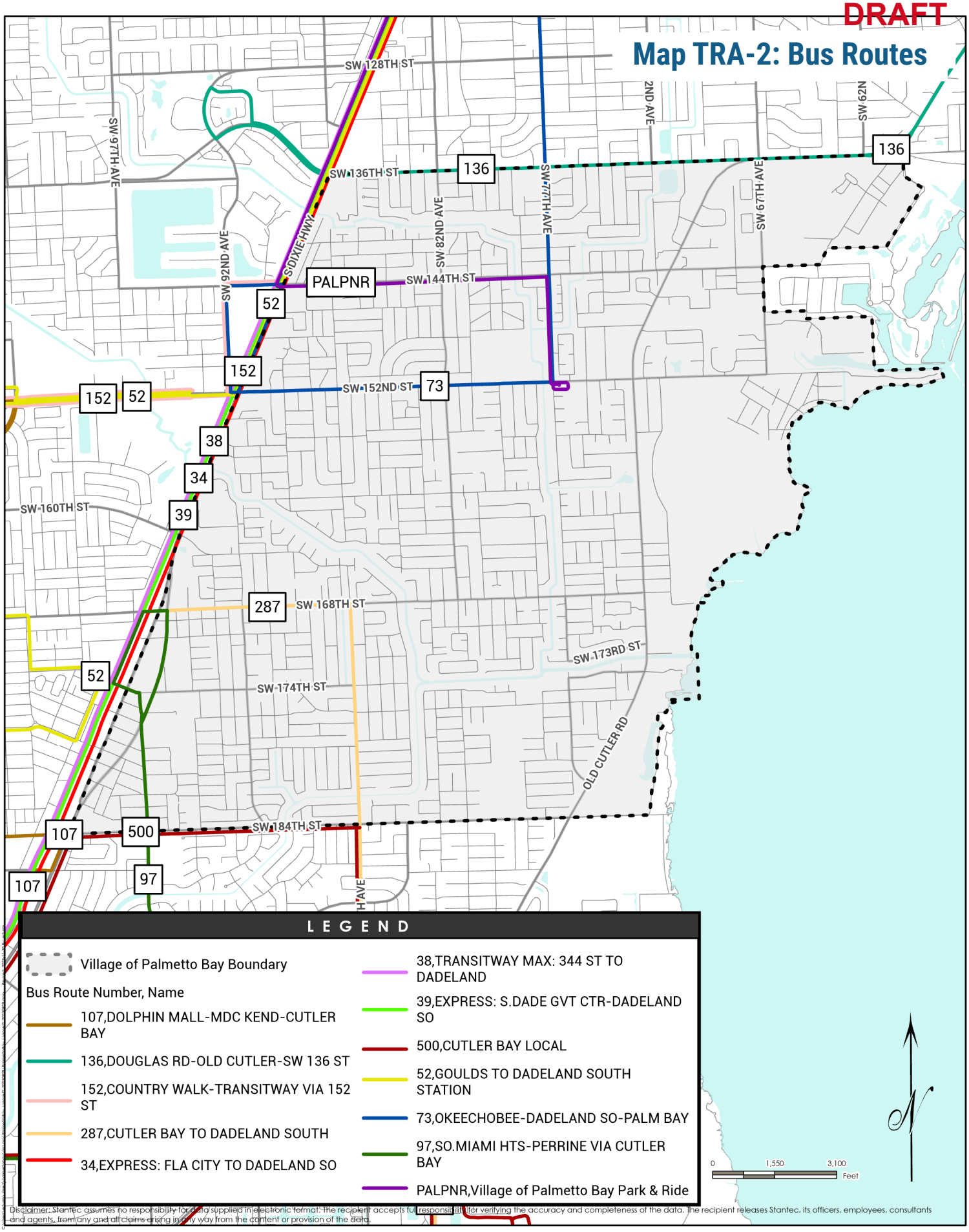
Map TRA-1: Street Functional Classification



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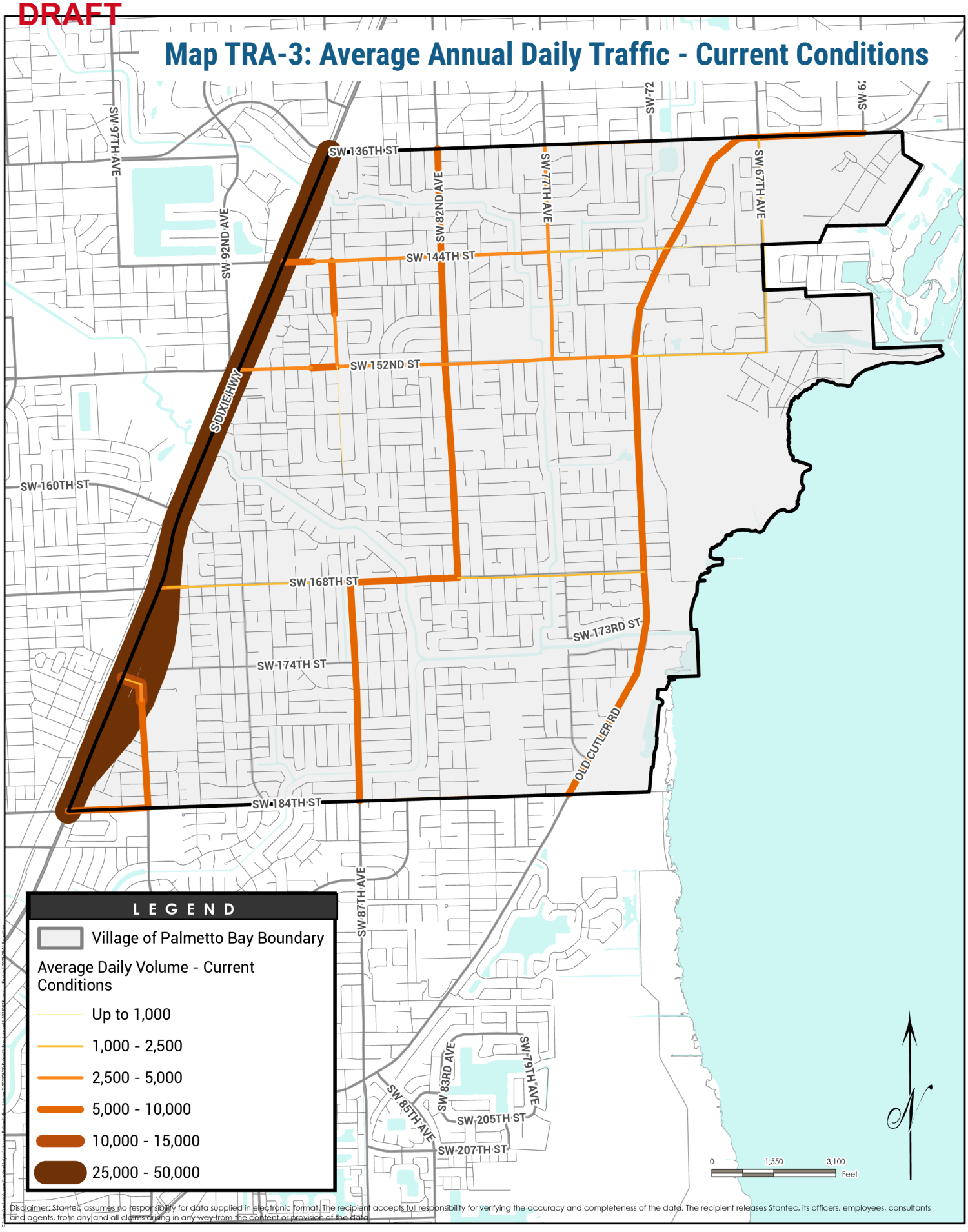
Map TRA-2: Bus Routes



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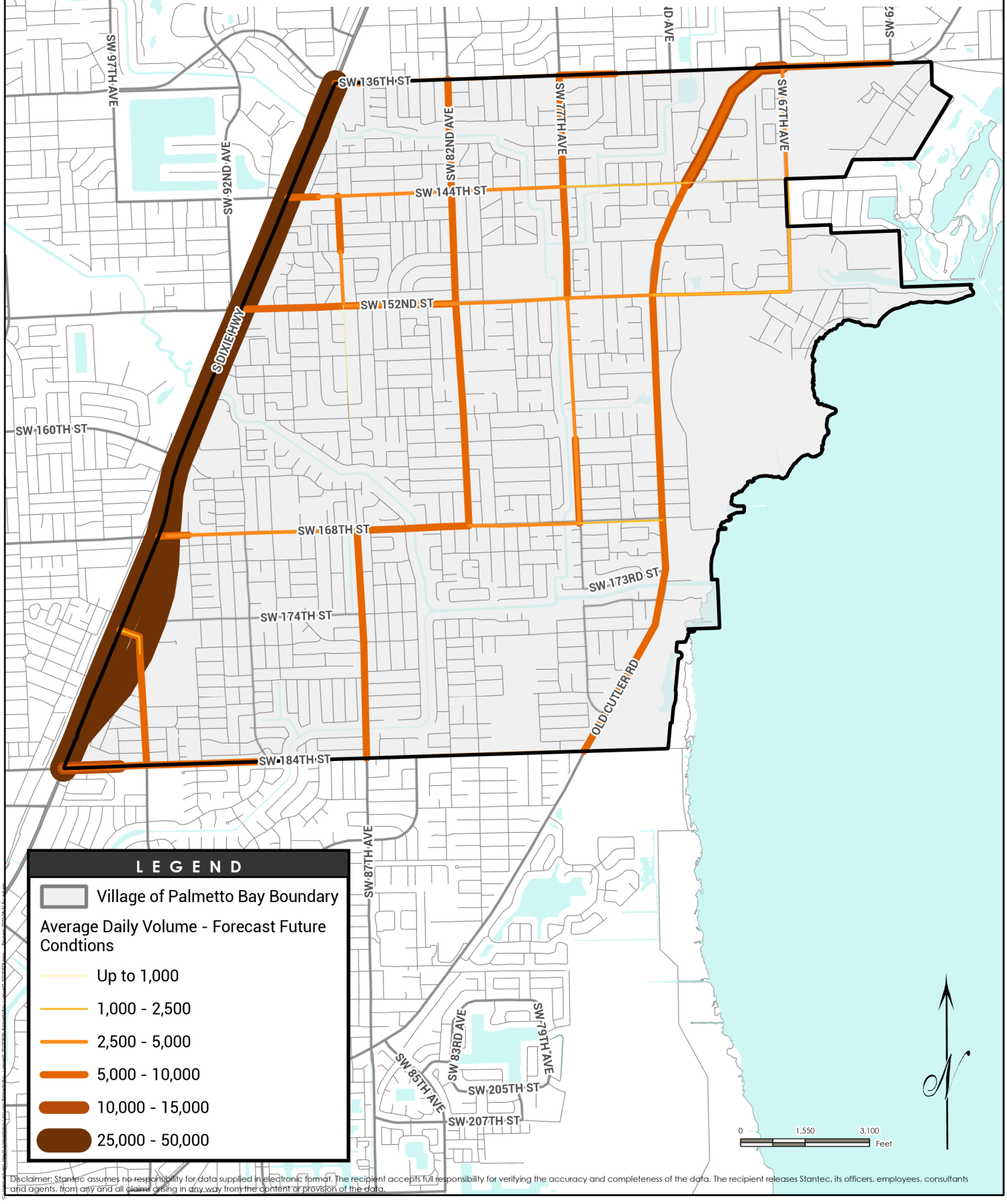
Map TRA-3: Average Annual Daily Traffic - Current Conditions



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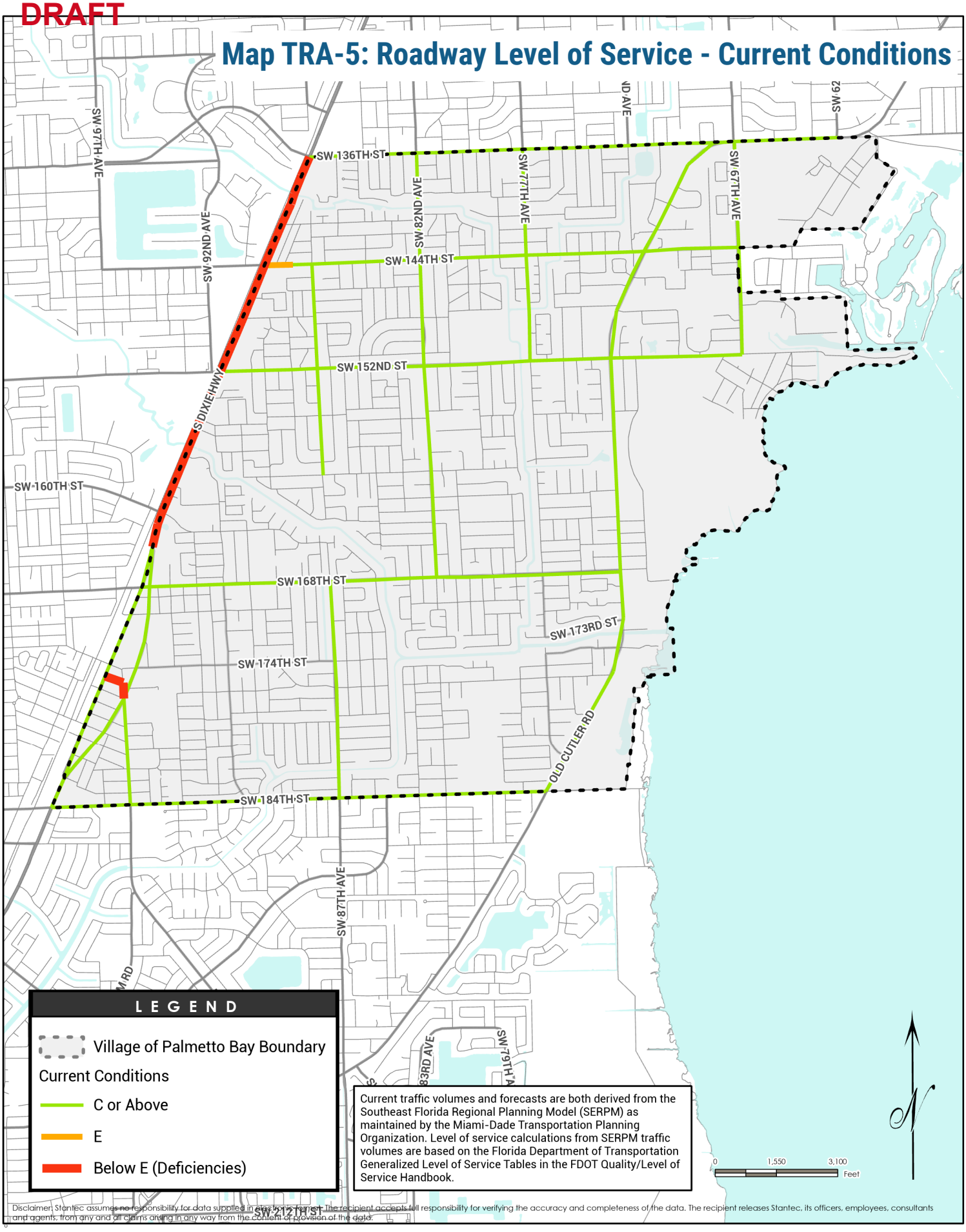
Map TRA-4: Average Annual Daily Traffic - Future Conditions



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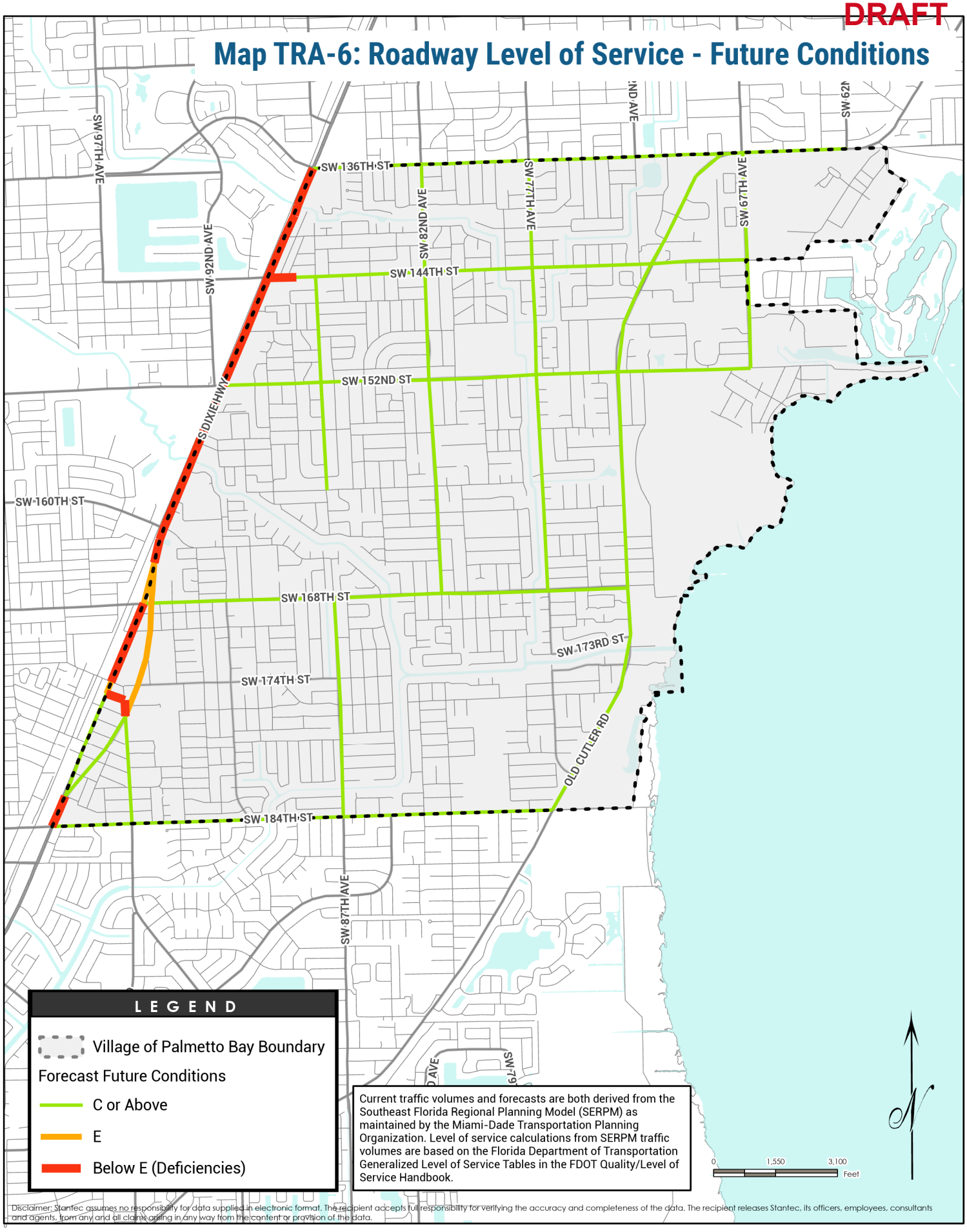
Map TRA-5: Roadway Level of Service - Current Conditions



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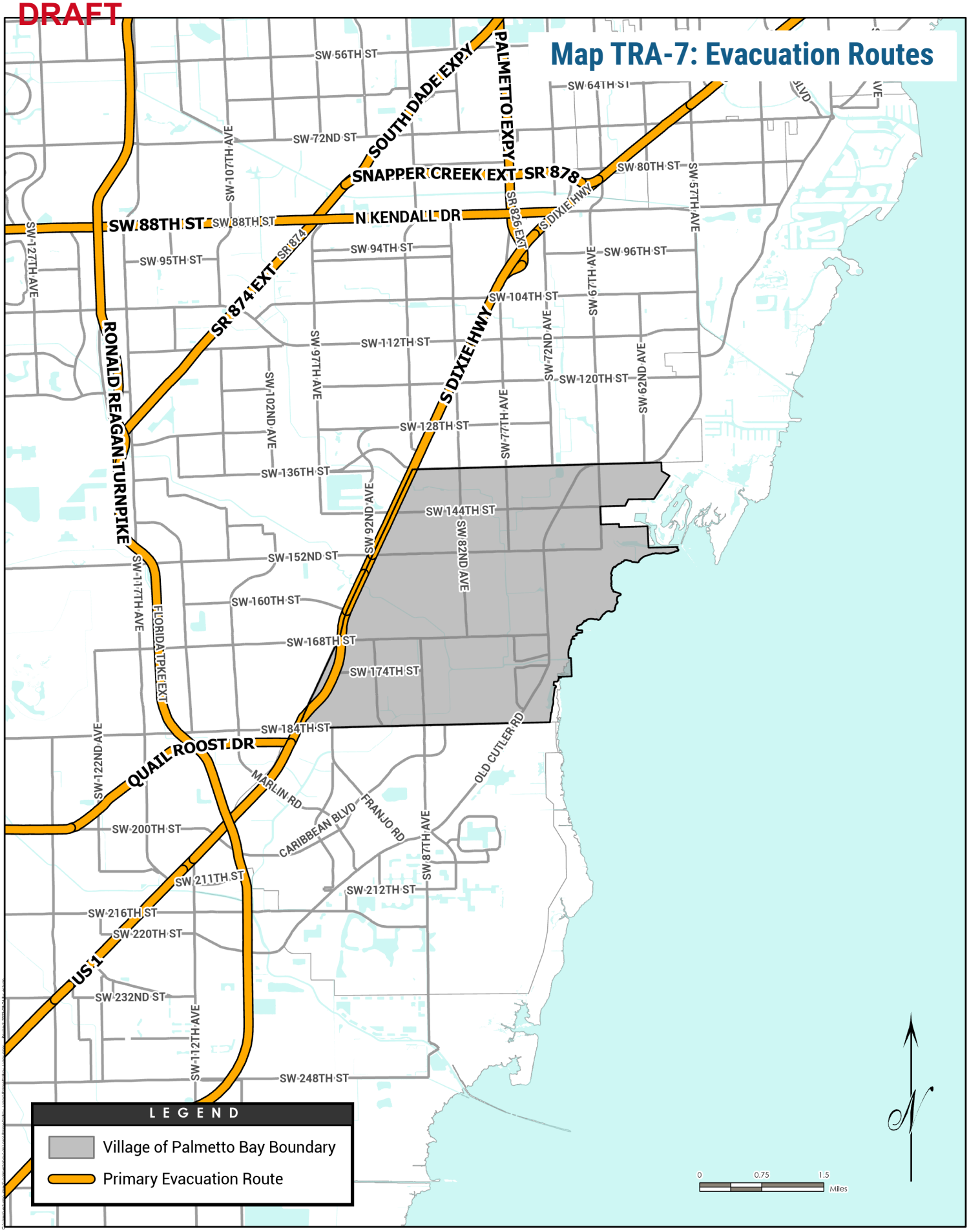
Map TRA-6: Roadway Level of Service - Future Conditions



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Map TRA-7: Evacuation Routes



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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.

Policies:

- **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.

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.

Policies:

- **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.

Policies:

- **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.

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 the Village shall operate at or above the roadway Level of Service (LOS) Standards contained in this element.

Policies:

- **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.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.



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.

Policies:

- **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.

Policies:

- **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.



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.

Policies:

- **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.

Policies:

- **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.













Implementation Snapshot

The Village shall maintain an inventory of sidewalks, street trees and bicycle lanes and off road pathways including status of completion or construction, and overall condition.

The Village shall explore the use of golf carts and other light electric vehicles (LEVs) designed for personal transportation on streets owned and maintained by the Village.

The Village shall encourage and enable an annual Walk-to-School Day coordinated with County/National designated day.



The Village shall encourage and enable an annual Parking Day coordinated with County/National designated day.

The Village will re-evaluate its commuter connection and first/last mile services offered once the South Dade Busway Bus Rapid Transit (BRT) project construction is completed.

The Village will provide local connectivity to the South Dade Busway through enhanced sidewalks, bike lanes, and a connected street grid within Downtown Palmetto Bay.




PALMETTO station
Palmetto Bay

ELEMENT 8

Housing (HOU)

The Housing Element (HOU) of the Comprehensive Plan works to ensure that the Village's high quality of life and low-density residential character are maintained where established neighborhoods have a distinct sense of place. The planning of future housing is correlated with the Coastal Management, Infrastructure and Transportation Elements to guide future development away from the coastline, closer to transit proximity, and water-sewer service areas. The Village will meet all state statutes and coordinate with Miami-Dade County on regional initiatives.

This element is divided into four themes:



Maintain Safe, High-Quality Neighborhoods

The Village shall protect and enhance the community character and safety of neighborhoods.



Multigenerational Housing Opportunities

The Village shall plan for multi-generational housing options for residents and their families.



Mixed-Use Neighborhoods

Support a diverse mix of housing and mixed-use neighborhoods along US-1.

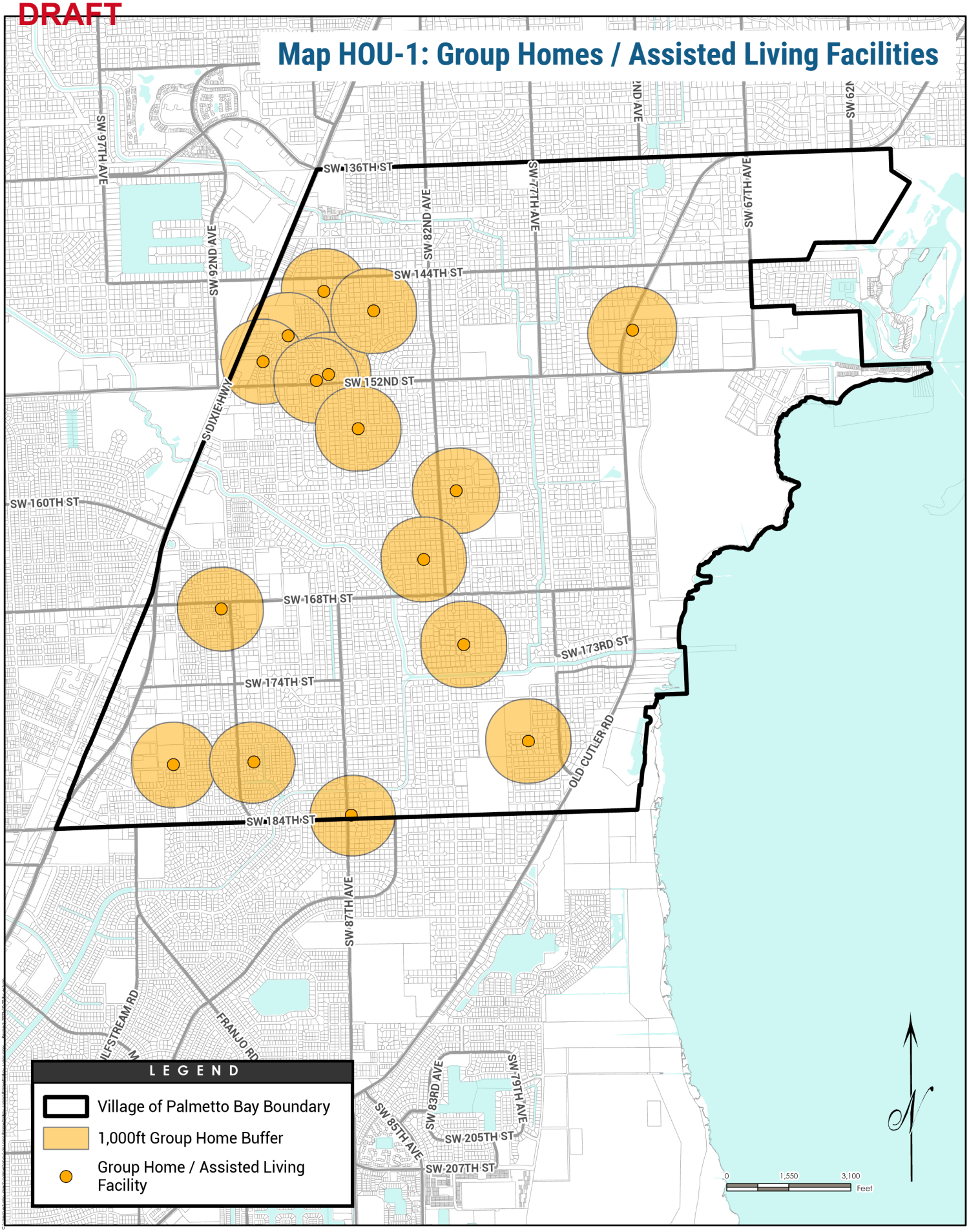


Sustainable Housing

The Village shall promote sustainable housing measures in order to protect neighborhoods and the residents' quality of life.

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Map HOU-1: Group Homes / Assisted Living Facilities



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Maintain Safe, High-Quality Neighborhoods

The Village shall protect and enhance the community character and safety of neighborhoods.

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.

Policies:

- **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.

Policies:

- **HOU I.B.1: Neighborhood Aesthetics and Livability**

  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).



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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.

Policies:

- **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.







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.

Policies:

- **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 in order 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.

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.



Policies:

- **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).


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Implementation Snapshot

The Land Development Regulations (LDR) shall utilize the principles of Crime Prevention Through Environmental Design (CPTED)

The Village will create appropriate "buffer" land use and zoning categories between commercial and single-family zoning where possible. The LDR shall promote the compatibility of other uses in proximity of residential housing and ensure gradual transition of height and massing, screening and landscape buffering standards.

The Village shall evaluate the appropriateness of accessory dwelling units as a way to provide multi-generational housing and aging in place of family members within single family residential area provided they are not permitted as short term rentals and will incorporate adequate setbacks, parking, drainage, septic system, and other requirements and all adopted level of service standards are maintained.



The Village will work with Miami-Dade County to implement smart growth, infill development and redevelopment along US-1 thru the Land Development Code.

The Village will modify the LDR to include state mandates as opportunities arise.

The Village shall incorporate sustainability standards into the LDR to address housing design and construction methods that increase energy efficiency, encourage the use of renewable resources, reduce continual losses, and flood risks.



ELEMENT 9

Property Rights (PRO)

The Village shall act in the public's interest through the highest quality customer services that are provided having a nexus to life, safety, health, and the well-being of the general public by all residents. Individuals must respect each property owner's individual rights and actively be a part of the collective neighborhood unit within which their parcel of land is located. All property owners must respect each other and allow for the peaceful enjoyment of the community within which individuals reside and are a part of the entire village.

This element includes:



Respect Property Rights

The Village shall consider judicially acknowledged and constitutionally protected private property rights in its local decision making.

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.

Policies:

- **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.



ELEMENT 10

Public Participation (PUB)

The Village values the input and discussion with the public in the decision-making process. The Village recognizes that local residents elect municipal leaders and that their thoughts and concerns are the most important constituent. The public participation element ensures that everyone is heard through a lens of equity and inclusion where everyone has a voice and is enabled to be involved in your government's due process.

This element includes:



Public Participation

The Village's decision making will be reliable and predictable to promote sound, long-term investments in the community.

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;
- Approve a site plan at a public hearing;
- Require a variance; or
- Quasi-judicial actions

Policies:

- **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.



IMPLEMENTATION & ACCOUNTABILITY





03 CHAPTER


Palmetto Bay
SPEED
LIMIT
25

ELEMENT 11

Capital Improvements (CAP)

The Capital Improvements Element (CAP) implements the Village's vision by establishing a list of infrastructure projects that are tied to the adopted level of service and predicted revenues to ensure a balanced budget. The comprehensive plan contains a Capital Improvements Element designed to consider the Village's needs assessment for public facilities in order to provide exceptional customer service to the citizens and end users.

The Village will coordinate on behalf of the residents' services that are provided by other government entities. Per Florida Statute, a schedule of capital improvements shall include any publicly funded projects of federal, state, or local government and the Village will assign funding sources for future investments. The Capital Improvements Plan is evaluated yearly to update project status, rankings, funding sources, projected revenues, and cost estimates if applicable. This element includes:



Provision of High-Quality road, utility and infrastructure facilities and services

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.

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 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.

Policies:

- **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 Improvements 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 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**

  Include proportionate share mitigation methodologies in the Village's Code of Ordinances, and provide options for mitigation of impacts on public school facilities in the Village's concurrency management program and Interlocal Agreement for Public Facility Planning between the Village, Miami-Dade County Public Schools, Miami-Dade County and the Cities in Miami-Dade County, consistent with the requirements of Chapter 163, Florida Statutes. These mitigation options 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.

Policies:

- **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 Land Development Regulations (LDR) 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 LDR.

- **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;
  3. Fulfills existing legal commitments of the Village to provide facilities and services;
  4. Corrects an existing public facility deficiency identified in this Plan;
  5. Permits the most efficient and effective use of existing and/or future facilities;
  6. Provides new capacity to accommodate future growth consistent with this Plan;
  7. Prevents or reduces future improvement costs; and
  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**

  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.10: Street Tree Master Plan**

  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.

Objective C: Concurrency and Level-of-Service Standards (LOS)

Make the availability of high-quality public facilities at adopted Level of Service (LOS) Standards concurrent with the impacts of development, an important basis for future land planning and capital decisions.

Policies:

- **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 Level of Service (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 F.S. 163.3220, or an agreement or development order issued pursuant to F.S. Chapter 380, 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 F.S. 163.3220, or an agreement or development order issued pursuant to F.S. Chapter 380, 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 F.S. 163.3220, or an agreement or development order issued pursuant to F.S. Chapter 380, 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 Educational 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 F.S. Chapter 163, or in development order issued pursuant to F.S. Chapter 380.

- **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?

- **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 F.S. subsection 163.3189 (6)), 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.

Policies:

- **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.
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.
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.
Stormwater Drainage	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 one inch (1") of rainfall runoff to meet water quality standards required by Chapter 62-302, 862-302.500 of the Florida Administrative Code. 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 one inch (1") of rainfall on-site or the first half inch (0.5") 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.

Public Facility	Level of Service Standard
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) Standard 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. 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 except State urban minor arterials (SUMA), which may operate at LOS E.
Schools[C]	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.

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.

[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] =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 Bay's 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

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 Commerce for review. Once the final EAR is approved by all agencies, EAR-based amendments are initiated.

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Implementation Snapshot

Prepare and adopt a Five-Year Capital Improvement Program (CIP) and Capital Budget as part of the Village's annual budgeting process, along with an annual review and update, as necessary of the Capital Improvements Element (CIE).

Include proportionate share mitigation methodologies in the Village's Code of Ordinances

The village will continue to implement the Street Tree Master Plan and passive swale area stormwater improvements.







ELEMENT 12

Intergovernmental Coordination (INT)

The Intergovernmental Coordination Element (INT) ensures that the Village is aligned with all of its service providers and adjacent municipalities to be able to make the best decisions for its residents. It is the purpose of this section is to permit the Village to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities. The Village acknowledges the fundamental State Constitutional value of Home Rule Authority and believes that localities are best equipped to make local decisions for their residents. This element includes:



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.

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I. 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 A: Non-Transportation Coordination Activities and Participation.

Maintain and 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.

Policies:

- **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**

  Maintain 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 or his/her designee shall disseminate information on proposed comprehensive plan and/or land development regulation amendments by the Village, to neighboring cities, Miami-Dade County, and other governmental agencies in addition to publication requirements.

- **INT I.A.4: Level-of-Service Reports**

  The Village Manager or his/her designee shall prepare and review the level-of-service reports 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, the 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.

- **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 Regulations.

- **INT I.A.9: Hurricane Evacuation and Shelter**

  Continue to cooperate with Miami-Dade County 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.

- **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.

Objective B: Transportation and Transit Coordination Needs

Coordinate 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..

Policies:

- **INT I.B.1: Move People Safely and Efficiently**

  Work with officials at the Florida Department of Transportation (FDOT), Miami-Dade County Metropolitan Planning Organization (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 & 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.

- **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 Miami-Dade Transit bus routes operating within the village that participate in the Agency's Bike and Ride Program.

- **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 reliability.

- **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.

Policies:

- **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.

Objective D: Coordinate with Other Agencies for Recreation

The Village shall coordinate with appropriate agencies regarding recreation and open space.

Policies:

- **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**

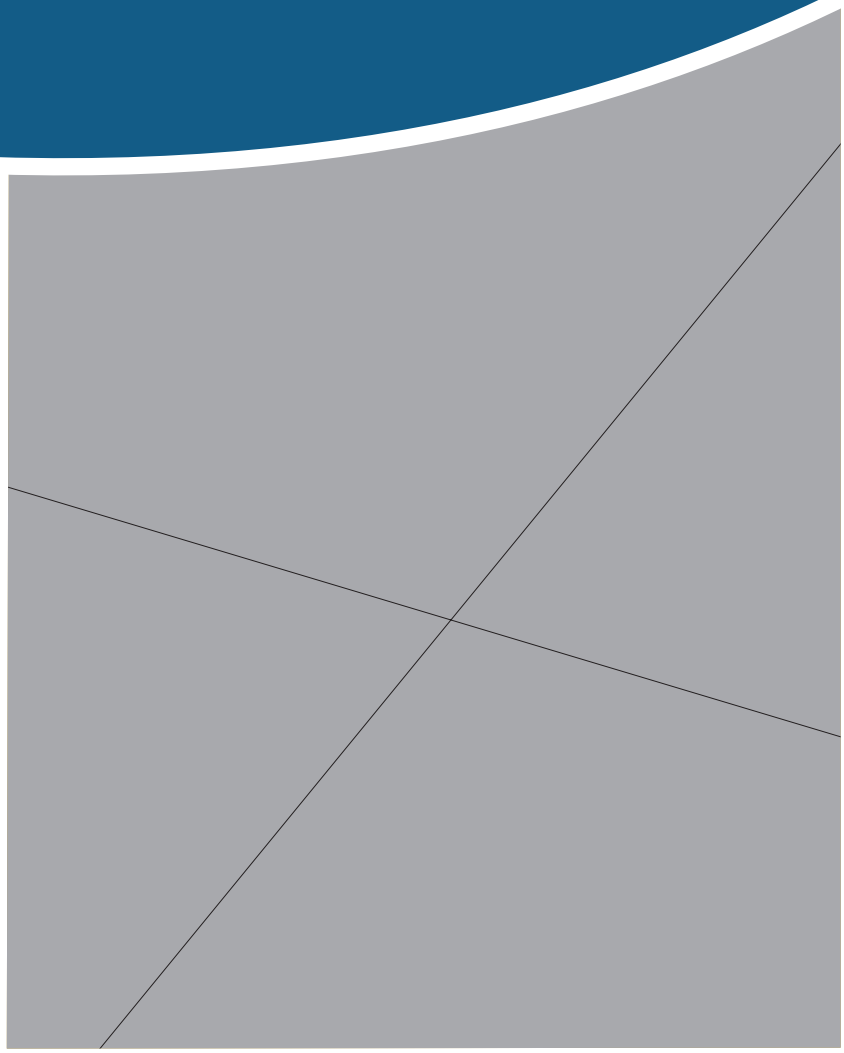
  The Village shall coordinate with Miami-Dade County on plans to develop a potential park site on all surplus designated lands that are located within the Village.

- **INT I.D.6: Greenways**

  The Village shall actively participate in the planning and update of Miami-Dade County's regional greenways system.

DEFINITIONS





04 CHAPTER

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.

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DATA INVENTORY & ANALYSIS




SPEED
HUMP

CONSERVATION & SUSTAINABILITY ELEMENT DATA INVENTORY AND ANALYSIS

INTRODUCTION

Pursuant to the requirements of Chapter 163 of the 2022 Florida Statutes, the Conservation and Sustainability Element consists of a data inventory and analysis that influences the overarching goals, objectives, and policies. This Element sets the foundation for the Village to protect its natural environment.

WATERBODIES

Utilizing data retrieved from the U.S. Fish and Wildlife Service, **Map CON-1** illustrates the waterbodies located within and surrounding the Village of Palmetto Bay. The inland areas of Palmetto Bay, which are submerged during all of the year, with the exception of extreme dry periods, include wetlands, ponds, and canals. Those areas of Palmetto Bay classified as inland open waterways include the C-100 Canal network. Wetlands are concentrated along the coastal areas east of Old Cutler Road. The waters behind and adjacent to the Deering Estate are home to the Biscayne Bay Aquatic Preserve, which provides habitat for a wide variety of juvenile and adult marine species including several of Florida's imperiled species, such as the west Indian manatee, the smalltooth sawfish, the American crocodile, and Johnson's seagrass. Other vital resources of the Preserve include corals, sponges and algae, mangrove-lined shores, and a variety of invertebrate species throughout the length of the bay. Seagrass beds within the BBAP, especially along the shores of the Deering Estate, are prime feeding areas for wading birds and a valuable nursery area for juvenile fish and invertebrates, including many of commercial interest. Additionally, the Deering Estate contains some of the last remaining functioning springs in the region.

The estuary's mangrove wetlands is one of the most productive ecosystems in the region. Mangrove communities along the coastal areas of Biscayne Bay stabilize bottom sediments and protect shorelines from erosion and storm surge. Forest and fringe communities provide protection from storm surge and can potentially reduce damage to upland areas from hurricanes. Mangrove trees provide nesting and roosting habitat for many resident and migrating birds in addition to providing shelter and a safe nursery to growing marine life. Mangrove leaves are also a large component of the near shore food web.

While channelization of this region's historic waterflow has altered the ability to stabilize these mangrove communities, the Deering Estate Flow-way was completed in 2012 and is designed to increase freshwater flow directing it away from existing canal discharges and spreading it out as sheetflow prior to discharging into the aquatic preserve. This will result in healthier coastal wetlands and recreate the natural sheetflow of water through the land, into the bay. Improved freshwater flow and salinity distribution near the shore will also help re-establish productive nursery habitat for shrimp and shellfish.

Both Biscayne Bay and its mangrove forests are protected by County and State regulations from impacts of development. Waterways within the Village are protected and will receive only minimal effects from future development.

FLOODPLAINS

Flood zones allocated in the Village of Palmetto Bay are illustrated in **Map CON-2**. There are several areas within the Village of Palmetto Bay which have been identified by the Federal Emergency Management Agency (FEMA) as having the potential for flooding in the 100-year storm event, or 1% annual chance of flooding. Also included in the map is the 500-year storm event area, or those areas having a 0.2% annual chance of flooding. These areas are subject to rising waters due to their proximity to nearby canals and Biscayne Bay.

MINERAL RESOURCES

There are no significant deposits of commercially valuable minerals known to exist within the Village of Palmetto Bay.

SOILS

The Miami-Dade County Soil Survey prepared by the Natural Resources Conservation Service and updated in 1996 gives details of the 25 different soil types that exist throughout the County.

The soil classifications are made based upon the water table, slope, erosion potential, permeability, subsidence and organic (muck/peat) content. The soils are also rated as to their potential for development based upon those limiting properties. The primary soil types identified for Palmetto Bay include:

- Opalocka-Rock outcrop complex
- Perrine marl, tidal
- Plantation muck
- Hallandale fine sand
- Margate fine sand

The Village of Palmetto Bay does not have any specific areas of soil erosion. Erosion potential can be mitigated by reducing the time interval between the clearing of land and actual development or construction.

WATER QUANTITY AND QUALITY

This section analyzes the current and projected water needs and sources based on the demands for industrial, agricultural, and potable water use and the quality and quantity of water available to meet these demands.

Water Demands

The Miami-Dade County Water and Sewer Department (MDWASD) provides water to a number of Miami-Dade County municipalities, including the Village of Palmetto Bay. The South Florida Water Management District 2018 Lower East Coast Water Supply Plan Update details the projected potable water demand for MDWASD. Since MDWASD provides water to several Miami-Dade County municipalities and most of the unincorporated area, the analysis of the Village's water needs is determined by the Village's percentage of the overall population of the MDWASD service area population.

Table CON-1 below provides a listing of the projected potable water demand based upon the population projections and the entire Village being connected to the MDWASD potable water system. In order to meet projected demand in 2045, the Village will require an estimated 2,360,000 gallons per day. To ensure the efficient and acceptable delivery of potable water services to the Village of Palmetto Bay, continued coordination with MDWASD is recommended.

Table CON-1: Projected Potable Water Demand

Year	Population	Per Capita (gallons per day finished water)	Potable Water Demands (daily average annual, MGD)
2020	24,439	93.45	2.28
2025	24,826	93.45	2.32
2030	25,097	93.45	2.35
2035	25,204	93.45	2.36
2040	25,219	93.45	2.36
2045	25,219	93.45	2.36

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita data from Village of Palmetto Bay 18-Year Water Supply Facilities Work Plan (2016-2033)

Water Conservation

Water conservation is the key to maintaining the health and productivity of the Surficial Aquifer System. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. Protection of the aquifer system and wellfields through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality.

The Village of Palmetto Bay works in coordination with MDWASD and the South Florida Water Management District on water conservation, use, and protection through several programs and policies that include:

- Plumbing requirements
- Florida Friendly Landscaping as described in Section 373.185, Florida Statutes
- Adoption of a Village Stormwater Master Plan

Aquifer Recharge

There are no classified prime groundwater recharge areas within the Village of Palmetto Bay. Aquifer recharge sources in the Village include the Cutler Drain Canals and Biscayne Bay and their tributaries, drainage structures designed for infiltration, and lawns and swales.

Water Quality

The Miami-Dade County Water and Sewer Department operates three regional water treatment plants: Alexander Orr, Jr., John E. Preston and Hialeah. There are five smaller water treatment plants which make up the South Dade Water Supply System and the Hialeah Reverse Osmosis Water Treatment Plant. The Village of Palmetto Bay is served by the Alexander Orr, Jr. Water Treatment Plant, which serves customers who live south of Flagler Street to about SW 248 Street. This plant draws water from the Biscayne Aquifer and receives lime treatment to reduce hardness, and is then fluoridated, disinfected and filtered.

In 2022, the Florida Department of Environmental Protection (FDEP) performed a Source Water Assessment on the MDWASD system. The assessment was conducted to provide information about any potential sources of contamination in the source wells' vicinity. There are 91 potential sources of contamination identified for this system with low to moderate susceptibility levels. The susceptibility levels describe potential contamination due to nearby activity but do not indicate contamination. There were 24 parameters detected in Miami-Dade's water during the reporting period. All are below maximum contaminant levels allowed.

WILDLIFE AND HABITATS

The Village of Palmetto Bay's native vegetation and forests as well as wetlands, streams, ponds, and canals provide vital habitat for wildlife within the Village. Lands that have been dedicated for parks or conservation are displayed in **Maps REC-1 and REC-2**. The Biscayne Bay Aquatic Preserve and Biscayne Bay National Park border the eastern edge of the Village and provide crucial habitat for endangered species and migratory birds.

The Central Biscayne Bay sub-region extends from the Fisher Island/Virginia Key area on the north, southward to the Cutler area. Although the barrier island of Key Biscayne is present in the northerly portion of this sub-region, the absence of barrier islands to the south make this sub-region the most well-flushed area of Biscayne Bay. Freshwater inputs, which enter the west side of the Bay through the Coral Gables Waterway and Snapper Creek, result in estuarine salinities along the west shoreline. This salinity gradient, together with a westerly shoreline that includes mangroves and other naturally occurring vegetation provides habitat for a comparatively high diversity of flora and fauna.

Seagrasses are a major component of the benthos, and where seagrasses are not continuous, hardbottom is interspersed with seagrasses. Seagrasses are primarily dense beds of turtle grass in the east, but shoalgrass, paddle grass and manatee grass are also present, primarily along the coast. Attached macroalgae are abundant within this sub-region, particularly on hardbottom and/or in eastern portions. The combination of dense seagrass beds and grassbeds interspersed with hardbottom create ideal habitat conditions for a variety of crustaceans and fishes. This portion of Biscayne Bay sustains a major commercial pink shrimp (Farfantepenaeus duorarum) fishery. Shrimp are valuable both for the economic value of the fishery and for their contribution to the food web. Many species of fish that are valuable either commercially or recreationally feed on pink shrimp.

Aerial surveys and telemetry tracking have documented the presence of West Indian Manatees within this sub-region. These monitoring efforts have also documented the presence of manatees in manatee-accessible areas of the Coral Gales waterway, Snapper Creek and the Kings Bay/Cutler area. The extent to which fresh water and/or comparatively warm water during the winter, are the attracting features for manatees is not known, however the presence of manatees in these waterways at different times of the year suggest that both fresh water and warm water may be attracting features to varying extents throughout the year.

Loggerhead turtles, green turtles, and leatherback turtles are known to occur within this sub-region, although nesting habitat for these species in this subregion is exceedingly small. These species are designated as threatened (loggerhead) and endangered (green and leatherback) by both the State of Florida and federal resource agencies.

Wildlife species which have been listed by the United States Fish and Wildlife Service and the Miami-Dade County Comprehensive Development Master Plan as being endangered or threatened within Miami-Dade County are documented in **Table CON-2 and CON-3** below. Please note that these sources only contain records of all listed species that may occur at the county level. This list is not all inclusive. Some of the species which are included in the list may be found infrequently within the Village but have ranges that do include Palmetto Bay.

Table CON-2

List of Federal, State and County Endangered, Threatened, Rare, and Special Concern Flora In Miami-Dade County

Scientific Name	Common Name	Designated State	Status Federal	County
Acacia choriophylla	Tamarindillo; cinnecord	E	NL	Y
Acanthocereus tetragenus	Triangle cactus	T	NL	Y
Acoelorraphe wrightii	Everglades palm	T	NL	Y
Acrostichum aureum	Golden leather fern	T	NL	Y
Adiantum capillus-veneris	Venus hair fern; southern maidenhair fern	NL	NL	Y
Adiantum melanoleucum	Fragrant maidenhair fern	E	NL	Y
Adiantum tenerum	Brittle maidenhair fern	E	NL	Y
Aeschynomene pratensis	Meadow joint-vetch	E	NL	Y
Agalinis filifolia	Seminole false fox glove	NL	NL	Y
Aletris bracteata	White colic root	E	NL	Y
Alvaradoa amorphoides	Mexican alvaradoa	E	NL	Y
Amorpha herbacea var. *crenulata*	Crenulate (=Miami) lead plant	E	E	Y
Amphitecna latifolia	Black calabash	NL	NL	Y
Anemia wrightii	Wright's pineland fern	E	NL	Y
Angadenia berteroi	Pineland golden trumpet	T	NL	Y
Argusia gnaphalodes	Sea rosemary	E	NL	Y
Argythamnia blodgettii	Blodgett's silverbush	E	C	Y
Aristolochia pentandra	Marsh's dutchmans pipe	E	NL	Y
Asplenium abscissum	Cutleaf spleenwort	NL	NL	Y
Asplenium dentatum	Toothed spleenwort	E	NL	Y
Asplenium serratum	Wild bird nest fern	E	NL	Y
Asplenium verecundum	Modest spleenwort	E	NL	Y
Asplenium x biscaynianum	Biscayne spleenwort	NL	NL	Y
Asteraea lobata	Lobed croton; Florida treefern	NL	NL	Y
Baccharis dioica	Broombush falsewillow	E	NL	Y
Basiphyllaea corallicola	Carter's orchid	E	NL	Y
Bletia patula	Flor de Pesmo	NL	NL	Y
Bletia purpurea	Pinepink orchid	T	NL	Y
Bourreria cassinifolia	Smooth strongback	E	NL	Y
Bourreria succulenta	Bahama strongback	E	NL	Y
Brassia caudata	Spider orchid	E	NL	Y
Brickellia eupatorioides var. *floridana* *Brickellia mosieri*	Brickell-brush; Mosier's false boneset	E	C	Y
Byrsonima lucida	Locustberry	T	NL	Y
Caesalpinia major	Yellow nickerbean	E	NL	Y
Calopogon multiflorus	Many-flowered grass pink	E	NL	Y
Calyptranthes pallens	Spicewood; pale lid flower	T	NL	Y
Calyptranthes zuzygium	Myrtle-of-the-river	E	NL	Y
Campyloneurum angustifolium	Narrow strap fern	E	NL	Y
Campyloneurum costatum	Tailed strap fern	E	NL	Y
Campyloneurum latum	Broad strap fern	E	NL	Y
Canella winterana	Pepper cinnamon bark	E	NL	Y
Catopsis berteroniana	Powdery strap airplant	E	NL	Y
Catopsis floribunda	Florida strap airplant	E	NL	Y

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Cayaponia americana	American melonleaf	NL	NL	Y

Scientific Name	Common Name	Designated State	Status Federal	County
Ceretopteris pteridoides	Water horn fern	NL	NL	Y
Celosia nitida	West Indian cock's comb	E	NL	Y
Chamaesyce deltoidea ssp. *adherens*	Gould's wedge sandmat	E	NL	Y
Chamaesyce deltoidea deltoidea	Wedge sandmat; rockland spurge	E	E	Y
Chamaesyce deltoidea garberi	Garber's sandmat; Garber's spurge	E	T	Y
Chamaesyce deltoidea pinetorum	Pineland sandmat	E	C	Y
Chamaesyce pergamena	Southern Florida sandmat	T	NL	Y
Chamaesyce porteriana	Porter's sandmat	E	NL	Y
Chaptalia albicans	White sunbonnets	T	NL	Y
Cheilanthes microphylla	Southern lip fern	E	NL	Y
Chrysophyllum oliviforme	Satin leaf	T	NL	Y
Cissampelos pareira	Velvet leaf; pareira brava	E	NL	Y
Clitoria mariana	Butterfly pea; Atlantic pigeonwings	NL	T	Y
Coccothrinax argentata	Florida silver palm	T	NL	Y
Colubrina cubensis var. *floridana*	Cuban nakedwood	E	NL	Y
Colubrina elliptica	Soldierwood	E	NL	Y
Conradina grandiflora	Large flowered false rosemary	T	NL	Y
Cordia globosa	Curacao bush	E	NL	Y
Cranichis muscosa	Cypress knee helmet orchid; moss orchid	E	NL	Y
Crossopetalum ilicifolium	Christmas berry	T	NL	Y
Crossopetalum rhacoma	Rhacoma maidenberry	T	NL	Y
Croton humilis	Pepperbush	E	NL	Y
Ctenitis sloanei	Red-hair comb fern	E	NL	Y
Ctenitis submarginalis	Brown-hair comb fern	E	NL	Y
Cupania glabra	Florida toadwood	E	NL	Y
Cuscuta amerciana	American dodder	NL	NL	Y
Cynanchum blodgettii	Blodgett's swallowwort	T	NL	Y
Cyperus pendunculatus	Beach star	E	NL	Y
Cyrtopodium punctatum	Cow-horn orchid; cigar orchid	E	NL	Y
Dalbergia brownei	Browne's Indian rosewood	E	NL	Y
Dalea carthagenensis var. *floridana*	Florida prairie clover	E	C	Y
Dendrophylax lindenii	Ghost orchid	E	NL	Y
Desmodium floridanum	Florida ticktrefoil	NL	NL	Y
Desmodium strictum	Pinebarren ticktrefoil	NL	NL	Y
Digitaria filiformis var. *dolichophylla*	Caribbean crabgrass	T	NL	Y
Digitaria pauciflora	Two-spike crabgrass; Florida pineland crabgrass	E	C	Y
Drypetes diversifolia	White wood; milkbark	E	NL	Y
Drypetes lateriflora	Guiana plum	T	NL	Y
Eleocharis albida	White albida	NL	NL	Y

Eleocharis rostellata	Beaked spikerush	E	NL	Y

Scientific Name	Common Name	Designated State	Status Federal	County
Eltroplectris calcarata	Long-clawed orchid; spurred neottia	E	NL	Y
Encyclia tampensis	Butterfly orchid	CE	NL	Y
Epidendrum anceps	Dingy-flowered star orchid; dingy-flowered epidendrum	E	NL	Y
Epidendrum floridense	Umbrella star orchid; umbrella epidendrum	E	NL	Y
Epidendrum nocturnum	Night scented; night scented epidendrum	E	NL	Y
Epidendrum rigidum	Stiff-flowered star orchid; rigid epidendrum	E	NL	Y
Erithalis fruticosa	Black torch	T	NL	Y
Ernodea cokeri	Coker's beach creeper; one nerved ernodea	E	NL	Y
Eugenia confusa	Redberry stopper; redberry eugenia	E	NL	Y
Eugenia rhombea	Red stopper	E	NL	Y
Eupatoriam compositifolium	Yankeeweed	T	NL	Y
Evolvulus convolvuloides	Bindweed dwarf morning glory; dwarf bindweed	E	NL	Y
Exostema caribaeum	Caribbean princewood	E	NL	Y
Galactia smallii	Small's milkpea	E	E	Y
Galeandra bicarinata	Helmet orchid; two keeled hooded orchid	E	NL	Y
Glandularia maritima	Coastal mock vervain	E	NL	Y
Gossypium hirsutum	Upland cotton; wild cotton	E	NL	Y
Govenia floridana	Gowen's orchid; Florida govenia	E	NL	Y
Guaiacum sanctum	Holywood lignumvitae	E	NL	Y
Guzmania monostachia	Fuch's bromeliad; West Indian tufted airplant	E	NL	Y
Gyminda latifolia	West Indian false box	E	NL	Y
Gymnopogon ambiguus	Bearded skeleton grass	NL	NL	Y
Gymnopogon brevifolius	Shortleaf skeleton grass	NL	NL	Y
Habenaria nivea	Snowy orchid	T	NL	Y
	Johnson’s seagrass	T	T	Y
Harrisia fragrans	Caribbean apple cactus; Indian River prickly-apple; Simpson's applecactus	E	E	Y
Harrisela porrecta	Needleroot airplant	T	NL	Y
Helenium flexuosum	Purple sneeze weed	NL	NL	Y
Hibiscus poeppigii	Poepigg's rosemallow	E	NL	Y
Hippomane mancinella	Manchineel	E	NL	Y
Hypelate trifoliata	White ironwood	E	NL	Y
Hypericum myrtifolium	Myrtle leaf St. John's wort	NL	NL	Y
Ilex krugiana	Krug's holly	T	NL	Y
Indigofera trita ssp. *scabra keyensis*	Florida Keys indigo	E	C	Y

Scientific Name	Common Name	Designated State	Status Federal	County
Ipomoea microdactyla	Bejuco colorado; wild potato morning glory; man-in-the-ground	E	NL	Y
Ipomoea tenuissima	Rockland morning glory	E	NL	Y
Isoetes flaccida	Florida quillwort	NL	NL	Y
Jacquemontia curtisii	Pineland jacquemontia	T	NL	Y
Jacquemontia havanensis	Havana clustervine	E	NL	Y
Jacquemontia pentanthos	Skyblue clustervine	E	NL	Y
Jacquemontia reclinata	Beach clustervine; beach jacquemontia	E	E	Y
Jacquinia keyensis	Joewood	T	NL	Y
Koanophyllon villosum	Florida shrub thoroughwood	E	NL	Y
Lantana canescens	Hammock shrub verbena	E	NL	Y
Lantana depressa	Rockland shrub verbena	E	NL	Y
Lactuca floridana	Woodland lettuce	NL	NL	Y
Lechea divaricata	Drysand pinweed; spreading pinweed	E	NL	Y
Leptochloa fusca var. *uninervia*	Mexican sprangletop	NL	NL	Y
Leptochloa virgata	Tropical sprangletop	NL	NL	Y
Licaria triandra	Pepper leaf sweetwood	E	NL	Y
Linum arenicola	Sand flax	E	C	Y
Linum carteri	Everglades flax	E	C	Y
Linum carteri var. *carterii*	Carter's Everglades flax	E	C	Y
Linum carteri var. *smallii*	Small's flax	E	NL	Y
Linum floridanum	Florida yellow flax	NL	NL	Y
Lippia stoechadifolia	Southern fogfruit; southern matchsticks	E	NL	Y
Liparis nervosa	Pantropical widelip orchid; tall tway blade	E	NL	Y
Lomariopsis kunzeana	Hollyvine fern; climbing holly fern	E	NL	Y
Macradenia lutescens	Long-gland orchid; Trinidad macradenia	E	NL	Y
Manilkara jaimiqui ssp. *emarginata*	Wild dilly	T	NL	Y
Matelea floridana	Florida milkvine; Florida spiny pod	E	NL	Y
Maytenus phyllanthoides	Florida mayten	T	NL	Y
Melanthera parvifolia	Small leaved cat-tongue	T	NL	Y
Microgramma heterophylla	Climbing vine fern	E	NL	Y
Mosiera longpipes	Mangrove berry	T	NL	Y
Myrcianthes fragrans	Simpson's stopper	T	NL	Y
Nephrolepis biserrata	Giant swordfern	T	NL	Y
Nevrodium lanceolatum	Ribbon fern	E	NL	Y
Nymphaea mexicana	Yellow waterlily	NL	NL	Y
Ocimum campechianum	Wild sweet basil; wild mosquito plant	E	NL	Y
Odontosoria clavata	Wedgelet fern	E	NL	Y
Okenia hypogaea	Burrowing four-o-clock; beach peanut	E	NL	Y
Oncidium ensatum	Florida dancing lady orchid; Florida oncidium	E	NL	Y

Ophioglossum palmatum	Hand fern	E	NL	Y
Ophioglossum nudicaule	Slender adders tongue	NL	NL	Y
Opuntia corallicola	Semaphore pricklypear; semaphore cactus	E	NL	Y

Scientific Name	Common Name	Designated State	Status Federal	County
Opuntia stricta	Erect pricklypear; shell- mound pricklypear	T	NL	Y
Osmunda cinnamomea	Cinnamon fern	CE	NL	Y
Osmunda regalis	Royal fern	CE	NL	Y
Paspalidium chapmanii	Coral panicum; coral panicgrass	E	NL	Y
Passiflora multiflora	White-flower passionflower; white- flowered passionvine	E	NL	Y
Passiflora pallens	Pineland passionflower; pineland passionvine	E	NL	Y
Passiflora sexflora	Goats foot	E	NL	Y
Pavonia paludicola	Swampbush	E	NL	Y
Pecluma dispersa	Widespread polypody	E	NL	Y
Pecluma plumula	Plume polypody	E	NL	Y
Pecluma ptilodon var. *bourgeanuana*	Comb polypody; swamp plume polypody; plumed rockcap fern; palmleaf rockcap fern	E	NL	Y
Pelexia adnata	Hachuela pelexia	E	NL	Y
Peperomia amplexicaulis	Jackie's saddle; clasping peperomia	E	NL	Y
Peperomia humilis	Low peperomia	E	NL	Y
Peperomia magnoliifolia	Spoonleaf peperomia; spatulate peperomia	E	NL	Y
Peperomia obtusifolia	Florida peperomia; baby rubberplant	E	NL	Y
Phoradendron rubrum	Mahogany mistletoe	E	NL	Y
Physalis cordata	Heartleaf ground cherry	NL	NL	Y
Picramnia pentandra	Florida bitterbush	E	NL	Y
Pithecellobium keyense	Florida Keys blackbead	T	NL	Y
Poinsettia pinetorum	Pineland spurge; Everglades poinsettia	E	NL	Y
Polygala polygama	Racemed milkwort	NL	NL	Y
Polygala smallii	Small's milkwort; ~~T~~tiny polygala	E	E	Y
Polygonella gracilis	Tall jointweed	NL	NL	Y
Polygonum setaceum	Bog smartweed	NL	NL	Y
Polystachya concreta	Greater yellow spike orchid	E	NL	Y
Ponthieva brittoniae	Britton's shadowwitch	E	NL	Y
Prescotia oligantha	Small prescott orchid; small flowered orchid	E	NL	Y

Scientific Name	Common Name	Designated State	Status Federal	County
Prosthechea boothiana var. *erythronoides*	Dollar orchid	E	NL	Y
Prosthechea cochleata	Clamshell orchid; Florida cockleshell orchid	E	NL	Y
Prunus myrtifolia	West Indian cherry	T	NL	Y
Pseudophoenix sargentii	Seargants cherry palm; buccaneer palm	E	NL	Y
Psidium longipes	Mangrove berry	T	NL	Y
Psychotria ligustrifolia	Bahama wild coffee; smooth wild coffee	E	NL	Y
Pteris bahamensis	Bahama ladder brake	T	NL	Y
Pteroglossaspis encristata ecristata	Giant orchid	T	NL	Y
Remirea maritima	Beach star	E	NL	Y
Reynosia septentrionalis	Darling plum	T	NL	Y
Rhipsalis baccifera	Mistletoe cactus	E	NL	Y
Rhynchosia parvifolia	Small leaf snoutbean	T	NL	Y
Rhynchosia swartzii	Swartz's snoutbean	E	NL	Y
Rhynchospora pusilla	Fairy beaksedge	NL	NL	Y
Nasturtium floridanum	Florida watercress	NL	NL	Y
Roystonea regia	Florida royal palm	E	NL	Y
Sachsia polycephala	Bahama sachsia	T	NL	Y
Sacoila lanceolata	Leafless beaked ladiestresses	T	NL	Y
Sacoila lanceolata var. *paludicola*	Leafy beaked ladiestresses	T	NL	Y
Salvia misella	Southern river sage; river sage	NL	NL	Y
Scaevola plumieri	Beachberry; inkberry; gullfeed	T	NL	Y
Schaefferia frutescens	Florida boxwood	E	NL	Y
Schizaea pennulata	Ray fern	E	NL	Y
Scleria ciliata var. *curtissii*	Fringed nutrush	NL	NL	Y
Scleria lithosperma	Florida Keys nutrush	E	NL	Y
Scutellaria havanensis	Havana scullcap	E	NL	Y
Selaginella armata var. *eatonii*	Eaton's spike-moss; pygmy spike-moss	E	NL	Y
Senna mexicana var. *chapmanii*	Chapman's sensitive plant	T	NL	Y
Sericarpus tortifolius	White top aster	NL	NL	Y
Smilax havanensis	Everglades greenbrier	T	NL	Y
Sideroxylon reclinatum ssp. *austrofloridense*	Everglades bully	NL	C	Y
Solanum donianum	Mullein nightshade	T	NL	Y
Solanum chenopodoiodes	Black nightshade	NL	NL	Y
Spermacoce terminalis	False buttonwood	T	NL	Y
Spiranthes brevilabris	Texas ladiestresses; small ladiestresses	E	NL	Y
Spiranthes costaricensis	Costa Rican ladiestresses	E	NL	Y

Spiranthes elata	Tall neottia; tall ladiestresses	E	NL	Y
Spiranthes laciniata	Lace lip ladiestresses	T	NL	Y
Spiranthes longilabris	Long lip ladiestresses	T	NL	Y
Spiranthes lucayana	Gray ladiestresses;	E	NL	Y
Spiranthes torta	Southern ladiestresses	E	NL	Y
Sporobolus compositus var. *clandestinus*	Hidden dropseed	NL	NL	Y
Stylosanthes calcicola	Everglades Key pencilflower	E	NL	Y
Swietenia mahagoni	Mahogany	T	NL	Y
Tectaria coriandrifolia	Hairy halberd fern; Hattie Bauer halberd fern	NL	NL	Y
Tectaria fibriata	Least halberd fern	E	NL	Y
Tectaria heracleifolia	Broad halberd fern	T	NL	Y

Scientific Name	Common Name	Designated State	Status Federal	County
Tephrosia angustissima	Narrowleaf hoarypea	E	NL	Y
Tephrosia angustissima var. *corallicola*	Coral hoarypea	E	NL	Y
Tephrosia spicata	Spiked hoarypea	NL	NL	Y
Tetrazygia bicolor	Florida clover ash	T	NL	Y
Thelypteris augescens	Abrupt tipped maiden fern	T	NL	Y
Thelypteris hispidula var. *versicolor*	Hairy maiden fern	NL	NL	Y
Thelypteris patens	Grid-scale maiden fern	E	NL	Y
Thelypteris reptans	Creeping star-hair fern	E	NL	Y
Thelypteris reticulata	Lattice vein fern	E	NL	Y
Thelypteris sclerophylla	Stiff star-hair fern	E	NL	Y
Thelypteris serrata	Toothed lattice-vein fern	E	NL	Y
Thrinax morissii	Brittle thatch palm; Silver thatch palm	E	NL	Y
Thrinax radiata	Florida thatch palm	E	NL	Y
Tillandsia balbisiana	Northern needleleaf	T	NL	Y
Tillandsia fasciculata	Cardinal airplant; common wildpine	E	NL	Y
Tillandsia fasciculata var. *clavispica*	Clubspike cardinal airplant	E	NL	Y
Tillandsia fasciculata var. *densispica*	Mez stiff-leaved wild pine	E	NL	Y
Tillandsia flexuosa	Twisted air plant	T	NL	Y
Tillandsia utriculata	Giant airplant; giant wild pine	E	NL	Y
Tillandsia variabilis	Leatherleaf airplant	T	NL	Y
Tournefortia hirsutissima	Chiggery grapes	E	NL	Y
Tragia saxicola	Rockland noseburn	T	NL	Y
Trema lamarckaina	West Indian trema; Lamarck's trema	E	NL	Y
Trichomanes krausii	Kraus' bristle fern	E	NL	Y
Trichomanes lineolatum	Lined bristle fern	E	NL	Y
Trichomanes punctatum ssp. *floridanum*	Florida bristle fern	E	C	Y

Tricocentrum undulata	Mule-eared oncidium; Cape Sable dancing lady orchid	E	NL	Y
Tridens flavus	Tall redtop; purple tridens	NL	NL	Y
Triplasis americana	Perennial sandgrass	NL	NL	Y
Tripsacum floridanum	Florida gamagrass	T	NL	Y
Tropidia polystachya	Young palm orchid	E	NL	Y
Utricularia juncea	Southern bladderwort	NL	NL	Y
Vallesia antillana	Tearshrub	E	NL	Y
Vanilla barbellata	Worm-vine orchid	E	NL	Y
Vanilla dilloniana	Leafless vanilla; Dillon's vanilla	E	NL	Y
Vanilla mexicana	Mexican vanilla; unscented vanilla; Fuch's vanilla	E	NL	Y
Voyria parasitica	Parasitic ghostplant	E	NL	Y

Scientific Name	Common Name	Designated State	Status Federal	County
Warea carteri	Carter's pinelandcress; Carter's mustard	E	E	Y
Zamia pumila	Florida arrowroot; coontie	CE	NL	Y
Zanthoxylum coriaceum	Biscayne pricklyash; leathery pricklyash	E	NL	Y
Zaphranthes atamasca	Atamasco lily	T	NL	Y
Zornia bracteata	Viperina	NL	NL	Y

Key:
NL = Not Listed

1) Federal Listings:

E = Listed as Endangered Species in the List of Endangered and Threatened Wildlife and Plants under the provisions of the Endangered Species Act. Defined as any species which is in danger of extinction throughout all or a significant portion of its range.

T = Listed as Threatened Species. Defined as any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

C = Candidate Species for addition to the List of Endangered and Threatened Wildlife and Plants. Includes taxa for which: the US Fish and Wildlife Service (USFWS) currently has substantial information on hand to support the biological appropriateness of proposing to list the species as endangered or threatened; or the USFWS currently possesses information indicating that proposing to list the species as endangered or threatened is possibly appropriate, but for which conclusive data on biological vulnerability and threat(s) are not currently available to support proposed rules at this time.

2) State Listings:

E = Listed as Endangered Plants in the Preservation of Native Flora of Florida Act. Defined as species of plants native to the State that are in imminent danger of extinction within the State, the survival of which is unlikely if the causes of a decline in the number of plants continue, and includes all species determined to be endangered or threatened pursuant to the Federal

Endangered Species Act of 1973, as amended.

T = Listed as Threatened Plants in the Preservation of Native Flora of Florida Act. Defined as species native to the State that are in rapid decline in the number of plants within the State, but which have not so decreased in such number as to cause them to be endangered.

CE = Listed as a Commercially Exploited Plant in the Preservation of Native Flora of Florida Act. Defined as species native to the State, which are subject to being removed in significant numbers from native habitats in the State and sold or transported for sale.

3) County Listings:

Y = Miami-Dade County endangered, threatened, rare or special concern flora species as updated from previously adopted CDMP lists, due to low population numbers or limited/localized population; impacts resulting from habitat destruction or environmental contamination; or nesting destruction/disturbance/failures.

Table CON-3

List of Federal, State and County Endangered, Threatened, Rare, and Special Concern Fauna in Miami-Dade County

Scientific Name	Common Name	Designated State	Status Federal	County
FISH				
Acipenser brevirostrum	Shortnose sturgeon	FE	E	Y
Acipenser oxyrinchus desotoi	Gulf sturgeon	FT	T	Y
Acipenser oxyrinchus oxyrinchus	Atlantic sturgeon	FE	E	Y
Etheostoma olmstedi maculaticeps	Southern tessellated darter	SSC	NL	Y
Fundulus jenkinsi	Saltmarsh topminnow	SSC	NL	Y
Menidia conchorum	Key silverside	ST	NL	Y
Pristis pectinata	Smalltooth sawfish	FE	E	Y
Rivulus marmoratus	Mangrove rivulus	SSC	NL	Y
AMPHIBIANS AND REPTILES				
Alligator mississippiensis	American alligator	FT(S/A)	T(S/A)	Y
Caretta caretta	Loggerhead sea turtle	FT	T	
Chelonia mydas	Green sea turtle	FE	E	
Crocodylus acutus	American crocodile	FT	E	Y
Dermochelys coriacea	Leatherback sea turtle	FE	E	
Drymarchon corais couperi	Eastern indigo snake	FT	T	Y
Elaphe guttata guttata	Red rat snake	NL	NL	Y
Eretmochelys imbricata	Hawksbill sea turtle	FE	E	
Eumeces egregieus egregioeus	Florida Keys mole skink	SSC	NL	Y
Gopherus polyphemus	Gopher tortoise	ST	C	Y
Kinosternon baurii	Striped mud turtle	ST	NL	Y
Lepidochelys kempii	Kemp's ridley sea turtle	FE	E	
Malaclyemys terrapin	Mangrove terrain turtle	NL	NL	Y
Neoseps reynoldsi	Sand skink	FT	T	
Nerodia clarkii taeniata	Atlantic salt marsh snake	FT	T	Y
Pituophis melanoleucus mugitus	Florida pine snake	SSC	NL	Y
Pseudemys concinna suwanniensis	Suwannee cooter	SSC	NL	Y
Lithobates capito	Gopher frog	SSC	NL	Y
Sitlosima extenuatum	Short-tailed snake	ST	NL	Y
Tantilla oolitica	Rim rock crowned snake	ST	NL	Y
Thamnophis sauritus sackeni	Florida ribbon snake	NL	NL	Y
BIRDS				
Accipiter cooperii	Cooper's hawk	NL	NL	Y
Aimophila aestivalis	Bachman's sparrow	NL	NL	Y
Ammodramus maritimes pennisulae	Scott's seaside sparrow	SSC	NL	Y
Ammodramus maritimus mirabilis	Cape sable seaside sparrow	FE	E	Y
Aphelocoma coerulescens coerulescens	Florida scrub jay	FT	T	
Aramus guarauna	Limpkin	SSC	NL	Y
Ardea herodias	Great blue heron	NL	NL	Y
Athene cunicularia	Florida burrowing owl	SSC	NL	Y
Botaurus lentiginosus	American bittern	NL	NL	Y

Calidris canutus rufa	Red knot	NL	C	Y

Scientific Name	Common Name	Designated State	Status Federal	County
Campephilus principalis principalis	Ivory-billed woodpecker	FE	E	Y
Charadrius melodus	Piping plover	FT	T	Y
Charadrius alexandrinues	Southeastern (Cuban) snowy plover	ST	NL	Y
Chordeliles minor	Antillean nighthawk	NL	NL	Y
Circus cyaneus	Northern harrier	NL	NL	Y
Cistothorus palustris griseus	Worthington's marsh wren	SSC	NL	Y
Cistothorus palustris marianae	Marian's marsh wren	SSC	NL	Y
Coccyzus minor	Mangrove cuckoo	NL	NL	Y
Dendroica kirtlandii	Kirtland's warbler	FE	E	
Dendroica petechia gundlachi	Cuban yellow throated warbler	NL	NL	Y
Egretta caerulea	Little blue heron	SSC	NL	Y
Egretta rufescens	Reddish egret	SSC	NL	Y
Egretta thula	Snowy egret	SSC	NL	Y
Egretta tricolor	Tricolored heron	SSC	NL	Y
Elanoides forficatus	Swallow-tailed kite	NL	NL	Y
Elanus leucurus	White-tailed kite	NL	NL	Y
Eudocimus albus	White ibis	SSC	NL	Y
Falco columbarius	Merlin	NL	NL	Y
Falco peregrinus	Peregrine falcon	NL	NL	Y
Falco sparverius paulus	Southeastern American kestrel	ST	NL	Y
Frigata magnificens	Magnificent frigate bird	NL	NL	Y
Grus canadensis pratensis	Florida sandhill crane	ST	NL	Y
Grus americana	Whooping crane	FE/XN	E/XN	
Haematopus palliatus	American oyster catcher	SSC	NL	Y
Haliaeetus leucocephalus *	Bald eagle	NL*	NL	Y
Ixobrychus exilis	Least bittern	NL	NL	Y
Laterallus jamaicensis	Black rail	NL	NL	Y
Mycteria americana	Wood stork	FE	E	Y
Nyctanassa violacea	Yellow-crowned night heron	NL	NL	Y
Nycticorax nycticorax	Black-crowned night heron	NL	NL	Y
Pandion haliaetus	Osprey	NL	NL	Y
Passerina ciris	Painted bunting	NL	NL	Y
Patagioenas leucocephala	White crowned pigeon	ST	NL	Y
Pelecanus occidentalis	Brown pelican	SSC	NL	
Picoides borealis	Red-cockaded woodpecker	FE	E	Y
Picoides villosus	Hairy woodpecker	NL	NL	Y
Platalea ajaja	Roseate spoonbill	SSC	NL	Y
Polyborus plancus audubonii	Audobon's crested caraca	FT	T	Y
Pterodroma hasitata	Black-capped petrel	NL	NL	Y
Rallus longirostris insularum	Mangrove clapper rail	NL	NL	Y
Rostrhamus sociabilis plumbeus	Everglade snail kite	FE	E	Y
Rynchops niger	Black skimmer	SSC	C	Y
Setophaga discolor	Prairie warbler	NL	NL	Y
Sterna antillarum	Least tern	ST	NL	Y
Sterna dougallii douglallii	Roseate tern	FT	T	Y
Thalasseus sandvicensis	Sandwich tern	NL	NL	Y
Vermivora bachmanii	Bachman's warbler	FE	E	Y
Vireo altiloquus	Black-whisked vireo	NL	NL	Y

Scientific Name	Common Name	Designated State	Status Federal	County
MAMMALS				
Balaenoptera borealis	Sei whale	FE	E	
Balaenoptera physalus	Finback whale	FE	E	
Eubalaena glacialis	North Atlantic right whale	FE	E	
Eumops glaucinus floridanus	Florida mastiff bat	ST	C	Y
Lutra canadensis	River otter	NL	NL	Y
Megaptera novaeangliae	Humpback whale	FE	E	
Monachus tropicalis	Caribbean monk seal	NL	NL	Y
Neotoma floridana smalli	Key Largo woodrat	FE	E	Y
Neovision vision evergladensis	Everglades mink	ST	NL	Y
Peromyscus gossypinus allapaticola	Key Largo cotton mouse	FE	E	Y
Peromyscus polionotus niveiventris	Southeastern beach mouse	FT	T	Y
Physeter catodon	Sperm whale	FE	E	
Plecotus rafinesquii	Rafinesque's big eared bat	NL	NL	Y
Podomys floridanus	Florida mouse	SSC	NL	Y
Puma (= Felis) concolor coryi	Florida panther	FE	E	Y
Sciurus niger avicennia	Big Cypress fox squirrel	ST	NL	Y
Sciurus niger shermani	Sherman's fox squirrel	SSC	NL	Y
Trichechus manatus latirostris	Florida manatee	E	E	Y
Ursus americanus floridanus	Florida black bear	NL*	NL	Y
INVERTEBRATES				
CRUSTACEANS				
Crangonyx gradimanus	Florida cave amphipod	NL	NL	Y
CORALS				
Acropora cervicornis	Staghorn coral	FT	T	Y
Acropora palmata	Elkhorn coral	FT	T	Y
Agaricia lamarcki	Lamarck's sheet coral	NL	NL	Y
Agaricia spp	Lettuce corals	NL	NL	Y
Colpophyllia natans	Boulder brain coral	NL	NL	Y
Dendrogyra cylindrus	Pillar coral	ST	NL	Y
Diploria cilvosa	Knobby brain coral	NL	NL	Y
Diploria labyrinthiformis	Grooved brain coral	NL	NL	Y
Dipolria strigosa	Symmetrical brain coral	NL	NL	Y
Eusmilia fastigiata	Smooth flower coral	NL	NL	Y
Meandrina meandrites	Maze coral	NL	NL	Y
Montastrea annularis	Boulder star coral	NL	NL	Y
Montastrea cavernosa	Great star coral	NL	NL	Y
Montastera faveolata	Mountainous star coral	NL	NL	Y
Montastrea franksi	Star coral	NL	NL	Y
Mussa angulosa	Spiny flower coral	NL	NL	Y
Mycetophyllia aliciae	Knobby cactus coral	NL	NL	Y
Mycetophyllia ferox	Rough cactus coral	NL	NL	Y
Mycetophyllia lamarckiana	Lamarck's cactus coral	NL	NL	Y
Siderastera siderea	Elliptical star coral	NL	NL	Y

Anaea troglodyta floridalis	Florida leafwing butterfly	NL	C	Y
Aphodius troglodytes	Gopher tortoise aphopdius commensal scarab beetle	NL	NL	Y

Scientific Name	Common Name	Designated State	Status Federal	County
Atrytone agros argos	Eastern beard-grass skipper	NL	NL	Y
Ceraclea floridana	Florida ceraclean long horn caddishfly	NL	NL	Y
Cyclargus thomasi bethunebakeri	Miami blue butterfly	FE	E	Y
Cyclophala miamiensis	Miami roundhead scarab beetle	NL	C	Y
Eumaeus atala floridana	Florida atala butterfly	NL	C	Y
Heraclides aristodemus ponceanus	Schaus swallowtail butterfly	FE	E	Y
Micronaspsis floridana	Florida intertidal firefly	NL	NL	Y
Mixogaster delongi	Delong's mixogaster flower fly	NL	NL	Y
Mycotrupes pedester	Scrub island burrowing scarab beetle	NL	NL	Y
Oxyethira florida	Florida oxeythiran micro-caddishfly	NL	NL	Y
Photuris brunnipennis floridana	Everglades brownwing firefly	NL	NL	Y
Strymon acis bartrami	Bartram's scrub-hairstreak butterfly	NL	C	Y
MOLLUSCS				
Liguus fasciatus var.	Florida tree snail	SSC	NL	Y
Orthalicus reses reses	Stock Island tree snail	FT	T	Y
Strombus gigas	Queen conch	NL	C	Y

Key:

NL = Not Listed

1) Federal Listings:

E = Listed as Endangered Species in the List of Endangered and Threatened Wildlife and Plants under the provisions of the Endangered Species Act. Defined as any species that is in danger of extinction throughout all or a significant portion of its range.

T(S/A) = Listed only because of similarity in appearance to the American crocodile. FE/FX = Experimental population in Florida.

T = Listed as Threatened Species. Defined as any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

C = Candidate Species for addition to the List of Endangered and Threatened Wildlife and Plants. Includes taxa for which: the US Fish and Wildlife Service (USFWS) currently has substantial information on hand to support the biological appropriateness of proposing to list the species

proposing to list the species as endangered or threatened is possibly appropriate, but for which conclusive data on biological vulnerability and threat(s) are not currently available to support proposed rules at this time.

2) State Listings:

FE/FT= Listed as Federally-designated Endangered and Threatened Species. Defined as species of fish or wild animal life, subspecies or isolated populations of species or subspecies, whethervertebrate or invertebrate, that are native to Florida and are classified as Endangered and Threatened under the Fish and Wildlife Conservation Commission (Commission) rule by virtue of designation by the United States Departments of Interior or Commerce as endangered or threatened under the Federal Endangered Species Act, 16 U.S.C. §1531 et seq. and rules thereto; the definition of Federally-designated Endangered and Threatened Species does not include species that are not within the Commission's constitutional authority.

FT(S/A) = Listed only because of similarity in appearance to the American crocodile.

FE/FX = Experimental population in Florida

ST= Listed as State-designated Threatened Species by the Fish and Wildlife Conservation Commission (Commission). Defined as species of fish or wild animal life, subspecies, or isolated population of a species or subspecies, whether vertebrae or invertebrate, that are native to Florida and are classified as Threatened as determined by paragraph (a), (b), (c), (d), or (e) in accordance with Rule 68A-27.0012, F.A.C. The designation of a species as threatened shall include all subspecies unless stated otherwise in Commission rule.

SSC= Listed as a Species of Special Concern by the Fish and Wildlife Conservation Commission under an earlier listing process. Either the species is being evaluated for listing as a State-designated Threatened species or not enough data currently exist to make a listing determination.

C= A species of fish or wild animal life, subspecies, or isolated populations of species or subspecies, whether invertebrate or vertebrate, that the Fish and Wildlife Conservation Commission (Commission) has determined warrants listings as a State-designated Threatened Species in accordance with Rule 68A-27.0012, F.A.C., and is awaiting final Commission action to be added to the list of Florida Endangered and Threatened Species in Rule 68A-27.003, F.A.C.

* = The Fish and Wildlife Conservation Commission has delisted these species; however, the bald eagle continues to be under the protection of the state in accordance to rule 68A-16.002, F.A.C., and its Bald Eagle Management Plan, adopted on April 9, 2008, and the bear is protected under rule 68A-

3) County Listings:

Y = Miami-Dade County endangered, threatened, rare or special concern fauna species as updated from previously adopted CDMP lists, due to low population numbers or limited/localized population; impacts resulting from habitat destruction or environmental contamination; or nesting destruction/disturbance/failures.

INTRODUCTION

The goals, policies and objectives contained in the Coastal Management Element include development and redevelopment principles and strategies designed to eliminate inappropriate and unsafe development in coastal areas and to protect the safety and lives of Village residents and visitors. These policies and objectives are in compliance with the six requirements identified in the Peril of Flood laws, Section 163.3178(2)(f), Florida Statutes.

COASTAL HIGH HAZARD AREA

The Village of Palmetto Bay's eastern boundary runs along the coast of Biscayne Bay. The Coastal High Hazard Area is an area particularly vulnerable to the effects of coastal flooding from tropical storm events and is defined by section 163.3178(2)(h)9, Florida Statutes, 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 (See **Map CON-2**). The threats of sea level rise and flood events should be taken into consideration in regard to development and redevelopment strategies used in the CHHA as defined in § 163.3178(2), F.S. The restriction of development activities and limiting of public infrastructure expenditures within the CHHA and hazard prone areas should also be considered.

The Storm Surge Planning Map prepared by Miami-Dade County delineates the County into the following storm surge evacuation areas:

- Zone A: At greatest risk for storm surge for Category 1 and higher storms
- Zone B: At greatest risk for storm surge for Category 2 and higher storms
- Zone C: At greatest risk for storm surge for Category 3 and higher storms
- Zone D: At greatest risk for storm surge for Category 4 and higher storms
- Zone E: At greatest risk for storm surge for Category 5 and higher storms

The Village is within Storm Surge Evacuation Areas A, B, C, and D. Zone A encompasses the portions of the Village east of SW 67th Avenue north of SW 152nd Street, and east of SW 77th Avenue south of SW 152nd Street. Miami-Dade offers an interactive storm surge planning zone map here: https://mdc.maps.arcgis.com/apps/webappviewer/index.html?id=4919c85a439f40c68d7b3c81c3f44b58

LAND USE

The existing land uses in the Village are illustrated in **Map FLU-4.** While the vast majority of the existing land within the CHHA consist of Parks, Preserves, or Conservation Areas, there is some single-family residential as well as office development within the CHHA. The Future Land Use map is shown in **Map FLU-1.** The majority of the CHHA consists of future land use designations such as Environmental Protection and Water Management and Recreation that cannot be developed. However, there are some areas designated as Low Density Residential, Low Medium Density Residential, and Estate Density Residential also within the CHHA. The development within the CHHA is served by a mix of public and private roads, water, and sewer.

UNDEVELOPED AREAS

While the vast majority of the developable vacant properties in the Village are outside of the CHHA, there are some vacant parcels within the CHHA designated as either Estate Density or Low Density Residential on the Future Land Use Map. Development of these parcels will be subject to the Village of Palmetto Bay's Floodplain Management regulations and the Florida Building Code. Vacant land in the Village can be viewed in **Map FLU-3**.

COMMUNITY RATING SYSTEM

The Village of Palmetto Bay has been an active participant of the CRS since 2017 entering the program as a Class 8 community, rewarding residents with a 10% premium discount on their flood insurance. The Village is currently rated as a Class 7, which rewards policy holders with a 15% reduction in their flood insurance premiums within the Special Flood Hazard Area (SFHA).

In CRS communities, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the commu-

nity's efforts that address the three goals of the program:

- Reduce and avoid flood damage to insurable property
- Strengthen and support the insurance aspects of the National Flood Insurance Program
- Foster comprehensive floodplain management

The Village continues to implement new strategies to further reduce the community rating to achieve a higher discount eligibility. In March 2023, the Village Council passed and adopted Ordinance 2023-11, whereby higher regulatory standards were incorporated under the guidance of Village staff in accordance with the CRS program.

COASTAL CONSTRUCTION CONTROL LINE PROGRAM

The Florida Department of Environmental Protection's (FDEP) Coastal Construction Control Line (CCCL) Program regulates structures and activities that can cause beach erosion, destabilize dunes, damage upland properties or interfere with public access. CCCL permits also protect sea turtles and dune plants. There is currently no CCCL within the Village of Palmetto Bay limits. The CCCL line can be viewed on the interactive FDEP map via this link: https://ca.dep.state.fl.us/mapdirect/?webmap=a8c9e92fbad5446d987a8dd4ee5dc5cc

NATURAL RESOURCES

The Natural Resources Inventory for the Village can be found in the Conservation and Sustainability Element Data Inventory and Analysis.

CULTURAL RESOURCES

Palmetto Bay has two parks situated within the Coastal High Hazard Area: Thalatta Estate Park and Ludovici Park. The location of these parks can be viewed in **Map REC-1**.

Two historical sites in the Village are located within the Coastal High Hazard Area: The Deering Estate and the Thalatta Estate.

The full Historical Resources Inventory for the Village can be found in the Future Land Use Element Data Inventory and Analysis and is illustrated on **Map FLU-7**.

PUBLIC ACCESS ROUTES TO COAST

The Village of Palmetto Bay has two points of public access to the coast, both in the vicinity of the Deering Estate.

The Deering Estate People's Dock is located just east of the Estate's visitor center, on Biscayne Bay, and is a popular spot for locals for birdwatching, manatee and dolphin sightings, as well as picnics and family fishing.

Deering Point, located adjacent to the C-100 Canal at the south end of the Deering Estate, provides public access to the waterfront with a canoe, kayak, and paddleboard launch, and is served by picnic pavilions, off-street parking, and restroom facilities.

DISASTER PREPAREDNESS

The Miami-Dade County Comprehensive Emergency Management Plan (CEMP) establishes the framework that Miami-Dade County and its municipalities utilize to address a variety of hazards that threaten its communities, businesses and the environment. The CEMP outlines the roles and responsibilities of the local government, state and federal agencies and other stakeholder organizations.

The CEMP outlines the basic strategies, assumptions, operational goals and objectives, and mechanisms through which Miami-Dade County will mobilize resources and conduct activities to guide and support emergency management efforts through preparedness, response, recovery and mitigation. This is an operations-based plan that addresses evacuation; sheltering, post disaster response and recovery; deployment of resources; communications and warning systems. The Plan calls for annual exercises to determine the ability of the local government and its municipalities to respond to emergencies.

FUTURE LAND USE DATA INVENTORY AND ANALYSIS

INTRODUCTION

Pursuant to the requirements of Chapter 163 of the 2022 Florida Statutes, the Land Use Element consists of data inventory and analysis (DIA) that influences and informs the overarching goals, objectives, and policies that will guide the growth and development of the Village of Palmetto Bay. The Village's existing land uses, vacant land, build-out potential, natural resources, and population projections were evaluated and analyzed in order to update the Village's land use designations which will shape how the Village will grow in the next 20 years. The updated 2043 Future Land Use Map (FLUM) is provided as a regulatory tool to direct future development.

HISTORY AND SETTING

Palmetto Bay is a municipality in Miami-Dade County on the east coast of Florida, generally situated between the Village of Pinecrest and City of Coral Gables to the north, the Town of Cutler Bay to the south, Biscayne Bay to the east and South Dixie Highway to the west. The Village was incorporated in 2002, becoming the 33rd municipality in Miami-Dade County.

The Deering Estate, an environmental, archaeological, and historical preserve now managed by the Miami-Dade County Parks, Recreation and Open Spaces Department, reflects the Village's rich history. Most recently inhabited by a wealthy industrialist and his heirs through the mid-20th century, the Estate also contains Paleo-Indian archaeological remains dating back 10,000 years, along with remains of subsequent Tequesta settlements. The grounds also contain preserved structures from the late 19th century pioneer settlement that became known as the town of Cutler, which had been largely abandoned due to the construction of Henry Flagler's railroad farther west by the time the land was developed in its current form.

Now known as the "Village of Parks," Palmetto Bay has a population of over 25,000 residents and is governed by a five-member Village Council operating under a Council-Manager form of government.

EXISTING LAND USE CONDITIONS

In order to better guide and direct future land uses within the Village of Palmetto Bay, it is necessary to first gain an understanding of present land use patterns. The Village of Palmetto Bay covers approximately 8.29 square miles (5,383 acres). The existing 2023 land uses were determined by their Miami-Dade County Land Use Codes and may not precisely reflect what is "on the ground" but provide insight into the current conditions and development patterns of the Village. To provide a basis for analysis these existing land uses have been further grouped into the following distinct categories which include their definitions from the Florida Department of Revenue.

Agriculture: Property used for production of food, feed, and fiber commodities, livestock and poultry, bees, fruits and vegetables, and sod, ornamental, nursery, grazing farm animals and horticultural crops that are raised, grown, or produced for commercial purposes.

Commercial: Business property, such as supermarkets, shopping centers, office buildings, medical centers, hotels, theaters, RV parks, financial institutions, stores, etc. which are intended to operate with a profit.

Residential: Property zoned for single-family homes, mobile homes, retirement homes, multifamily apartments and co-ops.

Government: All property owned by or leased to the Government or acquired by the Government under the terms of the contract. Not subject, in whole or in part, to Ad Valorem property taxes. Examples include forests, parks, public schools, county hospitals, military buildings etc.

Industrial: Property used for industrial purposes. Types of industrial property include heavy manufacturing buildings, light manufacturing buildings, packing plants, mineral processing plants, warehouses, wineries, sawmills etc.

Institutional: Property which is not strictly commercial, industrial, agricultural, or residential, but which serves some public purpose, even if privately owned. Examples include private schools, private hospitals, orphanages, cemeteries, sanitoriums, nursing homes etc.

Miscellaneous: Includes property such as mining land, railroad land, utilities, waste land, submerged land etc.

The current distribution of existing land uses is shown in **Table FLU-1** and **Figure FLU-1**. A detailed Existing Land Use Map, **Map FLU-4**, was developed depicting the current land use patterns in the Village of Palmetto Bay as of 2023.

A majority of Village is residential, with single-family residential comprising the largest share. Commercial development comprises a relatively minor share of the overall Village and is mostly located on the west side of the Village along US-1. The Village is largely developed, with only 2.5% vacant land.

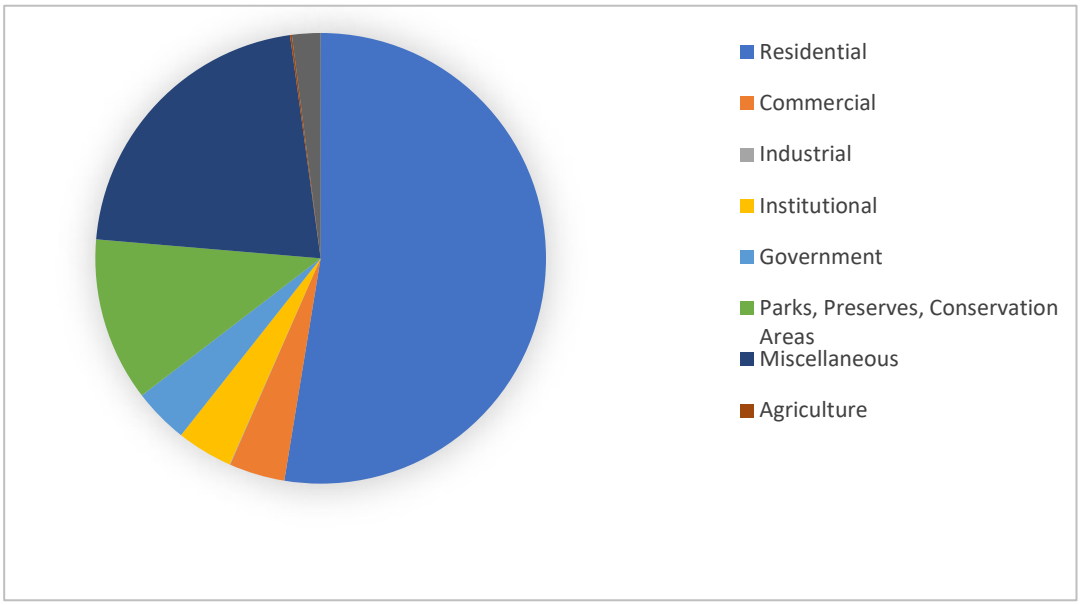
Table FLU-1: Existing Land Uses

Land Use	Acres	% of Total
Residential	2,841.42	52.58%
Commercial	208.45	3.86%
Industrial	2.08	0.04%
Institutional	217.35	3.88%
Government	209.63	3.88%
Parks, Preserves, Conservation Areas	582.70	10.78%
Miscellaneous*	1,155.65	21.39%
Agriculture	7.23	0.13%
Vacant	179.16	3.32%
Total	**5,403.67**	**100%**

*Miscellaneous includes rights-of-way, utilities, and water bodies

Source: Florida Department of Revenue and Miami-Dade County

Figure FLU-1: Existing Land Uses



Source: Florida Department of Revenue and Miami-Dade County

VACANT LAND ANALYSIS

An analysis of vacant land was conducted based on data the Florida Department of Revenue's land use codes as of June 2023. Approximately 6% of the Village's overall acreage is classified as vacant. Open green space properties designated as environmentally protected, water management, or parks, recreation and schools were not classified as vacant land in this analysis. Additionally, many of these parcels may be in the development application process or under development,

and therefore actual vacant land supply may be less than reported. The vacant lands within the Village of Palmetto Bay are displayed on **Map FLU-3.**

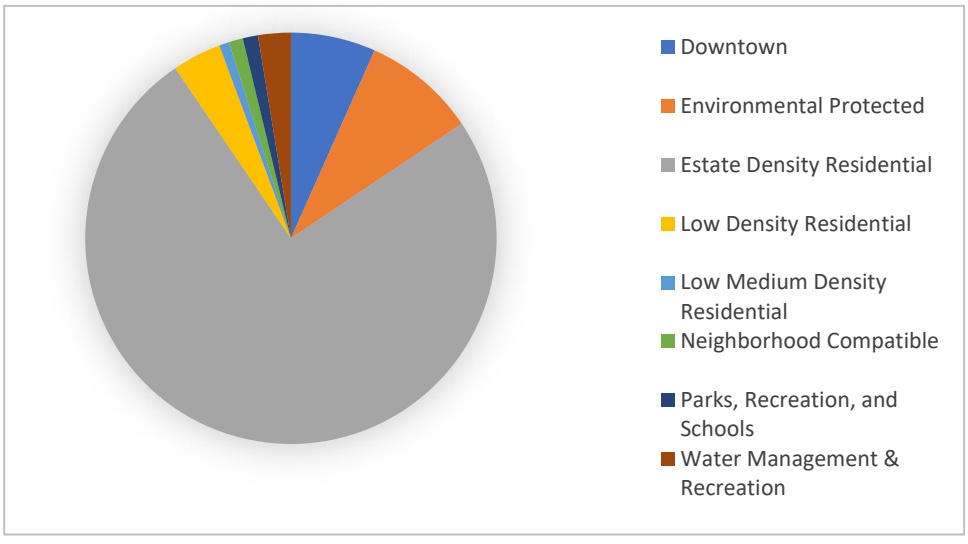
The Village is near full buildout, yet there remain opportunities for development and redevelopment. The relationship between the vacant lands and future land use designation is illustrated in this analysis in **Table FLU-2** and **Figure FLU-2**. According to this analysis, approximately 88% of vacant land in the Village is designated Estate Density Residential. The next highest percentage of vacant land, totaling approximately 7% of all vacant land, is designated as Downtown, followed by Low Density Residential at 3%.

Table FLU-2: Vacant Parcels by Future Land Use

Future Land Use Designation	Acres	% of Total Vacant Acreage
Commercial	0	0.0%
Downtown	7	6.7%
Estate Density Residential	81	74.9%
Institutional Public Facilities	0	0.0%
Low Density Residential	4	3.8%
Low Medium Density Residential	1	0.8%
Medium Density Residential	0	0.0%
Neighborhood Compatible	1	1.1%
Parks, Recreation, and Schools	1	1.2%
Village Mixed Use	0	0.0%
Water Management & Recreation	3	2.6%
Environmental Protection	10	8.9%
TOTAL	**109**	**100.0%**

Source: Florida Dpt. of Revenue, Miami-Dade County, and Palmetto Bay Department of Community and Economic Development

Figure FLU-2: Vacant Parcels by Future Land Use



Source: Florida Department of Revenue and Miami-Dade County

POPULATION TRENDS AND PROJECTIONS

Projected population is the driving force behind the Village's future facility needs, housing supply and demand, and land use requirements. This population analysis is a major consideration in preparing future land use designations and each of the Elements' goals, objectives, and policies. Future population estimates for Palmetto Bay identify the amount of residential land and development density allocations that will be necessary to accommodate the Village's anticipated population changes over the next 10 to 20 years.

According to BEBR, the official population estimate of permanent residents in the Village of Palmetto Bay as of 2022 is 25,041 residents. This is a growth of 602 persons (2.5% growth rate) since the 2020 recorded census population. The Shimberg Center for Housing Studies prepares population projections for all municipalities in Florida. Population projections for the Village of Palmetto Bay through the year 2045 are shown in **Table FLU-3** and **Figure FLU-3**.

According to the U.S. Census Bureau, the median age in Palmetto Bay is 42. A breakout of the population of individuals in different age groups is displayed in **Figure FLU-4.**

Palmetto Bay's future population is projected to be 25,219 residents by the year 2045, with an average annual growth rate of 1%. This is in contrast with Miami-Dade County as a whole, which is projected to grow in population at an average annual rate of 3% through 2045. Palmetto Bay's share of the overall Miami-Dade County population has been 0.9% since 2010 and is projected to decrease to 0.8% of the overall County population by 2035.

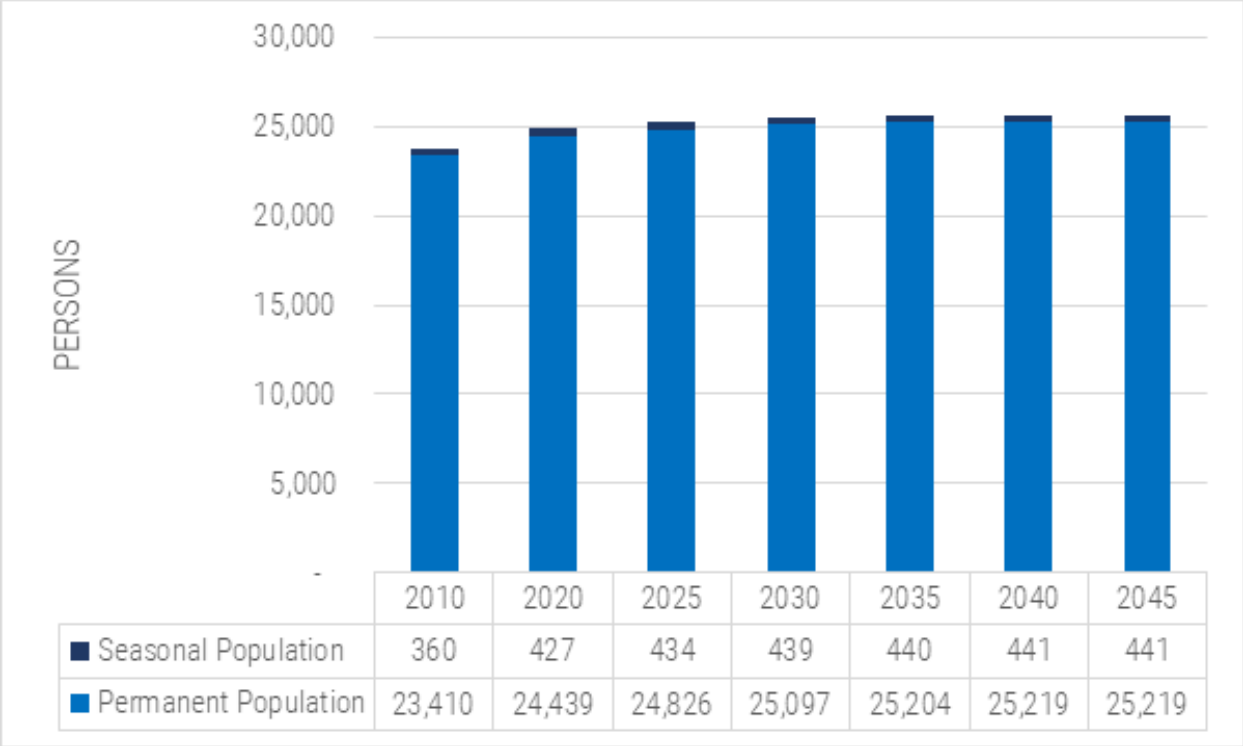
A small portion of the population is represented by seasonal residents who live in Palmetto Bay during certain times of year but claim another city as their permanent residence. The Village's seasonal population for 2020 was 427 people and was calculated using U.S. Census Bureau data. The seasonal population projections were calculated using the step-down method where the Village's seasonal population was proportionally derived from the Village's overall population projections. Palmetto Bay can expect to experience slight population growth through 2040, with the overall population plateauing between 2040 and 2045.

Table FLU-3: Population Projections

	Palmetto Bay			Miami-Dade County		Palmetto Bay Share of Miami-Dade County Population
Year	Permanent Population	Growth Rate	Seasonal Population	Population	Growth Rate	
2010	23,410	-	360	2,487,099	-	0.9%
2020	24,439	4.4%	427	2,701,767	8.6%	0.9%
2025	24,826	1.6%	434	2,823,792	4.5%	0.9%
2030	25,097	1.1%	439	2,922,599	3.5%	0.9%
2035	25,204	0.4%	440	3,001,805	2.7%	0.8%
2040	25,219	0.1%	441	3,068,382	2.2%	0.8%
2045	25,219	0.0%	441	3,126,593	1.9%	0.8%

Source: Shimberg Center – Florida Housing Data Clearinghouse

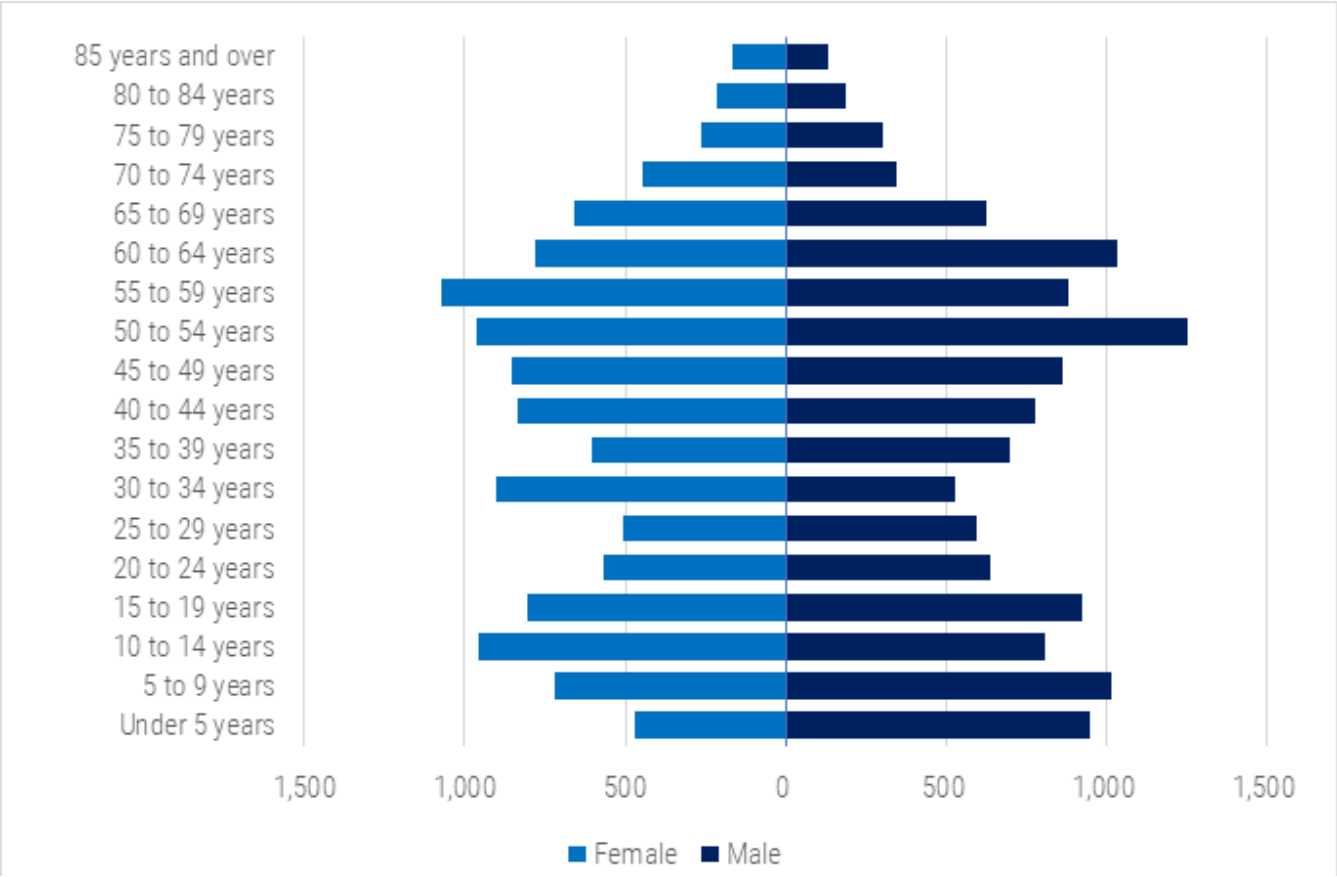
Figure FLU-3: Village Population Projections



	2010	2020	2025	2030	2035	2040	2045
Seasonal Population	360	427	434	439	440	441	441
Permanent Population	23,410	24,439	24,826	25,097	25,204	25,219	25,219

Source: Florida Housing Data Clearinghouse; US Census Bureau

Figure FLU-4: Age and Sex



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

FUTURE LAND USE DESIGNATIONS AND ANALYSIS

The 2035/2045 Future Land Use Map, **Map FLU-1**, designates future land uses within the Village limits through the 2043 planning horizon. The acreages of the Future Land Use Map are shown below in **Table FLU-4**.

Table FLU-4: Future Land Use Designations and Analysis

Future Land Use Categories	Acres	% of Total
Commercial	124	2.8%
Environmental Protection	435	9.9%
Estate Density Residential	2514	57.0%
Downtown	141	3.2%
Institutional Public Facilities	47	1.1%
Low Density Residential	407	9.2%
Low Medium Density Residential	51	1.2%
Medium Density Residential	13	0.3%
Neighborhood Compatible	33	0.7%
Parks, Recreation, and Schools	509	11.5%
Village Mixed Use	44	0.8%
Water Management & Recreation	95	2.3%
Total	**4,414**	**100%**

Source: Village of Palmetto Bay Department of Community and Economic Development

BUILD OUT ANALYSIS

To better understand the current level of development potential and the ability of the Village of Palmetto Bay to accommodate growth, a build out analysis was performed utilizing the Future Land Use Map and Vacant Lands. Maximum densities and intensities were assigned to each future land use designation as documented in **Table FLU-5**. The acreages of vacant parcels within these future land use designations were used to roughly calculate the most dense and intense development that Palmetto Bay could potentially expect.

The build out analysis shows that the currently adopted FLUM allows for a maximum construction of 477 dwelling units and approximately 31,461 square feet of non-residential floor area. This square footage does not include the non-residential development potential within the Downtown category, as there are no FAR limits in this category. Using BEBR's 2022 estimate of 2.74 people per dwelling unit for Miami-Dade County, the Village of Palmetto Bay can absorb an additional 1,307 people under the current FLUM's residential designations identified as vacant by the Florida Department of Revenue's data. This meets the dwelling units needed to absorb the amount of growth projected through 2045; a projected increase of 780 people between 2020 and 2045.

Table FLU-5: Build Out Analysis

Future Land Use Category	Vacant Acres	Maximum DU/Acre	Maximum FAR	Maximum Density DU/Acre	Maximum Intensity SF
Commercial	0.00	24	0.4 FAR for the 1st story plus 0.11 FAR for each additional story up to five (5) stories	0	-
Downtown - Main Street Sector	5.90	32	-	189	-
Downtown - Island Sector	0.00	54	-	0	-
Downtown - Eureka Sector	0.06	43	-	3	-
Downtown - Neighborhood Sector	1.28	24	-	31	-
Estate Density Residential	81.29	2.5	-	203	-
Institutional Public Facilities	0.00	13	0.4 FAR for the 1st story, plus 0.11 FAR for each additional story up to 6 stories	0	0
Low Density Residential	4.18	6	-	25	-
Low Medium Density Residential	0.85	13	-	11	-
Medium Density Residential	0.00	23	-	0	-
Neighborhood Compatible	1.20	13	0.4 FAR for a 1-story building and 0.6 for a 2-story building	16	31,461
Parks, Recreation, and Schools	1.30	0	-	0	-
Village Mixed Use	0.00	10	0.5	0	0
Water Management & Recreation	2.79	0	-	0	-
Environmental Protection	9.69	0	-	0	-
TOTAL	**109.98**			**477**	**31,461**

NATURAL RESOURCES INVENTORY

The presence of natural resources and the ability of land to support development within the City of Sebastian will be a major determinant for the future land use pattern. It is important to take these natural resources into consideration when guiding growth in order to avoid the potential adverse impacts of development activity. Below is an inventory of the natural resources located in the Village of Palmetto Bay.

Waterbodies and Shoreline Protection

Utilizing data retrieved from the U.S. Fish and Wildlife Service, **Map CON-1** illustrates the waterbodies located within and surrounding the Village of Palmetto Bay. The inland areas of Palmetto Bay, which are submerged during all of the year, with the exception of extreme dry periods, include wetlands, ponds, and canals. Those areas of Palmetto Bay classified as inland open waterways include the C-100 Canal network. Wetlands are concentrated along the coastal areas east of Old Cutler Road. The waters behind and adjacent to the Deering Estate are home to the Biscayne Bay Aquatic Preserve, which provides habitat for a wide variety of juvenile and adult marine species including several of Florida's imperiled species, such as the west Indian manatee, the smalltooth sawfish, the American crocodile, and Johnson's seagrass. Other vital resources of the Preserve include corals, sponges and algae, mangrove-lined shores, and a variety of invertebrate species throughout the length of the bay. Seagrass beds within the BBAP, especially along the shores of the Deering Estate, are prime feeding areas for wading birds and a valuable nursery area for juvenile fish and invertebrates, including many of commercial interest. Additionally, the Deering Estate contains some of the last remaining functioning springs in the region.

The estuary's mangrove wetlands is one of the most productive ecosystems in the region. Mangrove communities along the coastal areas of Biscayne Bay stabilize bottom sediments and protect shorelines from erosion and storm surge. Forest and fringe communities provide protection from storm surge and can potentially reduce damage to upland areas from hurricanes. Mangrove trees provide nesting and roosting habitat for many resident and migrating birds in addition to providing shelter and a safe nursery to growing marine life. Mangrove leaves are also a large component of the near shore food web.

While channelization of this region's historic waterflow has altered the ability to stabilize these mangrove communities, the Deering Estate Flow-way was completed in 2012 and is designed to increase freshwater flow directing it away from existing canal discharges and spreading it out as sheetflow prior to discharging into the aquatic preserve. This will result in healthier coastal wetlands and recreate the natural sheetflow of water through the land, into the bay. Improved freshwater flow and salinity distribution near the shore will also help re-establish productive nursery habitat for shrimp and shellfish.

Both Biscayne Bay and its mangrove forests are protected by County and State regulations from impacts of development. Waterways within the Village are protected and will receive only minimal effects from future development.

Floodplains and Coastal High Hazard Area (CHHA)

Flood zones allocated in the Village of Palmetto Bay are illustrated in **Map CON-2.** There are several areas within the Village of Palmetto Bay which have been identified by the Federal Emergency Management Agency (FEMA) as having the potential for flooding in the 100-year storm event, or 1% annual chance of flooding. Also included in the map is the 500-year storm event area, or those areas having a 0.2% annual chance of flooding. These areas are subject to rising waters due to their proximity to nearby canals and Biscayne Bay.

Mineral Resources

There are no significant deposits of commercially valuable minerals known to exist within the Village of Palmetto Bay.

Soils

The Miami-Dade County Soil Survey prepared by the Natural Resources Conservation Service and updated in 1996 gives details of the 25 different soil types that exist throughout the County.

The soil classifications are made based upon the water table, slope, erosion potential, permeability, subsidence and organic (muck/peat) content. The soils are also rated as to their potential for development based upon those limiting properties. The primary soil types identified for Palmetto Bay include:

- Opalocka-Rock outcrop complex
- Perrine marl, tidal
- Plantation muck
- Hallandale fine sand
- Margate fine sand

The Village of Palmetto Bay does not have any specific areas of soil erosion. Erosion potential can be mitigated by reducing the time interval between the clearing of land and actual development or construction.

Water Demands

The Miami-Dade County Water and Sewer Department (MDWASD) provides water to a number of Miami-Dade County municipalities, including the Village of Palmetto Bay. The South Florida Water Management District 2018 Lower East Coast Water Supply Plan Update details the projected potable water demand for MDWASD. Since MDWASD provides water to several Miami-Dade County municipalities and most of the unincorporated area, the analysis of the Village's water needs is determined by the Village's percentage of the overall population of the MDWASD service area population.

Table FLU-6 below provides a listing of the projected potable water demand based upon the population projections and the entire Village being connected to the MDWASD potable water system. In order to meet projected demand in 2045, the Village will require an estimated 2,360,000 gallons per day. To ensure the efficient and acceptable delivery of potable water services to the Village of Palmetto Bay, continued coordination with MDWASD is recommended. The Village's water supplies, public facilities, and services are illustrated in **Map FLU-10**.

Table FLU-6: Projected Potable Water Demand

Year	Population	Per Capita (gallons per day finished water)	Potable Water Demands (daily average annual, MGD)
2020	24,439	93.45	2.28
2025	24,826	93.45	2.32
2030	25,097	93.45	2.35
2035	25,204	93.45	2.36
2040	25,219	93.45	2.36
2045	25,219	93.45	2.36

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita data from Village of Palmetto Bay 18-Year Water Supply Facilities Work Plan (2016-2033)

Potable Water Wells

There are no designated wellfield protection areas within the Village of Palmetto Bay. **Map FLU-9** illustrates wellfield protection areas in the surrounding vicinity.

HISTORICAL RESOURCES INVENTORY

Palmetto Bay has a number of historic resources within its Village boundaries. Historic resource data was retrieved from the Division of Historical Resources of the Florida Department of State. The Division of Historical Resources of the Florida Department of State maintains a central archive for Florida's historical and archaeological sites known as the Florida Master Site File. Historical structures and properties including those which are on the National Register of Historic Places are listed in **Table FLU-7** and illustrated on **Map FLU-7**.

According to the Division of Historical Resources of the Florida Department of State there are 28 sites/structures documented in the Village as having historic significance. One site, the Charles Deering Estate, is on the National Register of Historic Places. The Charles Deering Estate, comprising 368-acres, contains three known archaeological sites, some of which are among the most significant and best-preserved sites in South Florida. Contributing buildings on the estate are the Deering House (built 1922), Richmond House (built 1896) and Cottage (built 1900), and Carriage House (built 1916).

It is important to take the historic resources in the Village into consideration when guiding growth in order to avoid the potential adverse impacts of development activity.

Table FLU-7: Historical Resources

SITE NAME	ADDRESS	SIGNIFICANCE
OLD CUTLER ROAD HISTORIC HIGHWAY	OLD CUTLER ROAD	STATE HISTORIC HIGHWAY
16553 OLD CUTLER RD	16553 OLD CUTLER RD	HISTORICAL STRUCTURE
16870 OLD CUTLER RD	16870 OLD CUTLER RD	HISTORICAL STRUCTURE
17301 OLD CUTLER RD	17301 Old Cutler RD	HISTORICAL STRUCTURE
17800 OLD CUTLER RD	17800 OLD CUTLER RD	HISTORICAL STRUCTURE
8315 SW 153RD TERRACE	8315 SW 153RD TERRACE	HISTORICAL STRUCTURE
CHARLES DEERING ESTATE	16701 SW 72nd AVE	NATIONAL REGISTER
CHARLES DEERING HOUSE	16701 SW 72nd AVE	HISTORICAL STRUCTURE
RICHMOND HOUSE AND COTTAGE	16701 SW 72nd AVE	HISTORICAL STRUCTURE
DEERING ESTATE BRIDGE	72nd Avenue unnamed creek	HISTORICAL STRUCTURE
Charles Deering Estate Oolite Wall	16701 SW 72nd AVE	HISTORICAL STRUCTURE
7253 SW 168TH ST	7253 SW 168TH ST	HISTORICAL STRUCTURE
PERRINE ELEMENTARY SCHOOL	9895 SW 184TH ST	HISTORICAL STRUCTURE
6725 SW 144 STREET	6725 SW 144 ST	HISTORICAL STRUCTURE
7201 SW 166 STREET	7201 SW 166 ST	HISTORICAL STRUCTURE
S.W. 72ND AVENUE ROAD SEGMENT	S.W. 72ND AVENUE	HISTORICAL SITE
HARRY TROEGER HOUSE	8940 SW 156th ST	HISTORICAL STRUCTURE
Bill Sadowsky Park Site	17555 SW 79TH AVE	HISTORICAL SITE
8001 SW 148th Drive	8001 SW 148th DR	HISTORICAL STRUCTURE
8025 SW 148th Drive	8025 SW 148th DR	HISTORICAL STRUCTURE
8101 SW 148th Drive	8101 SW 148th DR	HISTORICAL STRUCTURE
8125 SW 148th Drive	8125 SW 148th DR	HISTORICAL STRUCTURE
Miami Serpentorium	15321 S Dixie HWY	HISTORICAL SITE
Boat Turning Basin	16701 SW 72nd AVE	HISTORICAL STRUCTURE
South Estate Wall	16701 SW 72nd AVE	HISTORICAL STRUCTURE
Carriage House (Coach House)	16701 SW 72nd AVE	HISTORICAL STRUCTURE
Power House	16701 SW 72nd AVE	HISTORICAL STRUCTURE
Pump House (Water Storage House)	16701 SW 72nd AVE	HISTORICAL STRUCTURE

Source: Division of Historical Resources of the Florida Department of State

SUMMARY

The Land Use Data Inventory and Analysis has effectively provided the data to guide the type, location, and timing of development in an appropriate manner. The Land Use Element is the foundation of the Comprehensive Plan and is dependent upon the goals, objectives, and policies of each of the other Elements. It sets the planning framework for the Village to accommodate projected growth and development, minimize adverse impacts on natural and historical resources, and maintain essential amenities at desired levels to maintain the quality of life within the Village.

RECREATION & OPEN SPACE ELEMENT DATA INVENTORY & ANALYSIS

INTRODUCTION

Known as "the Village of Parks," Palmetto Bay has a comprehensive system of parks, recreation, and open space. Pursuant to the requirements of Chapter 163 of the 2022 Florida Statutes, the Parks and Recreation Element consists of a data inventory and analysis that influences the overarching goals, objectives, and policies.

RECREATION AND OPEN SPACE INVENTORY

The Village has a total of approximately 90 acres of developed, Village-operated recreation land and other undeveloped recreation land. An additional 470 acres of recreation and open space land within the Village is operated by Miami-Dade County. Below is a listing of the recreation sites and open space areas within the Village of Palmetto Bay. All parks, recreation, and open space within the Village is listed in **Table REC-1** below and can be viewed in **Map REC-1**.

Village of Palmetto Bay-Operated Parks

1. **Coral Reef Park:** Spanning more than 50 acres, Coral Reef Park offers open green spaces, pinelands preserve areas, and the tranquil streaming canal. It is a central location for playing, walking, reading, relaxing, and picnicking. Residents also flock here for beach volley ball, tennis, baseball, an expansive and fun playground, exercise trail, and abundance of indigenous birds and other wildlife.
2. **Ludovici Park:** Ludovici Park is a quiet and charming oasis, a perfect venue for musical performances, to enjoy a library book - all at once! With its meandering walkways, shaded gazebo, and manicured gardens, this park offers something for everyone. The main feature is the 5,000-square-foot Palmetto Bay Branch Library, which is complemented by the Edward and Arlene Feller Community Room and Amphitheater. The 1,000-square-foot, two-story Community Room offers ample meeting space overlooking the beautiful blue waters of Biscayne Bay. The first-story amphitheater features dramatic space for special performances and serves as an additional outdoor area for lectures, workshops, and children's activities.
3. **Palmetto Bay Park:** Soon after Village incorporation, this park transitioned from a 5-acre park to a 25-acre park facility - a veritable oasis of passive and active attractions, tucked off US-1 just east of the Village Municipal Complex. Formerly known as Perrine Park, Palmetto Bay Park was renamed by the Village Council in 2006. The new Palmetto Bay Park features expansive greenspace, basketball courts, the largest Boundless Playgrounds in South Florida, and a six-field, state-of-the-art softball complex, Palmetto Bay Park is truly a multi-recreational facility.
4. **Perrine Wayside Dog Park:** This unique wayside park is located on South Dixie Highway (U.S. 1) south of 164th Street. Perrine Wayside is a lushly landscaped, 3-acre dog oriented family park where "all" members of the family, including the family dogs, can relax and enjoy the park atmosphere.
5. **Thalatta Estate Park:** Approximately four acres in size with vast green areas and unobstructed views of Biscayne Bay, Thalatta Estate offers direct access to the pristine waters of Biscayne Bay. Its proximity to the water allows for a habitat of herons, pelicans, marine iguanas, and other plant and wildlife to thrive in and around the mangroves, which adorn the northeast portion of the property.

Nature Reserve Areas

1. **Property at SW 168th Street and SW 88th Avenue:** This approximately 9-acre natural area is owned by Miami-Dade County and currently leased to the Village of Palmetto Bay.

Miami-Dade County-Operated Parks

1. **Old Cutler Bike Path and Rest Stop:** The Old Cutler Trail is an 11-mile multi-use bike trail running 11-miles along Historic Old Cutler Road. The trail's northern terminus is at Coco Plum Circle in the City of Coral Gables and crosses through Palmetto Bay and into Cutler Bay. There is a sheltered rest stop along the trail within the Village at the intersection with SW 77th Avenue.
2. **Bill Sadowski Park:** Bill Sadowski Park and Nature Center offers three distinct habitats within thirty acres; pineland, tropical hardwood hammock, and a drained Everglades slough. The main building houses a live animal exhibit of native freshwater fish, arthropods, reptiles, and amphibians. A nature trail leads visitors through various plant communities to a canal where canoeing and fishing are available. Solution holes and Karst limestone formations are visible along the way. Encompassed within the park grounds are also a native tree arboretum and a bird watching area.
3. **Charles Deering Estate:** Located along the edge of Biscayne Bay, the 444-acre Deering Estate is an environmental, archeological and historical preserve. From canoe rides to butterfly hikes and guided tours, the Deering Estate has diverse activities for the whole family that make learning fun. The Estate offers daily tours of the historic houses

– dating from 1896 – as well as naturalist lead tours of the lush natural areas where fossil bones have been found from as far back as 50,000 years. The Park is part of the Miami-Dade County Parks, Recreation and Open Spaces Department, which manages the Estate on behalf of the State of Florida.

Table REC-1: Parks Inventory

Name	Size in Acres
Village-Operated Parks	
Coral Reef Park	48
Ludovici Park	2.64
Palmetto Bay Park	24.84
Perrine Wayside Dog Park	2.73
Thalatta Estate Park	3.52
168th St. Nature Reserve	8.69
Subtotal	**90.42**
Miami-Dade County-Operated Parks	
Old Cutler Bike Path & Rest Stop	N/A
Bill Sadowski Park	26.23
Charles Deering Estate	444
Subtotal	**470.23**
Total	**560.65**

Inventory as of August 2023

RECREATION AND OPEN SPACE ANALYSIS

Summary of Inventory

The recreation and open space inventory indicates that the Village of Palmetto Bay contains 560.65 acres dedicated for public recreation, which includes the approximately 9-acre Nature Reserve and the 444-acre Deering Estate. Based on the April 1, 2022 estimated resident population of 25,041 for Palmetto Bay, this total parks acreage represents 22.39 acres per 1,000 residents. The population estimate is provided by the Bureau of Economic and Business Research (BEBR) at the University of Florida, which is the official population estimate recognized by the State.

Projected Demand for Recreation and Open Space

The demand for park land in the future is based upon two factors: the future population and the adopted Level of Service. The Village has adopted a Level of Service of 3 acres per 1,000 population. The demand is determined by dividing the future population by 1,000 and then multiplying it by 3 acres for each classification. Based on the population projections and maintenance of the current parks inventory, the Village is expected to have a surplus of parks and open space through the 20-year planning horizon.

Table REC-2: Future Parks Demand

Year	Permanent Population	Adopted LOS (Acres/1,000 Population)	Demand Acres	Existing Acres	Surplus/ (Deficit)
2020	24,439	3	73.32	560.65	487.33
2025	24,826	3	74.48	560.65	486.17
2030	25,097	3	75.29	560.65	485.36
2035	25,204	3	75.61	560.65	485.04
2040	25,219	3	75.66	560.65	484.99
2045	25,219	3	75.66	560.65	484.99

Source Population Projections: Shimberg Center – Florida Housing Data Clearinghouse

INFRASTRUCTURE DATA INVENTORY AND ANALYSIS

INTRODUCTION

Pursuant to the requirements of Chapter 163 of the 2022 Florida Statutes, the Infrastructure Element consists of data inventory and analysis (DIA) that influences and informs the element's overarching goals, objectives, and policies. Provided in this inventory and analysis is sanitary sewer, solid waste, stormwater, and potable water facilities and services in the Village of Palmetto Bay.

The Village of Palmetto Bay does not maintain sanitary sewer, solid waste, or potable water facilities within its corporate limits. These services are provided to the Village pursuant to the terms of respective franchise agreements herein discussed. This DIA shall identify the nature of the existing facilities within Palmetto Bay. This identification shall include the following information:

- Entity having operational responsibility for the facility;
- Design capacity of the facility;
- Current demand on the facility capacity and the level of service provided by the facility; and
- Impact on adjacent natural resources.

This DIA will also provide an analysis of future public facilities for the Village of Palmetto Bay by determining future service demands as well as necessary levels of service to meet them.

POTABLE WATER

This section evaluates the potable water system serving the Village of Palmetto Bay inclusive of all structures designed to collect, treat, and distribute potable water in addition to water wells, treatment plants, reservoirs and distribution mains.

Miami-Dade County Water and Sewer Department (MDWASD) Geographic Service Area

The Village of Palmetto Bay's potable water is provided by a system operated by the Miami-Dade County Water and Sewer Department (MDWASD). The Village of Palmetto Bay is served by the Alexander Orr, Jr. Water Treatment Plant, which is located outside of the Village limits and serves customers who live south of approximately Flagler Street and north of SW 248th Street.

Water Sources

Potable water in the Village of Palmetto Bay is received from the County's water treatment plant. The Alexander Orr, Jr. Water Treatment Plant that serves the Village draws water from the Biscayne Aquifer and receives lime treatment to reduce hardness, and is then fluoridated, disinfected and filtered.

Water Treatment Plants (WTPs)

The Alexander Orr, Jr. WTP that serves the Village of Palmetto Bay is located at 6800 S.W. 87th Avenue in Unincorporated Miami-Dade County. The original design capacity was 40 MGD in 1954. This plant has undergone several expansions during the past 50 years. The raw water pumping capacity was increased by 32 MGD to 262 MGD in 1995 with an additional source from the West Wellfield. Additional reservoir and high pressure service capacities were also added to bring the total plant design capacity to 256 MGD.

The Alexander Orr, Jr. (AO) subarea is comprised of a high pressure system comprised of two major piping loops. This system delivers water to nearly all of Miami-Dade County south of approximately Flagler Street and north of SW 248th Street, including Virginia Key, Fisher Island, the Village of Key Biscayne and, upon request, to the City of Homestead, and Florida City. The Alexander Orr, Jr. subarea, water treatment plant is supplied by four water supply wellfields (Alexander Orr, Jr.- capacity 74.4 MGD; Snapper Creek – capacity 40.0 MGD; Southwest – capacity 161.2 MGD; and West 32.4 MGD), with a total designed capacity of approximately 308 MGD. In this subarea, there are also Upper Floridan Aquifer wells at two of the wellfields (West Wellfield (WWF) and the Southwest Wellfield (SWWF)). These wells have a total capacity of 25.08 MGD. MDWASD anticipates using these wells for storage of fresh Biscayne Aquifer water during the wet season (when operating water levels in the canal allows) for extraction and use in the dry season. In order to use the Upper Floridan Aquifer wells, the MDWASD installed an ultra-violet (UV) light disinfection system at both the SWWF and the WWF to provide treatment of the Biscayne aquifer water prior to injecting in the Floridan Aquifer.

Potable Water Level of Service

The Village's adopted Level of Service Standard for potable water is 93.45 gallons per capita per day. **Table INF-1** provides a listing of the projected potable water demand based upon the population projections and the entire Village being connected to the County potable water system. In order to meet projected demand in 2045, the Village will require an estimated 2,360,000 gallons per day. To ensure the efficient and acceptable delivery of potable water services to the Village of Palmetto Bay continued coordination with MDWASD is recommended.

Table INF-1: Projected Potable Water Demand

Year	Population	Per Capita (gallons per day finished water)	Potable Water Demands (daily average annual, MGD)
2020	24,439	93.45	2.28
2025	24,826	93.45	2.32
2030	25,097	93.45	2.35
2035	25,204	93.45	2.36
2040	25,219	93.45	2.36
2045	25,219	93.45	2.36

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita data from Village of Palmetto Bay 18-Year Water Supply Facilities Work Plan (2016-2033)

Water Conservation

Water conservation is the key to maintaining the health and productivity of the Surficial Aquifer System. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. Protection of the aquifer system and wellfields through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality.

The Village of Palmetto Bay works in coordination with MDWASD and the South Florida Water Management District on water conservation, use, and protection through several programs and policies that include:

- Plumbing requirements
- Florida Friendly Landscaping as described in Section 373.185, Florida Statutes
- Adoption of a Village Stormwater Master Plan

SANITARY SEWER

The sanitary sewer system is defined as structures or systems designed for the collection, transmission, treatment, or disposal of sewage. Disposal includes solids and effluent reuse, which is also referred to as reclaimed or grey water.

Geographic Service Area

The Village of Palmetto Bay does not maintain a sanitary sewer facility within its corporate limits and the majority of the homes are serviced by septic tanks. Those homes within the Village of Palmetto Bay on central sewer service receive service from Miami-Dade County Water and Sewer Department (MDWASD). The entire Village is within the County's service area.

Treatment Facilities and Capacity

The MDWASD wastewater system serves approximately 375,345 retail customers and 13 wholesale customers, consisting of 12 municipal customers and the Homestead Air Reserve Base. It consists of three regional wastewater treatment plants (WWTP), over 1,000 sewage pump stations and nearly 6,400 miles of collection and transmission pipelines, manholes, lift stations and force mains. The service area of the system covers approximately 375 square miles. The three WWTPs are the South District, Central District and North District WWTPs. The disposal of the by-products of the treatment process (sludge and effluent or treated wastewater) is an important part of MDWASD's plan to improve and expand its sewer system.

Disposal of treated wastewater at the North District Plant and the Central District Plant is accomplished by discharge into the Atlantic Ocean. A portion of the treated effluent at the North District Plant is also disposed via deep injection wells. The South District Wastewater Treatment Plant disposes of its effluent through deep injection wells to the lower Floridan Aquifer at a depth below 2,400 feet. In 1995, MDWASD completed construction of five additional deep injection wells as part of its 112.5 million gallons per day (MGD) plant expansion project. In FY 2014, MDWASD finalized operational permit for all the South District's 17 injection wells, which are now fully operational.

MDWASD continues to plan, and design reclaimed water facilities. Currently, in FY 2022 the Department reused 13 MGD of treated wastewater. Additional capacity for production of reclaimed water currently is available at the South District Wastewater Treatment Plant, with 97.66 MGD of public access reuse quality water produced in FY 2022. MDWASD is committed to distributing as much reclaimed water for aquifer recharge, irrigation, power plant cooling and potentially coastal wetlands rehydration as technically, environmentally, and economically feasible.

Table INF-2 depicts projected wastewater demand based upon the population projections and the entire Village being connected to the County wastewater system. To ensure the efficient and acceptable delivery of wastewater services to the Village of Palmetto Bay, continued coordination with MDWASD is recommended.

Table INF-2: Projected Wastewater Demand

Year	Population	Per Capita (gallons per day finished water)	Wastewater Demands (daily average annual, MGD)
2020	24,439	93.45	2.28
2025	24,826	93.45	2.32
2030	25,097	93.45	2.35
2035	25,204	93.45	2.36
2040	25,219	93.45	2.36
2045	25,219	93.45	2.36

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita data from Village of Palmetto Bay 18-Year Water Supply Facilities Work Plan (2016-2033)

SOLID WASTE

Miami-Dade County's Department of Solid Waste Management (DSWM) provides garbage, bulky trash pick-up, and recycling collection services, including electronic equipment recycling, for all homes in Palmetto Bay. Garbage collection occurs twice a week, with recycling once per week. Recycling services in Palmetto Bay are also provided by Miami-Dade County. DSWM offers bulky waste pick up services for Palmetto Bay residents. Each household is entitled to 2 bulky waste pickups per year of up to 25 cubic yards each. Besides the bulky trash pick-up services offered by DSWM, the division also manages 13 Neighborhood Trash and Recycling Centers, which accept landscape clippings, old appliances, vehicle tires, fence and construction debris, and more. The Eureka Drive Trash and Recycling Center at 9401 SW 184th St is located in Palmetto Bay.

The Miami-Dade County Department of Solid Waste Management (DSWM) currently maintains and operates three active solid waste landfills, which are:

- North Dade Landfill
- South Dade Landfill
- Resources Recovery Facility Ashfill

North Dade Landfill

The North Dade Landfill is a Class III (trash only) facility located just south of the Dade-Broward line. The eastern cell includes a leachate collection system and a groundwater monitoring system. Methane gas resulting from the decomposition of the landfill's waste is extracted and sent to a flare, where it is burned off.

South Dade Landfill

The 320-acre South Dade Landfill is used primarily for the disposal of garbage and non-processable waste from the Resources Recovery Facility. The landfill has been designed and constructed with natural and synthetic liners, a leachate collection

system, a groundwater monitoring and treatment system and a sequencing batch reactor to treat leachate and wastewater generated on site. Currently, the methane gas resulting from the decomposition of waste is extracted and sent to a flare, where it is burned off. The Department is working in partnership with the County's Water and Sewer Department (WASD) on a gas-to-energy recovery project where gas will be piped to the neighboring WASD wastewater treatment facility and converted into electricity for onsite use. Disposal capacity at the facility is anticipated to last through 2029.

Resources Recovery Facility

The Resources Recovery Facility (waste-to-energy plant) processes more than 1 million tons of garbage and trash each year. Waste delivered to the plant is converted into a fuel used to generate 77 megawatts of electricity, providing power to the plant and to 35,000 homes annually. The plant's front-end recovery systems remove valuable aluminum and ferrous metals for recycling. The plant includes a state-of-the-art air quality control system. Through waste-to-energy, the volume of waste for disposal is reduced by 90 percent. Ash resulting from the process is placed in the adjacent ash-only landfill.

Solid Waste Level of Service

The Village's Level of Service Standard for solid waste is 9.9 pounds/capita/day and projects this generation rate will continue. This requires a collection and disposal capacity of 120.97 tons per day in 2020 (population 24,439) and will require a collection and disposal capacity of 124.83 tons per day in 2045 (projected population 25,219). To ensure the efficient and acceptable delivery of solid waste services to the Village of Palmetto Bay, continued coordination with DSWM is recommended.

The projected demand for the planning horizon is shown in **Table INF-3** below.

Table INF-3: Projected Demand on Solid Waste

Year	Population	Pounds per Day	Tons per Day	Annual Tonnage
2020	24,439	241,946	120.97	44,155
2025	24,826	245,777	122.89	44,854
2030	25,097	248,460	124.23	45,344
2035	25,204	249,520	124.76	45,537
2040	25,219	249,668	124.83	45,564
2045	25,219	249,668	124.83	45,564

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse.

STORMWATER/DRAINAGE

The Village of Palmetto Bay is a co-permittee on the Miami-Dade County Multiple Separate Storm Sewer System (MS4) Permit through the EPA's National Pollutant Discharge Elimination System (NPDES). The permit is administered by the Florida Department of Environmental Protection (DEP). Each year, the co-permittees are required to submit an annual report to DEP detailing progress on permit-mandated activities. These activities range from inspecting stormwater treatment facilities to conducting public awareness events to publicize the environmental consequences of illegal dumping.

Since the 2014 Stormwater Master Plan Update, the Village has coordinated with the National Flood Insurance Program (NFIP) and has become a member of the Community Rating System (CRS). The Village's CRS rating is determined by activities ranging from stormwater infrastructure maintenance to public outreach programs. Based on the number of activities currently implemented by the Village and the associated credits, the Village received a rating of 8. A CRS rating of 8 represents reducing the cost of flood insurance to Palmetto Bay residents by 10%.

In 2020, the Village completed its Stormwater Master Plan Update, which summarizes priority sub-basin performance against those goals, but now includes impacts associated with estimated sea level rise. This report also includes proposed stormwater system modifications resulting from the revised analysis and those improvements are the basis for the Capital Improvement Program contained at the end of the report.

The Capital Improvement Program contains approximately $704,000 in annual expenses related to ongoing Operation and Maintenance of the existing system in conformance with federal and state agency mandates and the Village's desire to improve drainage conditions. The Capital Improvement Program also contains $11,102,905 worth of capital improvement

projects and localized drainage improvements recommended for implementation through 2030.

The Village has identified the following stormwater improvement projects in the 2020-2030 Ten -Year Capital Improvement Program.

- Drainage Sub-Basin #61 $772,905
- Drainage Sub-Basin #11 $1,450,000
- Drainage Sub-Basin #12 $930,000
- Drainage Sub-Basin #39 $1,020,000
- Drainage Sub-Basin #41 $1,270,000
- Drainage Sub-Basin #42 $930,000
- Drainage Sub-Basin #43 $1,570,000
- Drainage Sub-Basin #57/96 $2,160,000
- Localized Drainage Improvement Projects $1,000,000
- Annual O&M $7,040,000

Drainage Level of Service

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:

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

Aquifer Recharge

There are no classified prime groundwater recharge areas within the Village of Palmetto Bay. Aquifer recharge sources in the Village include the Cutler Drain Canals and Biscayne Bay and their tributaries, drainage structures designed for infiltration, and lawns and swales.

The Village's zoning regulations, flood damage prevention ordinance, and subdivision regulations accomplish an adequate degree of protection for natural drainage and recharge areas. Palmetto Bay's existing land use has generally developed in a manner favorable to natural groundwater recharge and natural flood protection.

TRANSPORTATION DATA INVENTORY AND ANALYSIS

INTRODUCTION

The purpose of the Transportation Element is to plan for a transportation system that emphasizes residents' accessibility to goods and services and supports the Land Use Element. The Element also encourages a reduction in vehicle miles travelled and also encourages better transportation planning. The Transportation Element establishes Level of Service (LOS) standards for the major roadways and supports land development policies that promote other transportation alternatives.

An essential base for planning a transportation system is the Land Use Element. The Future Land Use Map (FLUM) can guide where new or improved transportation facilities may be needed. The Transportation Element assesses the condition and capacity of the existing transportation facilities, projects future needs, sets LOS standards for roads, and determines future system improvements.

Roadway LOS standards are established to ensure that adequate facility capacity for future development is concurrently sufficient with the issuance of development orders and development permits. These standards will be established for each roadway link consistent with the facility type, and current Florida Department of Transportation (FDOT) LOS guidelines.

The Transportation Element also recognizes the need to provide transportation alternatives to increase accessibility and provide a comprehensive transportation system. Therefore, this Element addresses roadway facilities, transit facilities, availability of public parking facilities, availability of bicycle and pedestrian facilities, and other ancillary services and programs.

INVENTORY

An efficient transportation system should provide access to various land uses through alternative transportation modes. The overview of the existing multi-modal transportation system within the Village of Palmetto Bay provides the basis for analyzing existing transportation deficiencies and needs within the Village. This section will identify existing roadway and transit facilities, availability of public parking facilities, availability of bicycle and pedestrian facilities, and other ancillary services and programs.

Road System

This section describes the major roadway facilities within the Village and their relative function in the Village's circulation system. The traffic circulation system can generally be described as an area of curvilinear gridded streets. The following is a description of the major roadways in the Village of Palmetto Bay.

US 1 (South Dixie Highway) is under the jurisdiction of FDOT and serves as an urban principal arterial connecting the Village of Palmetto Bay with neighboring Miami-Dade County municipalities such as Homestead, Cutler Bay, and Pinecrest. U.S. 1 runs along the state's east coast from Key West to Jacksonville. US 1 in the Village of Palmetto Bay is a divided six (6) lane facility located along the Village's western boundary. This road provides a linkage for both inter- and intra-state traffic between the north and south portions of the state.

Old Cutler Road is under the jurisdiction of Miami-Dade County and serves as a north/south minor arterial connecting the Village with Pinecrest and Coral Gables to the north and Cutler Bay to the south. The road in the Village of Palmetto Bay is a two (2) lane facility located along the eastern side of the Village. Old Cutler Road was declared a State Historical Highway in 1974 by the Florida Legislature.

SW 97th Avenue (Franjo Road) is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as a north/south major collector for the Village, providing access to US 1 and Unincorporated Miami-Dade to the north Cutler Bay to the south.

SW 87th Avenue is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as a north/south major collector for the Village, providing access to Cutler Bay to the south, leading eventually to its terminus at Black Point Park and Marina. SW 87th Avenue in the Village is interrupted twice where it terminates at the C-100 canal system and continues on the other side.

SW 82nd Avenue is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as a north/south major collector for the Village, providing access to Pinecrest to the north and Cutler Bay to the south. SW 82nd Avenue in the Village is interrupted at the C-100 canal, terminating just south of SW 170th Street and continuing on the other side of the canal at SW 176th Street.

SW 77th Avenue is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as a north/south major col-

lector for the Village, providing access through Pinecrest to the north and terminating at its southern end at Old Cutler Road at approximately SW 180th Street. SW 77th Avenue in the Village is interrupted twice where it terminates at the C-100 canal system and continues on the other side.

SW 67th Avenue is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as a north/south major collector for the Village, providing access through Pinecrest to the north and terminating at its southern end inside of the Village at SW 152nd Street.

SW 136th Street (Howard Drive) is a two (2) lane facility along the Village's northern boundary under the jurisdiction of Miami-Dade County and serves as an east/west major collector, providing access west through Unincorporated Miami-Dade County and merging at its eastern end with Old Cutler Road.

SW 144th Street (Mitchell Drive) is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as an east/west major collector for the Village, providing access west through Unincorporated Miami-Dade County and east to Deering Bay.

SW 152nd Street (Coral Reef Road) is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as an east/west major collector for the Village, providing access west through Unincorporated Miami-Dade County and east to the Deering Estate North Addition Preserve.

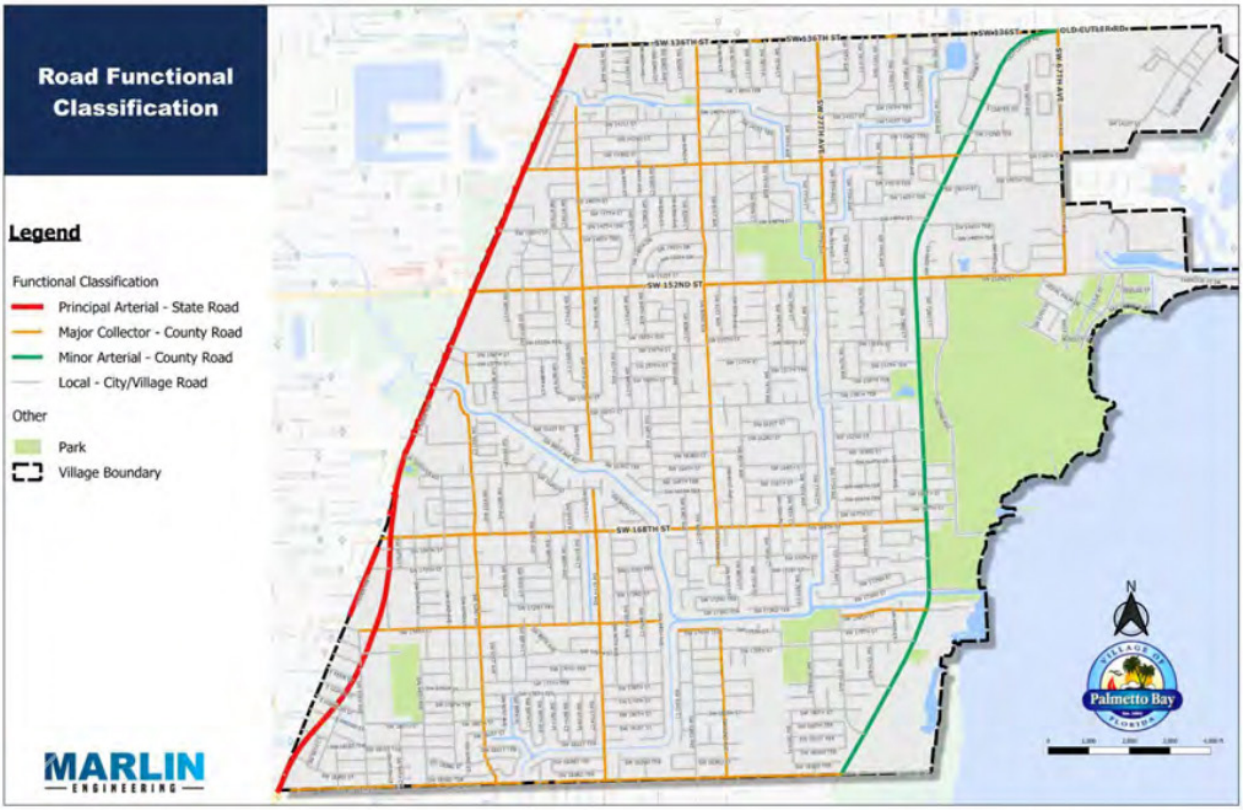
SW 168th Street (Richmond Drive) is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as an east/west major collector for the Village, providing access west through Unincorporated Miami-Dade County and east to the Deering Estate.

SW 184th Street (Eureka Drive) is a two (2) lane facility along the Village's southern boundary under the jurisdiction of Miami-Dade County and serves as an east/west major collector, providing access west through Unincorporated Miami-Dade County and terminating east just passed Old Cutler Road.

Jurisdiction and Maintenance Responsibility

The jurisdictional responsibility of each roadway in the Village of Palmetto Bay is displayed in the map below. There is one State roadway, US 1, and twelve County roadways, including Old Cutler Road. Several minor roadway segments that function as local collectors, under Village jurisdiction, have also been shown on the map.

Figure TRA-1: Roadway Jurisdiction



Source: 2023 Villagewide Traffic Calming Study

Functional Classification

The functional classification of major roads in the Village of Palmetto Bay is illustrated in **Map TRA-1**. The functional classification of public roads in this Element is based on FDOT criteria, which considers quantitative and qualitative factors such as jurisdiction, land access, route length, and trip lengths. A road hierarchy is used to identify relative importance of roads within the system; provide guidance for LOS and design standards; aid in establishing improvement priorities; identify maintenance responsibility; and, assist in determining funding and financing policies. The hierarchy used in this Element includes:

Limited Access Facilities/Freeways: Designed to provide regional mobility via uninterrupted flow at high travel speeds for regional trips. Access spacing is generally on the order of one mile or more, and average travel speeds are above 40 miles per hour. There is no direct land access, and urban freeways are multilane, divided facilities. Lane access is always via ramps to major arterials or frontage roads. There are currently no limited access facilities within the Village of Palmetto Bay.

Strategic Intermodal System (SIS): The Village does not have any Strategic Intermodal System (SIS) roadways in or near the municipal limits.

Arterials: Provide regional mobility via both uninterrupted flow and interrupted flow segments. Arterials provide mobility around and through urban and community cores and accommodate relatively long trip lengths as opposed to providing access to adjacent properties. Arterials are further classified as "Urban" or "Rural" depending on the road location, "Principal", "Major" or "Minor" depending on its function and relative importance and as Class I, II, or III based on the number of signals per mile, access controls, geometric cross sections, and speed limits for performance purposes.

Collectors: Provide for movement between local streets and the arterial network. Collectors serve residential, commercial and industrial areas and are further classified as urban or rural based on location and area served.

Local Roads: Provide direct access to abutting properties. Local roads accommodate traffic originating in or traveling to properties within a neighborhood, commercial or industrial development. Local roads are not considered part of the major thoroughfare system.

Existing Characteristics of Major Trip Generators and Attractors

Overall, the location of major trip generators and attractors influences roadway improvement needs as well as the demand for transit. Trip production areas are those portions of the Village where major residential developments are located because this is where trips are generated.

Trip attraction areas are locations with shopping, recreation, medical, employment, and other facilities, generally the location of the trip ends. People are attracted to these areas by the services or facilities available there. The major traffic attractors within the Village include the several shopping centers with retail, restaurant, and grocery chains chains along US 1. Other facilities that are classified as minor traffic attractors include Village Hall, the schools, parks, businesses along Old Cutler Road, Deering Estate, and the Palmetto Bay Branch Library.

Population Characteristics

According to the University of Florida Bureau of Economic and Business Research (BEBR), Palmetto Bay's official population estimate as of 2022 is 25,041 residents. According to the 2017-2021 American Community Survey, approximately 73% of the workers living in Palmetto Bay drove to work alone, 7% drove to work in a carpool, 16% worked from home, 1% took public transportation to work, 1% walked, and 0.5% rode bike to work.

Constrained Facilities

Section 339.155, Florida Statutes, makes governmental police powers available to preserve and protect property necessary for transportation corridors and recommends that needed rights-of-way be acquired as far in advance of construction as possible. FDOT requests that local governments identify constrained roadways in their comprehensive plans to ensure maintenance of the operating conditions, so that significant degradation in the LOS does not occur. A constrained roadway is one in which adding two or more through lanes to meet current or future needs is not possible due to physical, environmental or policy barriers. Currently, the Village has no such constrained routes on Village- or County-maintained routes.

Evacuation Routes

US 1 is the primary evacuation routes out of the Village of Palmetto Bay and serves all of Miami-Dade County. US 1 runs north and south through the entire County and would be used by a number of residents to evacuate into other counties. Because the evacuation route serving the Village also serves the County, hurricane evacuation planning must be done on a countywide basis. Constraints are likely to prevail on certain segments of US 1 since it traverses through areas subject to

flooding from 100 to 500-year storm waters. The two segments of U.S. 1 that cross the C1-A canal system lie within a 100 to 500-year floodplain. The potential for road-surface flooding during heavy rainfall is greater along these road segments within Palmetto Bay than along others. Evacuation clearance times for Miami-Dade County will vary based on storm levels and impacts associated with a hurricane.

The National Weather Service (NWS) created the StormReady® Program to encourage communities to take a proactive approach to improving hazardous weather operations and to strengthen their local public safety programs. To receive this recognition the community or county must establish a 24-hour warning system and Emergency Operations Center (EOC); have more than one way to receive severe weather watches, warnings and forecasts to alert citizens; have a system that monitors weather conditions locally; promote public readiness; and develop a formal hazardous weather plan. Miami-Dade County has been a StormReady® Community since 2002 and was awarded this status again in March 2020.

Miami-Dade Alerts is a free subscription service that enables County residents and visitors to receive emergency texts and/or emails regarding public safety issues, recommended public protective actions, or other emergency information. Miami-Dade Alerts provides weather advisory notifications issued by the NWS, such as tornado, tropical storm and hurricane warnings, or any other emergency which that may require protective actions.

Evacuation Routes are illustrated in **Map TRA-7**.

Clearance time is defined as the time required to clear the roadways of all vehicles evacuating in response to a hurricane or other severe weather event. Clearance time is determined by three factors: mobilization time, travel time, and delay time. From a transportation system perspective, travel time and delay time are important because those times, to a great extent, are dependent upon roadway characteristics. The South Florida Regional Planning Council's Regional Evacuation Transportation Analysis showed that the clearance time for Miami-Dade County ranges from 10 to 36.5 hours.

Airport

There are no airports within the Village of Palmetto Bay.

Rail

There is no passenger or freight rail within the Village of Palmetto Bay.

Public Transit System

Miami-Dade Transit (MDT) provides service to the Village of Palmetto Bay with five (5) routes. Bus routes within the Village are shown in **Map TRA-2**. In addition to participating with the Miami-Dade transit system, the Village of Palmetto Bay offers an Intra-Village bus service known as I-Bus. Two I-Bus circulator buses are available to transport passengers to and from the Dadeland South Metrorail Station during the morning and afternoon peak hours commute. The I-Bus runs from the St. Richards- Holy Rosary Catholic Church designated park and ride area directly to the Dadeland South Metrorail station on the Miami-Dade County Transitway.

In 2020, the Village completed its Mobility Hubs and Transit Infrastructure Plan, which seeks to improve connectivity, mobility and safety for pedestrians, bicyclists, and transit users by identifying Transit Infrastructure improvements and Mobility Hubs throughout the Village's roadway network in conjunction with Village staff and resident participation. A total of four (4) Mobility Hubs were identified, in addition to seven (7) locations for Transit Infrastructure with shared mobility options and amenities throughout the Village of Palmetto Bay.

Parking System

Public parking in the Village of Palmetto Bay consists mainly of privately-owned off-street parking lots, with some on-street parking available. The Palmetto Bay Downtown Redevelopment Traffic Impact Analysis (2015) evaluates existing supply and demand for the envisioned Downtown District in the Village's southwest corner and projects future parking demand.

Bicycle System

The Village of Palmetto Bay recognizes the need to provide transportation alternatives to increase accessibility and provide a comprehensive transportation system. In 2023, the Village completed its Bicycle and Pedestrian Master Plan Update. There are currently five multi-use paths accommodating cyclists in or directly adjacent to the Village. These being the M-Path, the Old Cutler Path traversing the Village border to border, a multiuse path along Howard Drive, and a small trail on 72nd Avenue at the western boundary of the Deering Estate, and Route 10, and multi-use path that starts at US-1 and 152nd ST and ends at Zoo Miami.

Pedestrian System

The Village currently has a sidewalk network that is disjointed in certain areas. The 2023 Bicycle and Pedestrian Master Plan Update seeks to increase sidewalk connectivity by linking the peripheries of residential areas to trip generators throughout the Village. Based on the current LDC, developments are required to construct sidewalks in the Downtown Zoning District.

Intermodal Facilities

Intermodal facilities are those traffic circulation components that accommodate and interconnect different modes of transportation and serve the movement of people and goods. The Village of Palmetto Bay has no water, rail, or air intermodal facilities within its boundaries.

TRANSPORTATION ANALYSIS

Transportation can have a major role shaping the spatial and functional organization of a community. It can determine the size, scale, status and identity of a community. However, there are other contributing factors that need to be considered, such as the personal, social, physical, environmental, economic and cultural attributes of the community. This section analyzes existing and projected future conditions of the transportation system to provide a comprehensive assessment of the various transportation facilities and services, and their relationship with existing land uses. This section also addresses growth trends. The analysis provides an examination of the current and future performance of the roadway system as well as the transit performance. Other modes of transportation are also addressed for additional opportunities in lieu of the automobile. Future travel demand estimates are based on the population growth rate and the employment-to- population ratio. This analysis includes a comprehensive approach to the future transportation demand. Included within this analysis are future plans for bicycle, pedestrian, transit and roadway facilities. Also included are potential strategies to help alleviate future demand on constrained and overcapacity facilities.

Roadway Current Performance

The roadway LOS concept is defined in the FDOT 2023 Quality/ Level of Service Handbook, as amended, as a qualitative assessment of the road user's perception of the quality of flow and is measured by a scale of driver satisfaction. The scale ranges from "A" to "F", with "A" representing the most favorable driving conditions and "F" representing the least favorable. FDOT has adopted statewide minimum LOS standards for the State highway system but has also developed generalized guidelines that may be applied to all roads in the state based on their community context (urban, suburban, or rural), the general class of roadway, and the number of lanes. These are used for planning applications, including the review of local government plans. Minimum level-of-service standards recommended for the state system are shown on **Table TRA-1.** The standardized descriptions of service levels used in transportation planning are as follows:

LOS A: A condition of road performance where traffic density is very low, with little or no restrictions in maneuverability. Drivers can maintain their desired speed with little or no delay.

LOS B: A condition of road performance where traffic density is low, and vehicles travel with operating speeds somewhat restricted by other vehicles. Drivers still have reasonable freedom to select their speeds.

LOS C: A performance condition where operating speeds are determined by other vehicles, permitting a stable traffic flow. Drivers might have limitations to maneuver and to increase speeds.

LOS D: A condition of road performance where traffic density is high but tolerable. Fluctuations in traffic volumes may cause reductions in operating speeds. Drivers have little freedom to maneuver. In some instances, traffic flows approach unstable conditions.

LOS E: Represents traffic operation near the roadway capacity or maximum service volume. Vehicles flow at unstable conditions. Stop-and-go situations may happen. In freeways or limited access roads, speeds are near thirty (30) miles per hour and traffic density is high.

LOS F: This condition usually results from long lines of vehicles backing up because the traffic volume exceeds the roadway capacity. The vehicles are forced to operate at very low speeds. Stop-and-go situations are frequent and in extreme cases, vehicles stop for long periods of time.

The existing performance of the roadway system represents the operating level of the facilities and will identify current deficiencies, if any exist.

Table TRA-1 FDOT Minimum Levels of Service Standards

	Rural Areas	Transitioning Urbanized Areas, Urban Areas, or communities	Urbanized Areas Under 500,000	Urbanized Areas Over 500,000	Roadways Parallel to Exclusive Transit Facilities	Constrained and Backlogged Roadways
INTRASTATE						
Limited Access Highway (Freeway)	B	C	C(D)	D(E)	D(E)	Maintain
Controlled Access Highways	B	C	C	D	E	Maintain
OTHER STATE ROADS						
Two-Lane	B	C	D	D	E	Maintain
Multi lanes	C	C	D	D	E	Maintain

Note: Level of service standards inside of parentheses apply to general use lanes only when exclusive through lanes exist.

Source: FDOT Level of Service Standards, 2009.

Availability of Transportation Facilities and Services to Serve Existing Land Uses

Current and future land use patterns have a substantial influence on the characteristics of the transportation system. In Palmetto Bay, which has a largely single-family residential land use character that will not be changed with this Comprehensive Plan's Future Land Use Map, the potential for major changes to land use and for impacts to transportation facilities that may come from this is focused on the US 1 corridor on the Village's western edge. Based on current forecasts from the Miami-Dade Transportation Planning Organization,

Future Growth Projections

Future growth projections are based on socioeconomic data (capturing jobs, households, and more specific economic functions) maintained by the Miami-Dade TPO and used for forecasting purposes in the Southeast Florida Regional Planning Model (SERPM). These are coordinated with the Village's Future Land Use map, as they are with all local government jurisdictions in Miami-Dade County and South Florida, to provide realistic forecasts for future travel demand based on expected growth in population, employment, and economic activity.

Future Roadway Performance

This subsection provides an analysis of the projected traffic circulation system needs based on conditions forecast in the SERPM. These needs are based on the anticipated travel demand and operating characteristics of major roadways, and are a function of land uses adjacent to and near the Village's major transportation corridors. **Tables TRA-2 through TRA-3** and **Maps TRA-3 through TRA-4** show the current and expected forecast traffic conditions. All roadway segments modeled comply with the FDOT LOS standards as described above.

In general, the Village's internal streets and thoroughfares currently operate at acceptable levels of service relative to the policy minimums in this Comprehensive Plan, and are expected to do so in future forecast conditions. This is due to the largely residential character of the Village's future land use designations, especially the single-family districts that make up a majority of the Village's jurisdiction. While the Village's streets are public thoroughfares and there is always the possibility of non-Village-based traffic using them, this is not something currently forecasted to occur in the Miami-Dade TPO's regional planning model, and would be a condition to be addressed with design measures focused on calming, slowing, and discouraging this through traffic—not through added roadway capacity.

Table TRA-2: Existing Level of Service (based on the current Base Year scenarios of the SERPM, from 2015)

Street/Road	Operating Level of Service (based on Daily Traffic)
SW 67th Avenue (SW 136th to 144th Streets)	B
Old Cutler Road (SW 136th to 152nd Streets)	B
Old Cutler Road (SW 152nd to 184th Streets)	C
SW 77th Avenue (SW 136th to 152nd Streets)	B
SW 77th Avenue (SW 152nd to 168th Streets)	B
SW 82nd Avenue (SW 136th to 152nd Streets)	B
SW 82nd Avenue (SW 152nd to 168th Streets)	B
SW 87th Avenue (SW 168th to 184th Streets)	B
SW 136th Street	A
SW 144th Street	A
SW 152nd Street	B
SW 168th Street	A
US 1 (SW 136th to 152nd Streets)	F
US 1 (SW 152nd to 168th Streets)	E
US 1 Northbound (SW 168th to 184th Streets)	D
US 1 Southbound (SW 168th to 184th Streets)	C

Table TRA-3: Year 2045 Projected Roadway Performance (based on Horizon Year scenarios of the SERPM)

Street/Road	Operating Level of Service (based on Daily Traffic)
SW 67th Avenue (SW 136th to 144th Streets)	B
Old Cutler Road (SW 136th to 152nd Streets)	C
Old Cutler Road (SW 152nd to 184th Streets)	C
SW 77th Avenue (SW 136th to 152nd Streets)	B
SW 77th Avenue (SW 152nd to 168th Streets)	B
SW 82nd Avenue (SW 136th to 152nd Streets)	B
SW 82nd Avenue (SW 152nd to 168th Streets)	B
SW 87th Avenue (SW 168th to 184th Streets)	B
SW 136th Street	A
SW 144th Street	A
SW 152nd Street	B
SW 168th Street	A
US 1 (SW 136th to 152nd Streets)	F
US 1 (SW 152nd to 168th Streets)	F

US 1 Northbound (SW 168th to 184th Streets)	D
US 1 Southbound (SW 168th to 184th Streets)	C

Future Transportation Plan

This section provides recommendations for creating a safe, convenient, and energy efficient transportation system, coordinated with future land uses, plans and programs of the County and FDOT. The goal of this Transportation Element is to look at roads as multi-modal transportation corridors, and to start to plan for future growth accordingly. Intergovernmental coordination is essential for the most cost-effective provision of transportation system improvements. Clearly, the Village of Palmetto Bay does not possess the resources nor is it fiscally responsible for the entire transportation system within the Village. For example, both Miami-Dade County and FDOT have financial responsibility for county roads and state highway system roads, respectively. Therefore, it is necessary for the Village to review the transportation improvement plans and programs prepared by the County and FDOT. In this way, the effort and dollars expended by the Village to improve its transportation system may be complemented and perhaps enhanced by the activities of the County and FDOT. One area of coordination should include the preservation and protection of rights-of-way for identified future roadway improvements and construction. With the escalating value of land and costs entailed in right-of-way acquisition it is essential that the Village protect roadway corridors in advance from building encroachment.

Increased right-of-way costs reduce the funds available for actual construction. The Village needs to utilize techniques such as setback requirements, zoning restrictions, right-of-way protection regulations and official transportation maps to preserve and protect existing and future rights-of-way.

Future Transportation Map

The Village of Palmetto Bay is located in an urbanized area. The adopted LOS standard of "D" for all of the major Village- and County-owned roadways serving Palmetto Bay will be met in the year 2045 given the assumptions included in this plan. The projected roadway performance for the year 2045 includes the programmed improvements listed below. Future roadway design will need to incorporate bicycle, pedestrian and, eventually, transit features to achieve a true multi-modal system. According to the Miami-Dade County 2045 Long Range Transportation Plan, anticipated roadway improvement and construction projects by 2045 include:

- SW 77th Avenue bridge over C-100A Feeder Canal from SW 159th Ter to SW 160th Ter with an estimated cost of $3,640,000.
- SW 77th Avenue bridge over C-100A Feeder Canal from SW 173rd St to SW 174th St with an estimated cost of $3,180,000.

Future Public Transit Plan

The Village of Palmetto Bay works closely with the Miami-Dade County Transit department. In 2020, the Village completed it Mobility Hubs and Transit Infrastructure Plan, which seeks to improve connectivity, mobility and safety for pedestrians, bicyclists, and transit users by identifying Transit Infrastructure improvements and Mobility Hubs throughout the Village's roadway network in conjunction with Village staff and resident participation. A summary of this Plan's recommendations are listed below:

Short Term Recommendations

- Adopt Communication Plan
- Create awareness campaign on benefits of transit and sidewalks
- Coordination with FDOT and DTPW on Projects and Improvements
- Ensure Future Traffic Circles are Designed to Enhance Safety and Comfort for all Users.
- 38% of Surveyors Favored Bicycle Improvements, including Bicycle Access, Bicycle Parking & Bicycle Storage Lockers.
- Identify Bicycle Improvements and Locations in Conjunction with Transit.
- Adopt Policies Related to Complete Streets, Micromobility, Electric Vehicle Charging, Curbside Management, Transportation Demand Management (TDM), Carshare, Green Infrastructure, and Sustainable Development.
- Define Transit Stops within Downtown.
- Add Vehicles to Freebee Services to Ensure Success of the Program.
- Coordinate with Neighboring Communities for Existing & Future Transit Services.
- Extend Hours of Operation for iBus Express.

- Incorporate Delay Notifications into App.
- Establish Wi-Fi, Electric Bike or Electric Scooters at Key Locations.
- Provide Basic Transit Amenities at Key Locations.
- Continue Coordination of Integrating iBus, Freebee and Metrobus Smartphone Application.
- Use Pop-Up Bus Stop when Testing New Transit Locations.
- Minimize Overlap with Metrobus Routes.
- Utilize Existing Bus Stops for iBus When Feasible.
- Coordinate with Schools to Promote Transit. Recruit Volunteers to Transport Students from Transitway to Schools.
- Coordinate with Town of Cutler Bay and Village of Pinecrest to Address School Traffic.
- Explore the Use of Key Transit Locations and Mobility Hubs as pickup/drop-off Locations for Freebee during Peak Travel Times.
- Follow 11 Principles of Placemaking
- Incorporate Amenities for all Types of Users when Implementing Mobility Hub Improvements.
- Coordinate with Town of Cutler Bay on Implementation of Village Center / Eureka Drive East Neighborhood Mobility Hub.
- Implement Shared Mobility Options Throughout Community.
- Coordinate with FDOT & DTPW on Improving Access to Transitway.
- Leverage Public Private Partnerships to Incorporate Recommendations and Mobility Hub Improvements.
- Collaborate with DTPW to Incorporate Mobility Hubs into Transit Station Design.
- Allocate Space for Shared Services, and Consider the Flexible Use of Space within the Community.
- Incorporate Mobility Hub Elements into Future Joint Development Projects.
- Partner with Shared Mobility Service Providers to Integrate Shared Mobility Services into a Platform for Trip Planning and Payment.
- Adopt Off-Street Parking Requirements to Better Align with Mobility Hub Investments.
- Implement Flexible Curb Space to Meet the Needs of Shared Mobility Services.
- Educate Developers, Employers, and Other Transportation Stakeholders on the Mobility Hub Concept and Garner Support.
- Communicate the Value of Prioritizing Drop-Off Space over Parking to Private Property Owners and Developers.
- Seek Pilot Projects that Enhance Transit and Bring Mobility Options to Commuters.
- Encourage Business and/or Developers to Test Technologies and Service Concepts in Real World Environments.
- Adopt Mobility Fee to Fund Multimodal Transportation Improvements.

Long Term Recommendations

- Construct Multi-Use Trails or Shared Use Pathways and/or Separated Facilities for Non-Motorized Traffic
- Construct Sidewalks Near with 1/4-Mile of All Transit Stops
- Complete ADA Improvements Adjacent to All Transit Stops
- Pilot New Routes During Peak Traffic Times, include School Times.
- Coordinate with Town of Cutler Bay and Village of Pinecrest to Establish Transit for Students between three (3) cities.
- Provide Transit Service to Proposed Mobility Hubs.
- Account for Autonomous Future in Local Planning Documents.
- Multi-Use Trail Along Main Roadways to Connect to Transitway.
- Florida-Friendly Landscape Improvements Along Multi-Use Trails, Bus Stops, Public Spaces & Sidewalks.

Future Pedestrian Plan

The Village currently has a sidewalk network that is disjointed in certain areas. The 2023 Bicycle and Pedestrian Master Plan Update seeks to increase sidewalk connectivity by linking the peripheries of residential areas to trip generators throughout the Village.

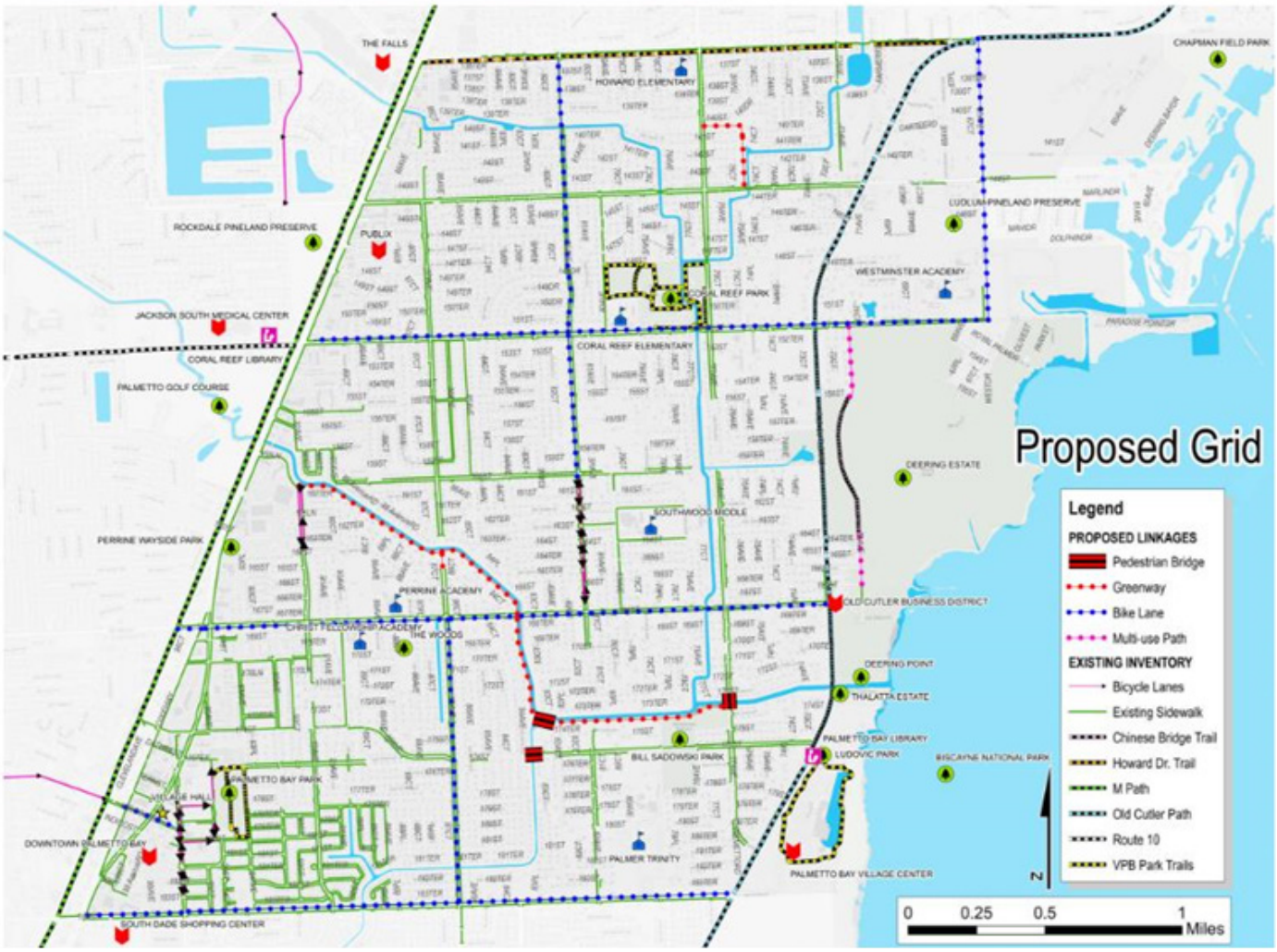
Future Bicycle Plan

The Village of Palmetto Bay recognizes the need to provide transportation alternatives to increase accessibility and provide a comprehensive transportation system. In 2023, the Village completed its Bicycle and Pedestrian Master Plan Update. As indicated in the inventory section, there are currently five multi-use paths accommodating cyclists in or directly adjacent to the Village. These being the M-Path, the Old Cutler Path traversing the Village border to border, a multiuse path along Howard Drive, and a small trail on 72nd Avenue at the western boundary of the Deering Estate, and Route 10, and multi-use path that starts at US-1 and 152nd ST and ends at Zoo Miami.

The Miami-Dade County 2045 Long Range Transportation Plan (LRTP) identified SW 82nd Avenue, Howard Drive, Coral Reef Drive, Richmond Drive, and Eureka Drive as needing bicycle facilities for 2045. **Figure TRA-2** below shows the Village's 2023

Bicycle and Pedestrian Master Plan Update proposed bike and pedestrian routes.

Figure TRA-2: Proposed Grid, from 2023 Bicycle and Pedestrian Master Plan Update



Source: 2023 Bicycle and Pedestrian Master Plan Update

TSM/TDM Strategies

Transportation System Management (TSM) and Transportation Demand Management (TDM) are options for communities trying to increase the performance of their transportation systems without having to construct costly new facilities or add vehicular capacity to existing ones. They have different approaches but generally seek to improve what existing roads and transportation facilities can do to meet overall travel demand.

TSM is based on using operational and traffic control systems and techniques to increase the effective capacity of roads, streets, and other facilities. It typically involves working with traffic signals and other traffic control devices at a system level to facilitate operations, address acute points of congestion, and to balance high-demand travel patterns in ways that reduce the propensity for congestion. Although they may be applied anywhere, they are typically mostly used on major regional travel corridors such as freeways and arterials.

Where TSM is more of a *supply*-side approach that finesses capacity in the roadway system, TDM is a *demand*-based approach that reduces the overall level of vehicle traffic, especially drive-alone traffic at peak hours, through behavior-changing incentive programs. In major metropolitan areas like South Florida, the most effective programs integrate supply and demand strategies to create a transportation network that promotes efficient choices. The Village of Palmetto Bay does not have the need to offer any of these programs in a Village-specific application. However, its current approach to coordination with partner agencies such as Miami-Dade County and the Florida Department of Transportation, will help to ensure that the Village may benefit from broader regional applications of both these approaches.

HOUSING DATA INVENTORY AND ANALYSIS

INTRODUCTION

Pursuant to the requirements of Chapter 163 of the 2022 Florida Statutes, the Housing Element consists of a data inventory and analysis (DIA) that influences the overarching goals, objectives, and policies that will guide housing development within the Village of Palmetto Bay. The Village's housing trends and needs are evaluated in this analysis in order to ensure a proper mix of housing types are available to accommodate diverse housing needs and achieve a livable community.

HOUSING INVENTORY

This section deals with the characteristics and conditions of the existing housing stock in the Village. In order to compile this analysis, the primary sources of data include the U.S. Census Bureau and the American Community Survey (ACS). These specific resources were applied as they comprise some of the most current and accurate information available.

Tables HOU-1 through HOU-16 of this section provide an inventory and comparison of housing characteristics for the Village of Palmetto Bay and Miami-Dade County. Data appearing for Miami-Dade County represents the entire county, including all unincorporated and incorporated areas as well as Palmetto Bay.

Dwelling Units by Structure Type

A comparison of dwelling units by structure type for the Village of Palmetto Bay when compared to Miami-Dade County is displayed in **Table HOU-1**. Single-family detached homes make up the majority of the inventoried housing units within Palmetto Bay. Miami-Dade County has a significantly higher percentage of multi-family units than Palmetto Bay.

Table HOU-1: Dwelling Units by Structure

Housing Units by Type, 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent	Units	Percent
Single-Family, Detached	6,385	81.9%	404,035	43.1%
Single-Family, Attached	477	6.1%	94,577	10.1%
Multi-Family	937	12.1%	424,383	45.4%
Mobile home or other type of housing	0	0.0%	13,356	1.4%
Total	7,799	100%	936,351	100%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Dwelling Units by Structure Tenure

A comparison between owner-occupied dwelling units and renter-occupied dwelling units in Palmetto Bay and Miami-Dade County is presented in **Table HOU-2**. As depicted below, approximately 79.2% of the Village's occupied dwelling units are occupied by the owner as compared to 51.9% in the County. The County has a significantly larger percentage of renter-occupied units at 48.1% as compared to 20.8% in Palmetto Bay.

Table HOU-2: Dwelling Units by Tenure

Housing Units by Tenure, 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent	Units	Percent
Owner-occupied	6,175	79.2%	486,018	51.9%
Renter-occupied	1,624	20.8%	450,333	48.1%
Total Occupied Housing Units	7,799	100%	936,351	100%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Household Size

The average household size in Miami-Dade County is 2.74 people per dwelling unit according to the University of Florida Bureau of Economic and Business Research (BEBR). **Table HOU-3** lists households according to the number of persons comprising a household in Palmetto Bay and in the County.

Table HOU-3: Persons per Household

Persons per Household	Palmetto Bay	Miami-Dade County
Total Occupied Households	7,799	936,351
1-person household	1,030	235,580
2-person household	2,457	279,025
3-person household	1,562	180,260
4-or-more-person household	2,750	241,486

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Housing Vacancy

Based on the 2017-2021 American Community Survey (ACS) 5-year Estimates, the Village experienced a vacancy rate of 7.0% for all housing units, a figure lower than that experienced by the County, which had a 12.1% vacancy rate. **Table HOU-4** shows the number of vacant housing units according to the circumstances creating vacant units.

Table HOU-4: Vacancy Status of Housing Units

Vacant Housing Units by Type, 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent of total housing units	Units	Percent of total housing units
Total Housing Units	8,388	100.0%	1,064,991	100.0%
Total Vacant Housing Units	589	7.0%	128,640	12.1%
Vacant Units for Rent	131	1.6%	26,876	2.5%
Rented, Not Occupied	123	1.5%	4,513	0.4%
For Sale Only	57	0.7%	7,493	0.7%
Sold, Not Occupied	0	0.0%	4,953	0.5%
For Seasonal, Recreational, or Occasional use	156	1.9%	60,236	5.7%
Vacant units for Migrant Workers	0	0.0%	134	0.01%
Other Vacant Units	122	1.5%	24,435	2.3%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Housing Age

Table HOU-5 compares the age of year-round housing units in the Village of Palmetto Bay and Miami-Dade County. The majority of year-round housing unit construction in the Village took place between 1960 and 1979, whereas the majority of housing unit construction in the County was spread over several more decades. As denoted below, a large majority of Palmetto Bay's housing stock (81.8%) was constructed between 1960 and 1999, with 29.1% being constructed between 1980 and 1999.

Table HOU-5: Dwelling Units by Age of Construction

Year Structure Built, 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent	Units	Percent
2020 or later	0	0.0%	1,171	0.1%
2010 to 2019	174	2.2%	62,150	6.6%
2000 to 2009	426	5.5%	113,789	12.2%
1980 to 1999	2,270	29.1%	259,847	27.8%
1960 to 1979	4,108	52.7%	286,706	30.6%
1940 to 1959	821	10.5%	180,651	19.3%
1939 or earlier	0	0.0%	32,037	3.4%
Total	7,799	100%	936,351	100%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Monthly Housing Rent

Table HOU-6 compares the monthly gross rents for specified renter-occupied housing units in the Village with the Miami-Dade County totals for the year 2021. The median gross rent in the Village of Palmetto Bay is approximately $1,499 as compared to $1,470 in Miami-Dade County.

Table HOU-6: Gross Rent

Gross Rent, 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent	Units	Percent
Less than $500	0	0.0%	28,740	6.6%
$500 to $999	86	5.4%	53,618	12.2%
$1,000 to $1,499	706	44.7%	145,980	33.3%
$1,500 to $1,999	281	17.8%	118,963	27.2%
$2,000 to $2,499	247	15.6%	55,431	12.7%
$2,500 to $2,999	53	3.4%	19,133	4.4%
$3,000 or more	207	13.1%	15,975	3.6%
Total	1,580	100%	437,840	100%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Monthly Cost of Owner-Occupied Units

The median monthly owner cost in the Village of Palmetto Bay is approximately $3,271 as compared to $2,006 in Miami-Dade County. The monthly owner costs with a mortgage are shown in **Table HOU-7**. This provides context in terms of the value of owning a home and affordability of owning a home when compared to renting.

Table HOU-7: Owner Costs

Owner Costs (with a mortgage), 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Housing units with a mortgage	Percent	Housing units with a mortgage	Percent
Less than $500	0	0.0%	1,605	0.5%
$500 to $999	37	0.9%	20,898	7.1%
$1,000 to $1,499	264	6.3%	57,572	19.4%
$1,500 to $1,999	258	6.1%	67,362	22.7%
$2,000 to $2,499	378	9.0%	56,336	19.0%
$2,500 to $2,999	830	19.7%	36,338	12.3%
$3,000 or more	2,441	58.0%	56,089	18.9%
Total	4,208	100%	296,200	100%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Value of Owner-Occupied Housing Units

The median home value in Palmetto Bay is $617,900 as compared to $332,800 in Miami-Dade County. The owner-occupied units by value are shown in **Table HOU-8**.

Table HOU-8: Owner-Occupied Units by Value

Owner-Occupied Units by Value, 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent	Units	Percent
Less than $50,000	92	1.5%	11,716	2.4%
$50,000 to $99,999	36	0.6%	13,148	2.7%
$100,000 to $149,999	24	0.4%	24,410	5.0%
$150,000 to $199,999	54	0.9%	43,139	8.9%
$200,000 to $299,999	211	3.4%	113,309	23.3%
$300,000 to $499,999	1,259	20.4%	178,923	36.8%
$500,000 to $999,999	4,031	65.3%	73,425	15.1%
$1,000,000 or more	468	7.6%	27,948	5.8%
Total	6,175	100%	486,018	100%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Household Income

The household income levels for Palmetto Bay compared to Miami-Dade County are shown in **Table HOU-9**. Both the median household income and per capita income are significantly higher for the Village than for Miami-Dade County.

Table HOU-9: Household Income

Income, 2017-2021 5-Year Estimates	Palmetto Bay	Miami-Dade County
Median household income (2021 dollars)	$131,605	$57,815
Per capita income (2021 dollars)	$60,121	$31,813
Persons in Poverty, in percent	5.9%	18.0%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Ratio of Income to Housing Cost

The ratio between housing costs and income within Palmetto Bay and Miami-Dade County are denoted in **Table HOU-10** and **Table HOU-11** below. Affordable housing is determined by comparing the cost of housing to household income. Florida statutes defines affordable housing as monthly rents or monthly mortgage payments including taxes and insurance do not exceed 30 percent of the median adjusted gross annual income for households.

Rent-to Income Ratio

Rent as a percentage of income for Palmetto Bay compared to Miami-Dade County is shown in **Table HOU-10**. According to Census data, the majority of renters in both Palmetto Bay and Miami-Dade County are paying 35% or more of their income for housing. This makes affordability an issue for renters in both the Village and the County.

Table HOU-10: Rent-to Income Ratio

Gross Rent as a Percentage of Household Income, 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent	Units	Percent
Less than 15%	55	3.4%	28,724	6.4%
15% to 19.9%	153	9.4%	33,822	7.5%
20% to 24.9%	258	15.9%	45,132	10.0%
25% to 29.9%	129	7.9%	48,633	10.8%
30% to 34.9%	135	8.3%	40,706	9.0%
35% or more	850	52.3%	228,409	50.7%
Not computed	44	2.7%	24,907	5.5%
Total	1,624	100%	450,333	100%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Mortgage Costs-to Income Ratio

The monthly mortgage costs-to-income ratio for both Palmetto Bay and Miami-Dade County are shown in **Table HOU-11**. The highest percentage of owners with and without a mortgage in both Palmetto Bay and Miami-Dade County are paying less than 30% of their income for housing.

Table HOU-11: Costs-to Income Ratio

Owner Costs (with and without a mortgage), 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent	Units	Percent
With Mortgage, Less than 30%	2,771	45.1%	163,698	34.1%
With Mortgage, More than 30%	1,437	23.4%	129,681	27.0%
Without Mortgage, Less than 30%	1,620	26.4%	146,546	30.6%
Without Mortgage, More than 30%	310	5.1%	39,596	8.3%
Total	6,138	100%	479,521	100%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Inventory of Standard/Substandard Units

The Census provides indicators for substandard housing by measuring overcrowding and the lack of complete plumbing, kitchen, or heating equipment. As displayed in **Table HOU-12**, overall substandard housing makes up 5.2% of the overall occupied units in Palmetto Bay, compared to 12.1% of occupied units in Miami-Dade County.

Table HOU-12: Substandard Housing

Substandard Housing 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent	Units	Percent
No fuel used	330	4.2%	41,388	4.4%
Lacking complete plumbing facilities	0	0.0%	3,596	0.4%
Lacking complete kitchen facilities	0	0.0%	7,523	0.8%
Overcrowded (1.01 or More Persons per Room)	78	1.0%	60,348	6.4%
Total	408	5.2%	112,855	12.1%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Government Subsidized Housing

The following are government subsidized housing resources that can be utilized by the Village of Palmetto Bay.

Florida Housing Finance Corporation: a public corporation of the State of Florida that offers homeownership programs, multifamily development programs, predevelopment and demonstration project loans, and technical assistance for local governments.
Miami-Dade County Homeownership Assistance Program: increases the availability of affordable housing units in the County by providing low or no-interest loans for down payments and closing costs, making it easier to get approved for a mortgage. The funding source for the program is Documentary Surtax funds.
Community Development Block Grant: provides funds through the Small Cities Program for capital improvements.
Section 8: provides rental subsidies to very low, low, and moderate-income households. The rental limits are set each year by the U.S. Department of Housing and Urban Development (HUD).
Rural and Farm Worker Housing: no rural or farm workers housing is required within the Village, and no housing is designated for rural or farming purposes.

Mobile and Manufactured Homes

There are no licensed mobile home parks in the village of Palmetto Bay.

Housing for Special Needs

Special housing needs are necessary for the elderly, children, and those who have physical or emotional needs that require special residential accommodations. Such residential accommodations may or may not demand on-site professional medical assistance, twenty-four hour assistance, or other special facilities. In some cases, special housing situations can involve a group of unrelated residents that share living accommodations because their physical or emotional needs require special services or assistance from other group members.

The Village of Palmetto Bay recognizes the importance of providing housing for special needs. The State of Florida has adopted laws that control local government regulation of certain residential facilities serving special needs groups. These laws ensure that there are adequate sites for group homes in every community throughout the State (Chapter 419, F.S.). Special housing accommodations for Palmetto Bay's residents can include nursing homes and group homes. Group homes can be further defined as a community residential home, adult family care homes, assisted living facilities, and family foster homes. These special housing facilities are generally defined as follows:

Nursing Homes: Any institution, building residence, private home or other place, whether operated for profit or not, which provides 24-hour nursing care, personal care, or custodial care for persons not related to the owner or manager by blood or marriage. The person under such care resides overnight at the home. See Section 400.021(12) F.S.

Assisted Living Facilities: A facility designed to provide personal care services in the least restrictive and most home-like environment. These facilities can range in size from one resident to several hundred and may offer a wide variety of personal and nursing services designed specifically to meet an individual's personal needs. See Section 400.402, F.S.

Adult Family Care Homes: A full-time, family-type living arrangement, in a private home, under which a person who owns or rents the home provides room, board, and personal care, on a 24-hour basis, for no more than five disabled adults or frail elders who are not relatives. See Section 400.618, F.S.

Community Residential Home: A dwelling unit licensed to serve clients of the Department of Children and Family Services, which provides a living environment for seven to fourteen unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. See Section 419.001, F.S.

Family Foster Home: A private residence in which children who are unattended by a parent or legal guardian are provided 24-hour care. Such homes include emergency shelter family homes, family foster group homes, and specialized foster homes for children with special needs. A person who cares for a child of a friend for a period not to exceed 90 days, a relative who cares for a child and does not receive reimbursement for such care from the state or federal government, or an adoptive home which has been approved by the department or by a licensed child-placing agency for children placed for adoption is not considered a family foster home. See Section 409.175 FS.

Assisted Housing Inventory

Based on the data from the Florida Housing Clearinghouse, **Table HOU-13** lists assisted living facilities located within the Village of Palmetto Bay.

Table HOU-13: Assisted Housing Inventory, 2020

Development Name	Street Address	City	Zip Code	County	Housing Programs	Total Units	Assisted Units
Merrick Place	S Dixie High-way and E Indigo Street	Palmetto Bay	33157	Miami-Dade	Housing Credits 9%	120	66

Source: Shimberg Center – Florida Housing Data Clearinghouse

Historical Structures

Palmetto Bay has a number of historic resources within its Village boundaries. Historic resource data was retrieved from the Division of Historical Resources of the Florida Department of State. The Division of Historical Resources of the Florida Department of State maintains a central archive for Florida's historical and archaeological sites known as the Florida Master Site File. Historical structures and properties including those which are on the National Register of Historic Places are listed in **Table HOU-14** and illustrated on **Map FLU-7**.

According to the Division of Historical Resources of the Florida Department of State there are 28 sites/structures documented in the Village as having historic significance. One site, the Charles Deering Estate, is on the National Register of Historic Places. The Charles Deering Estate, comprising 368-acres, contains three known archaeological sites, some of which are among the most significant and best-preserved sites in South Florida. Contributing buildings on the estate are the Deering House (built 1922), Richmond House (built 1896) and Cottage (built 1900), and Carriage House (built 1916).

It is important to take the historic resources in the Village into consideration when guiding growth in order to avoid the potential adverse impacts of development activity.

Table FLU-14: Historical Resources

SITE NAME	ADDRESS	SIGNIFICANCE
OLD CUTLER ROAD HISTORIC HIGHWAY	OLD CUTLER ROAD	STATE HISTORIC HIGHWAY
16553 OLD CUTLER RD	16553 OLD CUTLER RD	HISTORICAL STRUCTURE
16870 OLD CUTLER RD	16870 OLD CUTLER RD	HISTORICAL STRUCTURE
17301 OLD CUTLER RD	17301 Old Cutler RD	HISTORICAL STRUCTURE
17800 OLD CUTLER RD	17800 OLD CUTLER RD	HISTORICAL STRUCTURE
8315 SW 153RD TERRACE	8315 SW 153RD TERRACE	HISTORICAL STRUCTURE
CHARLES DEERING ESTATE	16701 SW 72nd AVE	NATIONAL REGISTER
CHARLES DEERING HOUSE	16701 SW 72nd AVE	HISTORICAL STRUCTURE
RICHMOND HOUSE AND COTTAGE	16701 SW 72nd AVE	HISTORICAL STRUCTURE
DEERING ESTATE BRIDGE	72nd Avenue unnamed creek	HISTORICAL STRUCTURE
Charles Deering Estate Oolite Wall	16701 SW 72nd AVE	HISTORICAL STRUCTURE
7253 SW 168TH ST	7253 SW 168TH ST	HISTORICAL STRUCTURE
PERRINE ELEMENTARY SCHOOL	9895 SW 184TH ST	HISTORICAL STRUCTURE
6725 SW 144 STREET	6725 SW 144 ST	HISTORICAL STRUCTURE
7201 SW 166 STREET	7201 SW 166 ST	HISTORICAL STRUCTURE
S.W. 72ND AVENUE ROAD SEGMENT	S.W. 72ND AVENUE	HISTORICAL SITE
HARRY TROEGER HOUSE	8940 SW 156th ST	HISTORICAL STRUCTURE
Bill Sadowsky Park Site	17555 SW 79TH AVE	HISTORICAL SITE
8001 SW 148th Drive	8001 SW 148th DR	HISTORICAL STRUCTURE
8025 SW 148th Drive	8025 SW 148th DR	HISTORICAL STRUCTURE
8101 SW 148th Drive	8101 SW 148th DR	HISTORICAL STRUCTURE
8125 SW 148th Drive	8125 SW 148th DR	HISTORICAL STRUCTURE
Miami Serpentorium	15321 S Dixie HWY	HISTORICAL SITE
Boat Turning Basin	16701 SW 72nd AVE	HISTORICAL STRUCTURE
South Estate Wall	16701 SW 72nd AVE	HISTORICAL STRUCTURE
Carriage House (Coach House)	16701 SW 72nd AVE	HISTORICAL STRUCTURE
Power House	16701 SW 72nd AVE	HISTORICAL STRUCTURE
Pump House (Water Storage House)	16701 SW 72nd AVE	HISTORICAL STRUCTURE

Source: Division of Historical Resources of the Florida Department of State

HOUSING PROJECTIONS

According to BEBR, the official population estimate of permanent residents in the Village of Palmetto Bay as of 2022 is 25,041 residents. This is a growth of 602 persons (2.5% growth rate) since the 2020 recorded census population. The Shimberg Center for Housing Studies prepares population projections for all municipalities in Florida. Population projections for the Village of Palmetto Bay through the year 2045 are shown in **Table HOU-15**.

Palmetto Bay's future population is projected to be 25,219 residents by the year 2045, with an average annual growth rate of 1%. This is in contrast with Miami-Dade County as a whole, which is projected to grow in population at an average annual rate of 3% through 2045. Palmetto Bay's share of the overall Miami-Dade County population has been 0.9% since 2010 and is

projected to decrease to 0.8% of the overall County population by 2035.

A small portion of the population is represented by seasonal residents who live in Palmetto Bay during certain times of year but claim another city as their permanent residence. The Village's seasonal population for 2020 was 427 people and was calculated using U.S. Census Bureau data. The seasonal population projections were calculated using the step-down method where the Village's seasonal population was proportionally derived from the Village's overall population projections. Palmetto Bay can expect to experience slight population growth through 2040, with the overall population plateauing between 2040 and 2045. **Tables HOU-17 and HOU-18** below provide additional population projections broken down by Tenure, Income, Cost Burden, and Age.

Table HOU-15: Population Projections

	Palmetto Bay			Miami-Dade County		Palmetto Bay Share of Miami-Dade County Population
Year	Permanent Population	Growth Rate	Seasonal Population	Population	Growth Rate	
2010	23,410	-	360	2,487,099	-	0.9%
2020	24,439	4.4%	427	2,701,767	8.6%	0.9%
2025	24,826	1.6%	434	2,823,792	4.5%	0.9%
2030	25,097	1.1%	439	2,922,599	3.5%	0.9%
2035	25,204	0.4%	440	3,001,805	2.7%	0.8%
2040	25,219	0.1%	441	3,068,382	2.2%	0.8%
2045	25,219	0.0%	441	3,126,593	1.9%	0.8%

Source: Shimberg Center – Florida Housing Data Clearinghouse

BUILD OUT ANALYSIS

To better understand the minimum housing need of the current and anticipated future residents and the ability of the Village to absorb the growth that is expected, a build out analysis was performed utilizing the currently adopted FLUM and vacant lands. Maximum densities were assigned to each future land use designation as documented in **Table HOU-16**. The acreages of vacant parcels within these future land use designations were used to roughly calculate the most dense development that the Village could potentially expect. This analysis assumes maximum build out and vacant land acreage is based on data retrieved from the Florida Department of Revenue.

The build out analysis shows that the currently adopted FLUM allows for a maximum construction of approximately 477 residential dwelling units. Using BEBR's expectation of 2.74 people per dwelling unit, the Village can absorb 1,307 people under the current FLUM's residential designations that have been identified as vacant utilizing the Florida Department of Revenue's data. This meets the dwelling units needed to absorb the amount of growth projected through 2045; a projected increase of 780 people between 2020 and 2045.

Table HOU-16: Build Out Analysis

Future Land Use Category	Vacant Acres	Maximum DU/Acre	Maximum Density DU/ Acre
Commercial	0.00	24	0
Downtown - Main Street Sector	5.90	32	189
Downtown - Island Sector	0.00	54	0
Downtown - Eureka Sector	0.06	43	3
Downtown - Neighborhood Sector	1.28	24	31
Estate Density Residential	81.29	2.5	203
Institutional Public Facilities	0.00	13	0
Low Density Residential	4.18	6	25
Low Medium Density Residential	0.85	13	11
Medium Density Residential	0.00	23	0
Neighborhood Compatible	1.20	13	16
Parks, Recreation, and Schools	1.30	0	0
Village Mixed Use	0.00	10	0
Water Management & Recreation	2.79	0	0
Environmental Protection	9.69	0	0
TOTAL	**109.98**		**477**

Additional Housing Projections

Table HOU-17: Household Projections by Tenure, Income (%AMI) and Cost Burden, 2020-2045

Year	Tenure	Household Income	Housing Cost Burden	House-hold Count
2020	Owner	less than or equal to 30% of AMI	less than or equal to 30%	28
2020	Owner	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	72
2020	Owner	less than or equal to 30% of AMI	greater than 50%	185
2020	Owner	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	45
2020	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	62
2020	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 50%	129
2020	Owner	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	208
2020	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	145
2020	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 50%	202
2020	Owner	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	173
2020	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	152
2020	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 50%	117
2020	Owner	greater than 100% of AMI	less than or equal to 30%	4,545
2020	Owner	greater than 100% of AMI	greater than 30% but less than or equal to 50%	567
2020	Owner	greater than 100% of AMI	greater than 50%	101
2020	Renter	less than or equal to 30% of AMI	less than or equal to 30%	28
2020	Renter	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	22
2020	Renter	less than or equal to 30% of AMI	greater than 50%	151

2020	Renter	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	78
2020	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	84
2020	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 50%	140
2020	Renter	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	105
2020	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	280
2020	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 50%	11
2020	Renter	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	107
2020	Renter	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	84
2020	Renter	greater than 100% of AMI	less than or equal to 30%	415
2020	Renter	greater than 100% of AMI	greater than 30% but less than or equal to 50%	101
2025	Owner	less than or equal to 30% of AMI	less than or equal to 30%	28
2025	Owner	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	72
2025	Owner	less than or equal to 30% of AMI	greater than 50%	185
2025	Owner	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	45
2025	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	62
2025	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 50%	129
2025	Owner	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	207
2025	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	144
2025	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 50%	202

2025	Owner	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	172
2025	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	151
2025	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 50%	116
2025	Owner	greater than 100% of AMI	less than or equal to 30%	4,530
2025	Owner	greater than 100% of AMI	greater than 30% but less than or equal to 50%	566
2025	Owner	greater than 100% of AMI	greater than 50%	101
2025	Renter	less than or equal to 30% of AMI	less than or equal to 30%	28
2025	Renter	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	22
2025	Renter	less than or equal to 30% of AMI	greater than 50%	152
2025	Renter	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	79
2025	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	84
2025	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 50%	141
2025	Renter	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	106
2025	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	281
2025	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 50%	11
2025	Renter	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	107
2025	Renter	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	84
2025	Renter	greater than 100% of AMI	less than or equal to 30%	416
2025	Renter	greater than 100% of AMI	greater than 30% but less than or equal to 50%	101
2030	Owner	less than or equal to 30% of AMI	less than or equal to 30%	28
2030	Owner	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	72

2030	Owner	less than or equal to 30% of AMI	greater than 50%	187
2030	Owner	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	45
2030	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	62
2030	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 50%	130
2030	Owner	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	210
2030	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	146
2030	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 50%	204
2030	Owner	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	174
2030	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	153
2030	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 50%	118
2030	Owner	greater than 100% of AMI	less than or equal to 30%	4,581
2030	Owner	greater than 100% of AMI	greater than 30% but less than or equal to 50%	572
2030	Owner	greater than 100% of AMI	greater than 50%	102
2030	Renter	less than or equal to 30% of AMI	less than or equal to 30%	28
2030	Renter	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	23
2030	Renter	less than or equal to 30% of AMI	greater than 50%	152
2030	Renter	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	79
2030	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	85
2030	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 50%	141
2030	Renter	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	106

2030	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	282
2030	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 50%	11
2030	Renter	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	107
2030	Renter	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	85
2030	Renter	greater than 100% of AMI	less than or equal to 30%	417
2030	Renter	greater than 100% of AMI	greater than 30% but less than or equal to 50%	101
2035	Owner	less than or equal to 30% of AMI	less than or equal to 30%	28
2035	Owner	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	73
2035	Owner	less than or equal to 30% of AMI	greater than 50%	187
2035	Owner	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	45
2035	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	62
2035	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 50%	130
2035	Owner	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	210
2035	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	146
2035	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 50%	204
2035	Owner	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	174
2035	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	153
2035	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 50%	118
2035	Owner	greater than 100% of AMI	less than or equal to 30%	4,582
2035	Owner	greater than 100% of AMI	greater than 30% but less than or equal to 50%	572

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2035	Owner	greater than 100% of AMI	greater than 50%	102
2035	Renter	less than or equal to 30% of AMI	less than or equal to 30%	28
2035	Renter	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	22
2035	Renter	less than or equal to 30% of AMI	greater than 50%	152
2035	Renter	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	79
2035	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	84
2035	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 50%	140
2035	Renter	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	106
2035	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	281
2035	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 50%	11
2035	Renter	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	107
2035	Renter	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	84
2035	Renter	greater than 100% of AMI	less than or equal to 30%	416
2035	Renter	greater than 100% of AMI	greater than 30% but less than or equal to 50%	101
2040	Owner	less than or equal to 30% of AMI	less than or equal to 30%	28
2040	Owner	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	72
2040	Owner	less than or equal to 30% of AMI	greater than 50%	186
2040	Owner	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	45
2040	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	62
2040	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 50%	129

2040	Owner	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	208
2040	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	145
2040	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 50%	203
2040	Owner	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	173
2040	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	152
2040	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 50%	117
2040	Owner	greater than 100% of AMI	less than or equal to 30%	4,555
2040	Owner	greater than 100% of AMI	greater than 30% but less than or equal to 50%	569
2040	Owner	greater than 100% of AMI	greater than 50%	101
2040	Renter	less than or equal to 30% of AMI	less than or equal to 30%	28
2040	Renter	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	22
2040	Renter	less than or equal to 30% of AMI	greater than 50%	150
2040	Renter	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	78
2040	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	84
2040	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 50%	139
2040	Renter	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	105
2040	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	279
2040	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 50%	11
2040	Renter	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	106
2040	Renter	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	84

2040	Renter	greater than 100% of AMI	less than or equal to 30%	412
2040	Renter	greater than 100% of AMI	greater than 30% but less than or equal to 50%	100
2045	Owner	less than or equal to 30% of AMI	less than or equal to 30%	28
2045	Owner	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	73
2045	Owner	less than or equal to 30% of AMI	greater than 50%	187
2045	Owner	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	45
2045	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	62
2045	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 50%	131
2045	Owner	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	210
2045	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	146
2045	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 50%	204
2045	Owner	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	175
2045	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	153
2045	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 50%	118
2045	Owner	greater than 100% of AMI	less than or equal to 30%	4,592
2045	Owner	greater than 100% of AMI	greater than 30% but less than or equal to 50%	573
2045	Owner	greater than 100% of AMI	greater than 50%	102
2045	Renter	less than or equal to 30% of AMI	less than or equal to 30%	28
2045	Renter	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	22
2045	Renter	less than or equal to 30% of AMI	greater than 50%	150
2045	Renter	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	78

2045	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	83
2045	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 50%	139
2045	Renter	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	104
2045	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	278
2045	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 50%	11
2045	Renter	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	106
2045	Renter	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	83
2045	Renter	greater than 100% of AMI	less than or equal to 30%	411
2045	Renter	greater than 100% of AMI	greater than 30% but less than or equal to 50%	100

Source: Shimberg Center – Florida Housing Data Clearinghouse

Table HOU-18: Population by Age Projections, Permanent Residents, 2020-2045

Age	2020	2025	2030	2035	2040	2045
0-4	1,077	1,425	1,591	1,550	1,514	1,484
9-May	1,485	1,588	1,612	1,592	1,551	1,503
14-Oct	1,784	1,800	1,831	2,057	2,264	2,203
15-19	1,820	1,819	1,736	1,723	1,729	1,706
20-24	1,446	1,293	1,231	1,213	1,219	1,369
25-29	1,031	1,020	963	959	893	882
30-34	1,040	1,244	1,357	1,198	1,120	1,095
35-39	1,357	1,609	1,707	1,551	1,441	1,430
40-44	1,575	1,656	1,780	2,007	2,150	1,896
45-49	1,847	1,662	1,753	1,985	2,073	1,880
50-54	1,988	1,731	1,488	1,549	1,639	1,840
55-59	2,007	1,612	1,411	1,291	1,339	1,509
60-64	1,716	1,710	1,383	1,248	1,056	1,093
65-69	1,352	1,358	1,458	1,196	1,038	950
70-74	1,078	1,159	1,263	1,281	1,034	943
75+	1,836	2,140	2,533	2,804	3,159	3,436
Total	24,439	24,826	25,097	25,204	25,219	25,219

Source: Shimberg Center – Florida Housing Data Clearinghouse

INTERGOVERNMENTAL COORDINATION DATA INVENTORY AND ANALYSIS

INTERLOCAL AGREEMENTS

The Village of Palmetto Bay has executed Interlocal Agreements with the entities below for the following services and coordination:

Miami-Dade County for continuation of the following municipal services:

- Fire Rescue Services
- Library Services
- Local Police Patrol Services
- Specialized Police Services
- Solid Waste Collection Services

Miami-Dade Public School Board to coordinate facility planning of public schools

Miami-Dade County Water & Sewer Department for potable water and wastewater and billing of stormwater utility charges

Miami-Dade County Transit Department for the provision of public transportation services

Miami-Dade County for franchises fees remitted by Florida Power & Light to the County for rights to utilize public right of way located within the Village

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VILLAGE OF PALMETTO BAY CAPITAL IMPROVEMENT PROGRAM (CIP)

FY 2023-24 through FY 2027-28

Project Description	Lead Department	Status	Funding Source	2023-24	2024-25	2025-26	2026-27	2027-28	5 Year Total
US-1 downtown street lightin -- Phase study, design, construct	Public Services	Future	DOT- Village	$0	$50,000	$100,000	$100,000	$100,000	$350,000
Roadway Resurfacing – Village Wide	Public Services	On-going	Special Revenue Fund - Trasnportation	$150,000	$150,000	$100,000	$100,000	$100,000	$600,000
ADA-Compliant Sidewalks	Public Services	On-going	Special Revenue Fund - Trasnportation	$375,000	$200,000	$200,000	$150,000	$100,000	$1,025,000
Traffic Calming-Various Locations (prioritized in Traffic Calming Plan)	Public Services	On-going	Special Revenue Fund - Trasnportation	$150,000	$150,000	$150,000	$100,000	$100,000	$650,000
Localized Drainage Improvements	Public Services	Programmed	Special Revenue Fund - Capital Projects	$150,000	$150,000	$150,000	$150,000	$150,000	$750,000
Circulator/ Freebee - Route Improvements/post Busway study, realignment	Public Services	Future	MPO TDM-local match-	$0	$0	$0	$50,000	$0	$50,000
Bus Benches, Bus Shelters and Amenities	Public Services	On-going	TBD	$0	$50,000	$50,000	$50,000	$50,000	$200,000
Safe Routes to School Improvements -~~(~~Implementation of study)	Public Services	Future	MPO-Local match	$0	$0	$100,000	$100,000	$100,000	$300,000
Safe Routes to Parks Improvments - (Implementation of study)	Public Services	Future	TBD	$0	$0	$100,000	$100,000	$100,000	$300,000
Bicycle Lane SW 82 AV (from SW 160 St to SW 152 St)	Public Services	Programmed	Special Revenue Fund - Trasnportation	$75,000	$175,000	$225,000	$350,000	$0	$825,000
143 Water Main Extension	Public Services	Programmed	Special Revenue Fund - Capital Projects	$200,000	$0	$0	$0	$0	$200,000

Project Description	Lead Department	Status	Funding Source	2023-24	2024-25	2025-26	2026-27	2027-28	5 Year Total
Cartee Water Main Extension	Public Services	Programmed	Special Revenue Fund - Capital Projects	$500,000	$0	$0	$0	$0	$500,000
Village Hall HVAC	Public Services	Programmed	Special Revenue Fund - Capital Projects	$300,000	$0	$10,000	$10,000	$10,000	$330,000
Village Hall Painting	Public Services	Programmed	Special Revenue Fund - Capital Projects	$65,000	$7,500	$7,500	$7,500	$7,500	$95,000
174 Street On-Street Parking Construction	Public Services	Programmed	Special Revenue Fund - Capital Projects	$450,000	$0	$0	$0	$0	$450,000
Thalatta Parking (Lighting)	Public Services	Programmed	Special Revenue Fund - Capital Projects	$65,000	$0	$0	$0	$0	$65,000
Traffic Studies Main Corridors	Public Services	Programmed	Special Revenue Fund - Trasnportation	$35,000	$65,000	$65,000	$0	$0	$165,000
Vehicle purchase pool van	Public Services	Programmed	Special Revenue Fund - CITT - Transit	$102,000	$102,000	$0	$0	$0	$204,000
Tree Planting Main Corridors	Public Services	Programmed	Special Revenue Fund - Capital Projects	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000
Drainage Sub-Basin 43 (SW 165th Ter, N. of SW 168th St, W. of SW 72th Av, E. of SW 77th Av)	Public Services	On-going	Grants/State Appropriations	$392,500	$450,000	$0	$0	$0	$842,500
Drainage Sub-Basin 57/96 (SW 155th Ter, N. of SW 160th St, W. of SW 92th Av, E. of SW 87th Av)	Public Services	On-going	Grants/State Appropriations	$2,670,000	$0	$0	$0	$0	$2,670,000
Drainage Sub-Basin 44 (S of SW 164 St, N of SW 166 St, W of SW 72 Ave, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropriations	$1,346,100	$0	$0	$0	$0	$1,346,100
Drianage Sub-Basin 41 (S of SW 173 St, N of SW 174 St, W of Old Cutler Rd, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropriations	$0	$1,270,000	$0	$0	$0	$1,270,000

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Project Description	Lead Department	Status	Funding Source	2023-24	2024-25	2025-26	2026-27	2027-28	5 Year Total
Drainage Sub-Basin 11 (S of SW 152, N of SW 156 St, W of 89 Ave, E of Dixie Hwy)	Public Services	On-going	Grants/State Appropriations	$0	$0	$1,530,000	$0	$0	$1,530,000
Drainage Sub-Basin 12 (S of SW 168 St, N of SW 170 Terr, W of Old Cutler Rd, E of SW 76 Ave)	Public Services	On-going	Grants/State Appropriations	$102,295	$0	$0	$930,000	$0	$1,032,295
Drainage Sub-Basin 39 (S of SW 170 Terr, N of SW 173 St, W of Old Cutler Rd, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropriations	$78,126	$0	$0	$500,000	$520,000	$1,098,126
Drainage Sub-Basin 42 (S of SW 168TH St, N of SW 171 St, W of SW 76 Ave, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropriations	$147,910	$0	$0	$0	$930,000	$1,077,910
SW 174TH Street Complete Street Project	Public Services	On-going	Special Revenue Fund - Transportation Grants	$405,000	$0	$0	$0	$0	$405,000
SW 148TH Street Complete Street Project	Public Services	On-going	Special Revenue Fund - Transportation Grants	$475,000	$0	$0	$0	$0	$475,000
SW 92ND Avenue Complete Street Project	Public Services	On-going	Special Revenue Fund - Transportation Grants	$425,000	$0	$0	$0	$0	$425,000
Public Services Site Improvement Project	Public Services	Programmed	Special Revenue Fund - Capital Projects'	$70,910	$325,000	$125,000	$0	$0	$520,910
Traffic cirlce SW 144th. St & Sw 82nd. Ave	Public Services	Programmed	Special Revenue Fund - Transportation Grants	$100,000	$375,000	$125,000	$0	$0	$600,000
Park&Ride Demonstration project	Public Services	Programmed	Special Revenue Fund - Transportation Grants	$225,000	$0	$0	$0	$0	$225,000
Franjo Road west of US-1 Complete Street add bike lane, lighting (north side)	Public Services	Future	TBD	$0	$0	$100,000	$150,000	$150,000	$400,000
Old Cutler Trail intersection upgrades (add ped and bike crosswalks, village lighting, curbing/ bioswales)	Public Services	Future	DOT SS4A-MDC-Village	$0	$0	$50,000	$50,000	$50,000	$150,000

Project Description	Lead Department	Status	Funding Source	2023-24	2024-25	2025-26	2026-27	2027-28	5 Year Total
Downtown Sidewalk Connectivity, Maintenance, Repairs	Public Services	Future	DOT SS4A-MPO- Village	$0	$0	$25,000	$25,000	$25,000	$75,000
Restriping roadway-driveway intersections, crosswalks, reflectors, signage around schools	Public Services	Future	DOT SS4A-Village	$0	$10,000	$10,000	$10,000	$10,000	$40,000
Restriping roadway-driveway intersections, crosswalks, reflectors, signage around parks	Public Services	Future	DOT SS4A-Village	$0	$10,000	$10,000	$10,000	$10,000	$40,000
Pedestrian Improvements across canals	Public Services	Future	DOT SS4A-Village, MDC, MPO	$0	$0	$25,000	$25,000	$25,000	$75,000
Stormwater Vac-Con Operations	Public Services	On-going	Special Revenue - Stormwater	$175,000	$200,000	$225,000	$225,000	$250,000	$1,075,000
CRP- Multipurpose Building/Tennis Shop	Parks	Programmed	Village	$5,000,000	$0	$0	$0	$0	$5,000,000
CRP-Expanded Playground/ Improvements	Parks	Future	TBD	$0	$0	$0	$2,105,600	$0	$2,105,600
CRP-Walking Trails Repairs and Improvements	Parks	Programmed	DEP Grant/ Village	$800,000	$0	$0	$0	$0	$800,000
RP- Pine Rockland Restoration & Management	Parks	Programmed	EEL/ MDC/ Village	$50,000	$0	$0	$0	$0	$50,000
Pine Rockland & Other Parks Preservation lands exotic invasive removal	Parks	Annual	EEL/ MDC/ Village	$0	$25,000	$25,000	$25,000	$25,000	$100,000
Covered Pedestrian Connection from Multi-Purpose Building to Concessions	Parks	Future	TBD	$0	$0	$0	$0	$640,000	$640,000
Gymnasium Construction Option	Parks	Future	TBD	$0	$0	$0	$0	$4,500,000	$4,500,000
Pickleball Facility - Design & Construction	Parks	Programmed	Village	$1,200,000	$1,000,000	$0	$0	$0	$2,200,000
Addiitonal Volleyball Court	Parks	Programmed	Village	$143,000	$0	$0	$0	$0	$143,000
Frisbee Golf	Parks	Future	TBD	$0	$0	$0	$0	$24,500	$24,500
Canal Water Feature	Parks	Future	TBD	$0	$0	$0	$15,000	$0	$15,000
Canoe Launch/Paddle Boat/Storage	Parks	Future	TBD	$0	$0	$45,000	$0	$0	$45,000
Police - Boat Dock	Parks	Programmed	Village	$180,000	$0	$0	$0	$0	$180,000

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Project Description	Lead Department	Status	Funding Source	2023-24	2024-25	2025-26	2026-27	2027-28	5 Year Total
CRP-Dumpster Enclosure	Parks	Programmed	Village	$10,000	$0	$0	$0	$0	$10,000
PBP-Redesign/Upgrades Playground	Parks	Future	TBD	$0	$0	$1,935,000	$0	$0	$1,935,000
PBP-Splash Pad	Parks	Future	TBD	$0	$0	$0	$0	$450,000	$450,000
PBP- Expanded Basketball Courts (3)	Parks	Future	TBD	$0	$0	$0	$110,000	$0	$110,000
PBP- Skate Park Improvements	Parks	Future	TBD	$0	$210,000	$0	$0	$0	$210,000
PBP-Enhanced Landscape	Parks	Future	TBD	$0	$0	$0	$0	$100,000	$100,000
PBP- Modify Parking lot expansion	Parks	Future	TBD	$0	$144,000	$0	$0	$0	$144,000
PBP-Scoreboards	Parks	Programmed	Village	$30,000	$0	$0	$0	$0	$30,000
PBP-Park Drive- Interior Access Road (including west side fence, entry feature and gates)	Parks	Programmed	Village	$80,000	$0	$0	$0	$0	$80,000
PBP-Mower	Parks	Programmed	Village	$45,000	$0	$0	$0	$0	$45,000
PBP-Irrigation	Parks	Programmed	Village	$100,000	$0	$0	$0	$0	$100,000
PBP-Golf Cart Access	Parks	Programmed	Village	$20,000	$0	$0	$0	$0	$20,000
PBP- Community Facility Building w/ Indoor Gymnasium	Parks	Future	TBD	$0	$0	$0	$0	$5,500,000	$5,500,000
PBP- Pineland Preserve	Parks	Future	TBD	$0	$0	$0	$120,000	$0	$120,000
PBP- Labyrinth/Sensory Garden	Parks	Future	TBD	$0	$0	$0	$0	$204,000	$204,000
PBP- Dog Park	Parks	Future	TBD	$0	$200,000	$0	$0	$0	$200,000
PBP- Shared Storage Area w/PS	Parks	Future	TBD	$0	0	$500,000	$0	$0	$500,000
PBP- New Outdoor Exercise Stations	Parks	Future	TBD	$0	$75,600	$0	$0	$0	$75,600
PBP-Pickleball Center	Parks	Programmed	Village	$1,200,000	$1,000,000	$0	$0	$0	$2,200,000
PWS- Recontour Lake Bank	Parks	Future	TBD	$0	$0	$0	$160,000	$0	$160,000
PWS- Seating Areas	Parks	Future	TBD	$0	$24,000	$0	$0	$0	$24,000

Project Description	Lead Department	Status	Funding Source	2023-24	2024-25	2025-26	2026-27	2027-28	5 Year Total
PWS- ADA Bathroom w/ Grooming Building	Parks	Future	TBD	$0	$0	$0	$0	$270,000	$270,000
PWS- Improved Walkways	Parks	Future	TBD	$0	$0	$19,200	$0	$0	$19,200
PCH- New Impact Windows	Parks	Future	TBD	$0	$35,000	$0	$0	$0	$35,000
TE-design/build pier/gazebo	Parks	Future	TBD	$0	$0	$0	$2,000,000	$0	$2,000,000
TE-Repave/Stripe/Curbing -Parking Lot	Parks	Programmed	Village	$150,000	$0	$0	$0	$0	$150,000
TE-Chair Lift- Carriage House	Parks	Programmed	Village	$15,000	$0	$0	$0	$0	$15,000
TE-Replace Patio Pavers	Parks	Programmed	Village	$50,000	$0	$0	$0	$0	$50,000
TE- Walkway along Canal	Parks	Future	TBD	$0	$0	$0	$144,000	$0	$144,000
TE- Event Stage area	Parks	Future	TBD	$0	$60,000	$0	$0	$0	$60,000
TE- Indoor Multipurpose Room/Space	Parks	Future	TBD	$0	$0	$990,000	$0	$0	$990,000
TE- New Pedestrian Bridge	Parks	Future	TBD	$0	$0	$0	$0	$2,000,000	$2,000,000
Veterans Park	Parks	Programmed	Village	$2,500,000	$2,500,000	$2,500,000	$0	$0	$7,500,000
LP- ADA Bathroom - 2nd Floor	Parks	Future	TBD	$0	$0	$0	$30,000.00	$0	$30,000
LP- Elevator Improvements	Parks	Future	TBD	$0	$60,000.00	$0	$0	$0	$60,000
LP- Planter Wall Barrier	Parks	Future	TBD	$0	$0	$15,000.00	$0	$0	$15,000
LP- Fence - Rear of property	Parks	Future	TBD	$0	$0	$0	$0	$6,000.00	$6,000
The Woods Park- (5- year plan)	Parks	Programmed	Village/Possible Grant	$200,000	$200,000	$150,000	$100,000	$100,000	$750,000
The Woods- Perimeter Walking Path, benches, signage, and waste receptacles.	Parks	Future	Village	$0	$252,000	0	$0	$0	$252,000
Parks Department Assessment	Parks	Programmed	Village	$25,000	$0	$0	$0	$0	$25,000
All parks- add trees, nature preserve area, bioswales, butterfly gardens with educational signage	Parks	Future	TBD	$0	$15,000	$15,000	$15,000	$15,000	$60,000

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Project Description	Lead Department	Status	Funding Source	2023-24	2024-25	2025-26	2026-27	2027-28	5 Year Total
All parks- Recycling bins (next to every existing trash can)	Parks	Future	TBD	$0	$10,000	$10,000	$10,000	$10,000	$40,000
Parks- Bike Repair Stations and bike racks	Parks	Future	TBD	$0	$5,000	$5,000	$5,000	$5,000	$20,000
Parks- additional water fountains and bottle refill stations	Parks	Future	TBD	$0	$2,500	$2,500	$2,500	$2,500	$10,000
ID/ Branding (US-1 Lights) Downtown US-1 Overlay Study (Phase I- Dtwn, Phase II North end, Phase III middle)	Capital Projects	Future	TBD	$0	$50,000	$50,000	$50,000	$50,000	$200,000
Maintenance Entry Monuments @ US1 Entry Points Existing entry monuments need maintenance- solar lights, plants, palms.	Capital Projects	Future	TBD	$0	$15,000	$5,000	$5,000	$5,000	$30,000
Entry Monuments @ Franjo, 97 Av, 87nd Av south entrances	Capital Projects	Future	TBD	$0	$0	$50,000	$0	$0	$50,000
Entry Monuments @ 82 Av, Palmetto Rd, Old Cutler north entrances	Capital Projects	Future	TBD	$0	$50,000	$0	$0	$0	$50,000
Maintenace of existing traffic circles (art, fountains, landscape, signage, striping, reflectors, lighting	Capital Projects	Future	TBD	$0	$5,000	$5,000	$5,000	$5,000	$20,000
				$21,077,841	$9,727,600	$9,854,200	$8,144,600	$16,749,500	$65,553,741

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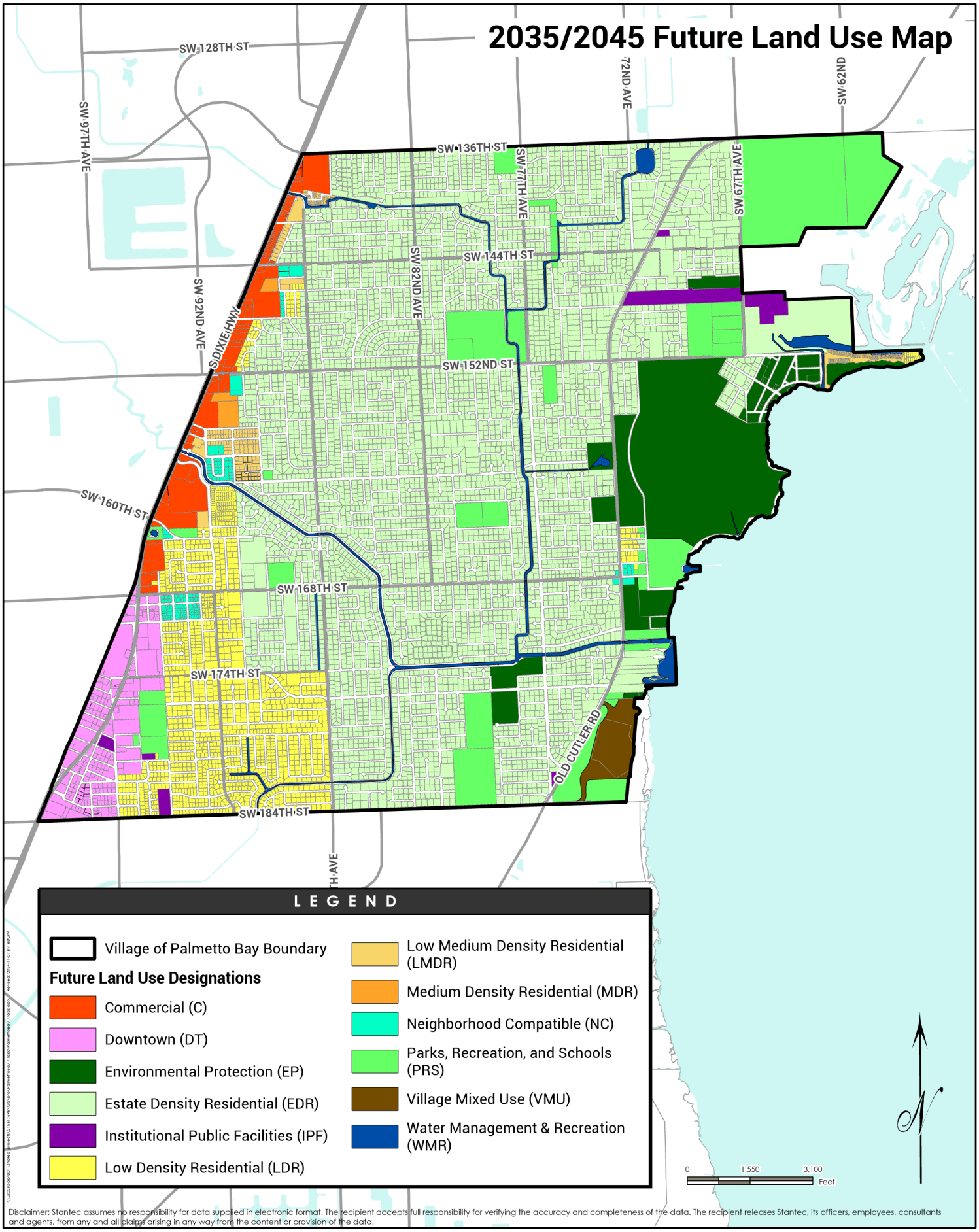
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SEPTEMBER 2024





VILLAGE OF PALMETTO BAY
2035/2045 COMPREHENSIVE PLAN



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AGENDA ITEM NO. 5.C

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: December 16, 2024

SUBMITTED BY: Missy Arocha, Village Clerk's Office

ITEM TYPE: Resolution

AGENDA SECTION: **PUBLIC HEARING ITEMS**

SUBJECT:

Applicant: CHRIST FELLOWSHIP ACADEMY, LLC.
Location: 8900 SW 168TH STREET
Property Folio: 33-5033-000-0060
Application: SU-24-003
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; RELATING TO ZONING; PURSUANT TO DIVISION 30-110 STYLED "RELIGIOUS FACILITIES; PRIVATE SCHOOLS, CHILD CARE FACILITIES; APPROVING A MODIFICATION TO RESOLUTION NO. 4-ZAB-292-73, BY CHRIST FELLOWSHIP ACADEMY, LLC. LOCATED AT 8900 SW 168 STREET TO MODIFY APPROVED GRADE LEVELS TO INCLUDE GRADES 7 AND 8; PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION: **The applicant withdrew the application.**

ATTACHMENTS:
Memo_SU-24-003

VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DIVISION
9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1234 • Fax: 786-338-7432 • www.palmettobay-fl.gov

MEMORANDUM

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; RELATING TO ZONING; PURSUANT TO DIVISION 30-110 STYLED "RELIGIOUS FACILITIES; PRIVATE SCHOOLS, CHILD CARE FACILITIES; APPROVING A MODIFICATION TO RESOLUTION NO. 4-ZAB-292-73, BY CHRIST FELLOWSHIP ACADEMY, INC. LOCATED AT 8900 SW 168 STREET TO MODIFY APPROVED GRADE LEVELS TO INCLUDE GRADES 7 AND 8; PROVIDING FOR AN EFFECTIVE DATE.

Per F.S. Section 1002.421(19)(a), the Village Attorney concluded that no public hearing is required for this request. Therefore, the Planning and Zoning Staff has not prepared a report on this item. The Village Attorney has sent a letter to the applicant providing a response to their request. Consequently, the applicant withdrew the application.

AGENDA ITEM NO. 5.D

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: December 16, 2024

SUBMITTED BY: Antonio Augello, Community and Economic Development

ITEM TYPE: Resolution

AGENDA SECTION: **PUBLIC HEARING ITEMS**

SUBJECT:

Applicant: MILK PLANNING & DEVELOPMENT, LLC
Location: 9730 SW 182ND STREET
Property Folio: 33-5023-007-0530
Application: V-24-004
Request: VARIANCES WAIVING THE REQUIRED MINIMUM BUILDING SEPARATION UNDER SECTION 30-50.23.3-02.4 – TABLE 14, TO PERMIT A BUILDING SEPARATION OF 17 FEET WHERE 20 FEET IS REQUIRED, PROVIDING A LANDSCAPE BUFFER WIDTH UNDER SECTION 30-50.23.6-01 TO PERMIT A LANDSCAPE BUFFER OF 12 INCHES WHERE IS 30 INCHES IS REQUIRED FOR FOUR (4) DETACHED TOWNHOUSES IN THE DOWNTOWN DISTRICT, NEIGHBORHOOD SECTOR PURSUANT TO SECTION 30-30.6 STYLED "VARIANCES", AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION:

ATTACHMENTS:
V-24-004 - Milk Planning Development Variance Staff Report.pdf
Attachment A - V-24-004 Application.pdf
Attachment B - V-24-004 LOI.pdf
Attachment C - V-24-004 Survey.pdf

Attachment D - V-24-004 Architectural & Landscape Drawings.pdf
Attachment E â€“ Notice, Mailing, and Property Posting.pdf
Attachment F - Resolution No. 2024-XX - Milk Development Variance Requests (V-24-004).docx

VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DIVISION

9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1234 • Fax: 786-338-7432 • www.palmettobay-fl.gov

Date: December 16, 2024

To: Village Council

From: Silvia E. Vargas, FAICP, Interim Planning and Zoning Director

Subject: VARIANCES – Public Hearing

Application: V-24-004 | | Milk Planning & Development, LLC

GENERAL INFORMATION

Owner / Applicant	Milk Planning & Development, LLC; Ana Luiza Leite
Applicant Address	3851 Crawford Ave, Miami, FL 33133
Site Address	9730 SW 182 Street, Palmetto Bay, FL 33157
Site Acreage	0.25 Acres (10,703 sq. ft.)
Folio Number	33-5032-007-0530
Phone Number	305-781-0349
Email Address	luiza@milkdevelopment.com
Future Land Use	Franjo Activity Center (FAC)
Zoning District	Neighborhood Sector - Downtown
Existing Land Use	Vacant

LEGAL DESCRIPTION

MORNINGSIDE ACRES PB 46-7, LOT 10 LESS E11FT BLK 5, LOT SIZE 85.630 X 125, F/A/U 30-5032-007-0530, OR 20765-2989 102002 4, COC 24173-3349 08 2005 5, FAU 33 5032 007 0470

ADJACENT LAND USE MAP CLASSIFICATION AND ZONING DISTRICT

North	**Future Land Use**	Franjo Activity Center (FAC)
	Zoning District	Neighborhood Sector - Downtown
	Existing Land Use	Residential – Single-Family

East	**Future Land Use**	Franjo Activity Center (FAC)
	Zoning District	Neighborhood Sector - Downtown
	Existing Land Use	Residential – Single-Family
South	**Future Land Use**	Franjo Activity Center (FAC)
	Zoning District	Neighborhood Sector - Downtown
	Existing Land Use	Residential – Single-Family
West	**Future Land Use**	Franjo Activity Center (FAC)
	Zoning District	Neighborhood Sector - Downtown
	Existing Land Use	Residential – Single-Family

BACKGROUND

The Village of Palmetto Bay received an Application for Site Plan Review for a 10,703 sq. ft (0.24 acres) vacant lot, located on the south side of SW 182 Street, between SW 97 Ave (Franjo Rd) and SW 98 Ave. The scope of proposed work includes development of two residential structures, each encompassing two 2-story, single-family units that share a rear wall (i.e., two townhouses), for a total of four (4) units. The land is designated Downtown Neighborhood Sector. Additional background information regarding the site plan is included in the companion staff report for application SP-24-002.

To carry out the proposed site plan, the Applicant is requesting review and approval of two variances, which are described in the next section of this memorandum. Approval of the site plan, whether as presented or with changes and/or conditions determined by the Village Council, depends on preceding approval of the two variances.

REQUEST

The Applicant submitted a letter of intent, application, and plans requesting approval of two (2) variances from the Palmetto Bay Land Development Code to develop a four-unit townhouse project. Specifically:

- **Variance 1**: To reduce the building separation to 17 feet, where a minimum of 20 feet is required under Sec. 30-50.23.3-02.4 (Table 14).
- **Variance 2**: To reduce the landscape buffer width to 12 inches, where a minimum of 30 inches is required under Sec. 30-50.23.6-01.

VARIANCE APPROVAL CRITERIA

Per Sec. 30-30.6(e) - Village council action and criteria for approval, the Council may consider a variance application under the requirements of practical difficulty as set forth in the referenced section. Any approval or approval with modification and/or conditions, of a variance requires a majority vote of the members of the Council present at the meeting. The Council must balance the rights of property owners in the Village against the individual property owner's need to deviate from the code requirements, based on an evaluation of the following factors. All these factors must be considered and given their due weight; however, no single factor is dispositive:

a. Whether the village has received written support of the specifically identified variance requests from adjoining property owners;
b. Whether approval of the variance would be compatible with development patterns in the village;
c. Whether the essential character of the neighborhood would be preserved;
d. Whether the variance can be approved without causing substantial detriment to adjoining properties;
e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief;
f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome; and
g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.
h. No variance shall be granted without the concurrence of the owner of property contiguous to the property line requiring the variance, unless a hardship exists.

EVALUATION

Variance 1: Request to waive the required minimum building separation under Sec. 30-50.23.3-02.4, Table 14, to permit a building separation of 17 feet, where 20 feet are required.

Applicant's justification: The current code includes a building separation requirement that is inconsistent with the stated intent of the 'Neighborhood Sector' to "maintain a compatible visual profile to the other [downtown] sectors but establish scale compatibility to neighborhoods to the east." Since 20-feet of building separation is a requirement typically found in lower-density suburban zones, this was likely part of a previous iteration of the code that was never adjusted to match this more transitional/urban zone. Fire safety codes require a minimum separation of 10 feet between primary building structures. Any structures closer than this must provide special fire-rated walls, as is the case with most attached townhouses. The fact that the current code has a 5-foot side yard setback means that structures on neighboring properties in this sector can be built at a minimum distance of 10 feet from each other, not 20 feet, as this rule mandates. Requiring twice the amount of separation between buildings on a single lot versus those on adjacent lots is unusual and makes this type of detached townhouse or bungalow court nearly impossible. The Applicant is asking for a 3-foot reduction in the separation requirement between the homes on the east and west sides of the lot, but the 20-foot requirement is met along the remainder of the north-south axis.

Approval Criteria Evaluation

a. Whether the village has received written support of the specifically identified variance requests from adjoining property owners.

Staff Evaluation: The Village has not received, and the Applicant has not provided, any type of written support for the variance request from adjoining property owners. CRITERION NOT MET.

b. Whether approval of the variance would be compatible with development patterns in the village.

Staff Evaluation: Approval of the requested variance would not be incompatible with development patterns in the Village. The requested reduction amounts to 15% of the required minimum separation and the reduction would likely not be perceptible to the average person. CRITERION MET.

c. Whether the essential character of the neighborhood would be preserved.

Staff Evaluation: The essential character of the neighborhood would not be changed by the granting of the variance. The requested reduction would likely not be perceptible to the average person. CRITERION MET.

d. Whether the variance can be approved without causing substantial detriment to adjoining properties.

Staff Evaluation: The requested variance only pertains to the internal separation of proposed structures on the site and would not impact setbacks from the external property lines. The Land Development Code requires a 5-foot side yard setback, which means that structures on neighboring properties in this sector can be built at a minimum distance of 10 feet from each other. CRITERION MET.

e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief.

Staff Evaluation: The Applicant pointed out that the Palmetto Bay Land Development Code requires twice the amount of separation between buildings on a single lot than that required for structures on adjacent lots. The variance, if granted, would allow the Applicant to develop the site for a use otherwise permitted by the Land Development Code in this sector. CRITERION PARTIALLY MET.

f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome.

Staff Evaluation: The plight of the Applicant is not due to unique circumstances of the property, nor would the application of the strict requirements of this chapter render conformity unnecessarily burdensome. CRITERIA NOT MET,

g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

Staff Evaluation: There are no special conditions or circumstances pertaining to the property, nor is compliance with the requirements beyond the applicant's control. CRITERION NOT MET

h. No variance shall be granted without the concurrence of the owner of property contiguous to the property line requiring the variance unless a hardship exists.

Staff Evaluation: The Village has not received, nor has the Applicant provided, evidence of concurrence from the contiguous property owners. However, it must be noted that the variance request pertains to an internal distance and does not impact setbacks from the property lines. CRITERION NOT MET.

Recommendation

Staff finds that the variance request meets 3 of the 8 evaluation criteria and partially meets an additional criterion. Based on this, Staff would not recommend approval of the variance. However, the variance request, as presented, would not cause substantial detriment to adjoining properties, would not be incompatible with general development patterns in the Village, and would not change the essential character of the neighborhood as the requested variance only pertains to an internal drive or street, and the difference may not be noticeable by most people from the public right of way.

Variance 2: Request to waive the required landscape buffer width under Sec. 30-50.23.6-01, to permit a landscape buffer of 12 inches, where 30 inches are required

Applicant's justification: The original design for the project had a 12-foot-wide shared driveway that conformed with the minimum requirements in the code. After consulting with Miami-Dade Fire, however, it was necessary to widen most of the central driveway to 15 feet to comply with fire access road requirements. In widening the driveway to 15 feet, it was no longer possible to provide a 30-inch landscape buffer between the front two homes and the central driveway. The design does provide a 12-inch buffer of snake plants between these two front homes and the driveway, and the back two homes do still comply with the 30-inch minimum landscape buffer requirement.

Approval Criteria Evaluation

a. Whether the village has received written support of the specifically identified variance requests from adjoining property owners.

Staff Evaluation: The Village has not received, and the Applicant has not provided, any type of written support for this variance request from adjoining property owners. CRITERION NOT MET

b. Whether approval of the variance would be compatible with development patterns in the village.

Staff Evaluation: The requested reduction amounts to 60% of the required minimum buffer width. This reduction is significant, and the difference may be noticeable, especially since it impacts the two units closest to the public street. However, the variance would not generally alter development patterns in the Village. CRITERION MET.

c. Whether the essential character of the neighborhood would be preserved.

Staff Evaluation: See above. CRITERION MET.

d. Whether the variance can be approved without causing substantial detriment to adjoining properties.

Staff Evaluation: The requested variance only pertains to an internal buffer and would not be substantially detrimental to adjoining properties. CRITERION MET.

e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief.

Staff Evaluation: The Applicant has provided written evidence that the variance request results from the need to comply with Miami-Dade County's fire access requirements, which necessitated widening most of the central driveway to 15 feet. In doing so, providing the required 30-inch landscape buffer between the front two homes and the central driveway became unfeasible. However, potential design alternatives may have allowed compliance with the Village requirements. CRITERION NOT MET

f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome.

Staff Evaluation: The plight of the Applicant is not due to unique circumstances inherent to the property. CRITERION NOT MET.

g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

Staff Evaluation: There are no special conditions or circumstances pertaining to the property. While compliance with MDCFD requirements is imperative, design alternatives that may allow compliance are within the Applicant's control. CRITERION NOT MET.

h. No variance shall be granted without the concurrence of the owner of property contiguous to the property line requiring the variance unless a hardship exists.

Staff Evaluation: The Village has not received, nor has the Applicant provided, evidence of concurrence from the contiguous property owners. However, it must be noted that the variance request pertains to an internal buffer and does not impact setbacks from the property lines. CRITERION NOT MET.

Recommendation

Staff finds that the variance request meets 3 of the 8 evaluation criteria. Based on this, Staff would not recommend approval of the variance. However, the variance request, as presented, would not cause substantial detriment to adjoining properties, would not be incompatible with general development patterns in the Village, and would not change the essential character of the neighborhood as the requested variance only impacts an internal buffer, and the difference may be inconspicuous to most people from the public right of way.

Conditions

Should the Village Council approve one or both variances, Staff recommends the following conditions be attached to the approval:

1. Approval of *Variance 1* shall be limited to a waiver of the required minimum building separation under Sec. 30-50.23.3-02.4, Table 14, permitting a building separation of 17 feet, where 20 feet are required.
2. Approval of *Variance 2* shall be limited to a waiver of the required landscape buffer width under Sec. 30-50.23.6-01, permitting a landscape buffer of 12 inches, where 30 inches are required.
3. Development of the property to which the variance(s) apply shall be in strict conformance with approved plans on file from the site plan application.
4. All due fees and cost recovery charges must be paid. Specifically, no new development application shall be accepted, and no building permit or certificate of occupancy shall be issued for the property until all application fees, cost recovery deposits, and outstanding fees and fines related to the property have been paid in full.
5. Pursuant to subsection 30-30.6(e)(3), after the Village Council has granted a variance, the variance so granted shall expire after 365 days from the date of the development order if no action for which the variance is required has begun. After this time, a new variance application must be made unless an application for a development permit has been filed.

List of Attachments

Attachment A – Variance application
Attachment B – Letter of Intent
Attachment C – Survey
Attachment D – Architectural and Landscape Drawings (Site Plan)
Attachment E – Notice, Mailing, and Property Posting
Attachment F – Resolution No. 2024-XX - Milk Development Variance Requests

V	**Village of Palmetto Bay** APPLICATION FOR VARIANCE (PUBLIC HEARING)

Date: 8/1/24
Application No: V-24-004

Petitioner / Applicant: Milk Planning & Development, LLC (Ana Luiza Leite)

Petitioner / Applicant Address: 3851 Crawford Ave, Miami, FL 33133

Phone: 305-781-0349 E-mail: luiza@milkdevelopment.com

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: _____

Signature of Petitioner: _____

RECEIVED
Zoning Department
August 1, 2024
Village of Palmetto Bay
Planning & Zoning Department
By:

Address of Property: 9730 SW 182nd St, Palmetto Bay, FL 33157

Folio: 33-5032-007-0530

SUBMITTAL REQUIREMENTS:

- Letter of Intent outlining the variance request and how the request meets the review criteria in Section 30-30.6(e) of the Village's Land Development Regulations.
- Current Survey of Site including legal description
- Building elevations, site plan, and landscape plan, if applicable
- Signature approval card signed by contiguous neighbors (preferred)

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner/agent of the subject lands described above in the application for variance, and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by Village personnel, for the purpose of verification of information provided by owner/agent.

Signature of owner/agent: _____

Sworn to and subscribed before me this 1 day of August 2024, by Ana Luiza Leite.

☒ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public _____
Type or Print Name Carolina Perez

Carolina Diane Perez
Notary Public
State of Florida
Comm# HH109574
Expires 3/28/2025

FOR STAFF USE ONLY
Fee Paid: ✓ Date: _____
Zoning Hearing Date: _____ ( ) Approved ( ) Denied ( ) Approved with conditions

Revision 12/2022

LETTER OF INTENT FOR VARIANCE APPLICATION - ALMOND COURT

V-24-004

RECEIVED
Zoning Department
November 6, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AC

Date: November 5, 2024

Mr. Alex David
Interim Planning & Zoning Director, Village of Palmetto Bay
9705 East Hibiscus Street, Palmetto Bay, FL 33157
Email: adavid@cgasolutions.com

RE: Almond Court Variance Application

Dear Alex,

The following Variance Application is being submitted in conjunction with our Almond Court Site Plan application for your review and consideration. Almond Court is a new development of four detached two-story townhouses in the 'Neighborhood Sector' of the Downtown Palmetto Bay. The design is inspired by historic cottage and bungalow court developments that were popular in cities across the US between 1910 and 1950. This type of development, which features compact homes centered around a shared space, was chosen because it helps preserve the single-family character of the area. By opting for detached instead of attached town houses, we were able to break up the overall scale of the project (four smaller buildings, instead of one or two large ones) and give each home a private terrace. Because this type was not specifically considered in the current downtown code, there are two variances that will be needed to fully achieve the vision of Almond Court. A description of and justification for these variances is included herein and each one has also been noted on our site plan.

Regards,

Luiza Leite

Co-Founder & Director, Milk Planning & Development
3851 Crawford Ave, Miami, FL 33133
Phone: (305) 781-0349
Email: luiza@milkdevelopment.com

PROPERTY INFORMATION

Address: 9730 SW 182nd Street, Palmetto Bay, FL 33157

Folio: 33-5032-007-0530

Legal Description: MORNINGSIDE ACRES PB 46-7 LOT 10 LESS E11FT BLK 5 LOT SIZE 85.630 X 125 F/A/U 30-5032-007-0530 OR 20765-2989 102002 4

Ownership: Milk Planning & Development LLC
Members: Ana Luiza Leite & Diego Andres Uribe (50/50 sole owners)

Address: 3851 Crawford Ave, Miami, FL 33133
Phone: (305) 781-0349
Email: luiza@milkdevelopment.com

VARIANCES

We have gone to great lengths to design a project that complies with the intent of the land development regulations for the 'Neighborhood Sector' of the downtown code and that preserves the neighborhood's quaint character. The current site plan meets all the code's use, density, lot coverage, lot width and depth, building height, setback, minimum parking, tree provision, and native landscaping requirements. There are, however, two variances that are necessary to achieve this unique town house design on this lot:

1. **Minimum Building Separation**

   Description: Requesting a reduction from 20 feet to 17 feet for the minimum building separation requirement (Sec. 30-50.23.3-02.4 – Table 14).

   Justification: The current code includes a building separation requirement that is inconsistent with the stated intent of the 'Neighborhood Sector' to "maintain a compatible visual profile to the other [downtown] sectors but establish scale compatibility to neighborhoods to the east." Since 20-feet of building separation is a requirement typically found in lower-density suburban zones, this was likely part of a previous iteration of the code that was never adjusted to match this more transitional/urban zone.

   Fire safety codes require a minimum separation of 10 feet between primary building structures. Any structures closer than this must provide special fire-rated walls, as is the case with most attached town houses. The fact that the current code has a 5-foot side yard setback means that structures on neighboring properties in this sector can be built at a minimum distance of 10 feet from each other, not 20 feet, as this rule mandates. Requiring double the amount of separation between buildings on a single lot versus those on adjacent lots is unusual and makes this type of detached town house or bungalow court nearly impossible. We have asked for a 3-foot reduction in the requirement between the homes on the east and west sides of the lot, since we do meet the 20-foot requirement along the north-south axis.

2. **Minimum Landscape Buffer for Residential Driveways**

   Description: Requesting a reduction from 30 inches to 12 inches for the minimum landscape buffer between residential driveways and buildings (Sec. 30-50.23.6-01).

   Justification: The original design for the project had a 12-foot-wide shared driveway that conformed with the minimum requirements in the code. After consulting with Miami-Dade Fire, however, it was necessary to widen most of the central driveway to 15 feet to comply with fire access road requirements. In widening the driveway to 15 feet, it was no longer possible to provide a 30-inch landscape buffer between the front two homes and the central driveway. The design does provide a 12-inch buffer of snake plants between these

two front homes and the driveway, and the back two homes do still comply with the 30-inch minimum landscape buffer requirement.

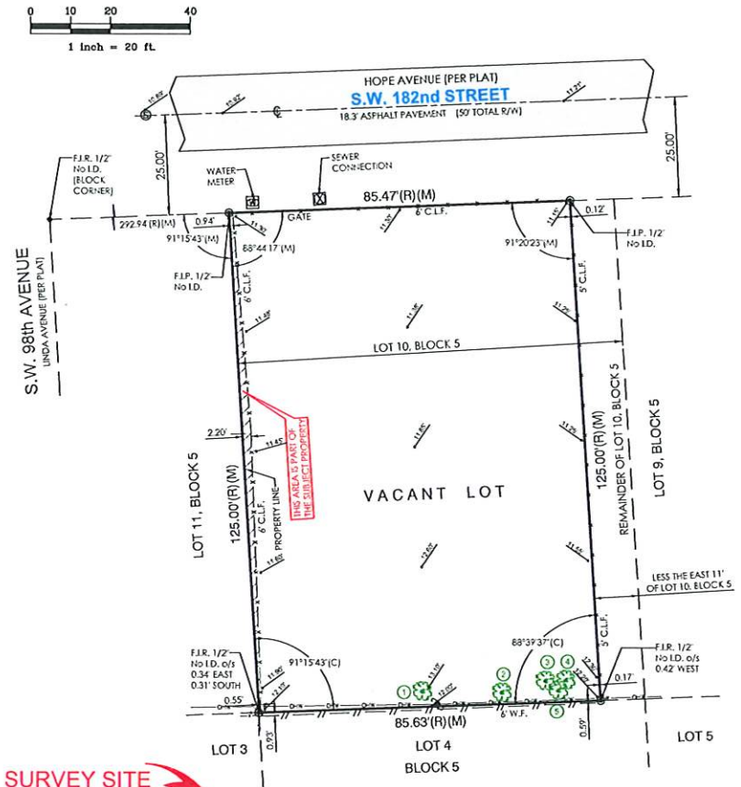
DESIGN TEAM & KEY PERSONNEL

Architect:
Pujols Architecture, LLC
Principal: Gilberto Pujols, AIA, NCARB
Address: 4123 NW 1st St, Deerfield Beach, FL 33442
Phone: (561) 542-9655
Email: info@p-arc.us

Landscape Architect:
Cabezas Alvarez Landscape Architect, Inc.
Principal: Chris Cabezas, PLA, ASLA
Principal: Jose Alvarez, PLA, ASLA
Address: 80 NE 5th Ave, Delray Beach, FL 33483
Phone: (561) 515-1275
Email: studio@cabezasalvarez.com

Surveyor:
Jorge L. Cabrera Professional Surveyor & Mapper, Inc.
Principal: Jorge Cabrera, PSM
Address: 2852 SW 149th Pl, Miami, FL 33185
Phone: (305) 302-2522
Email: jorgecabrerapls@gmail.com

SKETCH OF BOUNDARY SURVEY



SURVEY SITE



LOCATION MAP
NOT TO SCALE

LEGEND

(C) = Calculated
CL. = Clear
℄ = Center Line
CONC. = Concrete
CBS. = Concrete Block Stucco
Δ = Delta
ENC. = Encroachment
F.F.EL. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
F.N&D. = Found Nail & Disc
I.D. = Identification
L = Length
(M) = Measured
M = Monument Line
O/L = On Line
P = Property Line
(P) = Plat
P.C. = Point of Curvature
P.B. = Plat Book
PG. = Page
R = Radius
(R) = Record
R/W = Right of Way
U.E. = Utility Easement

SYMBOLS

AIR CONDITIONER
CABLE TV
CATCH BASIN
CONCRETE POLE
ELECTRIC BOX
SANITARY MANHOLE
DENOTE TREE
WATER METER
WOOD POLE
EXISTING ELEVATION
COVERED AREA
OVERHEAD LINES
WOOD FENCE (W.F.)
CHAIN LINK FENCE (C.L.F.)

REFERENCE PROPERTY ADDRESS / Miami-Dade County Public Records/Property Appraiser Office
9730 SW 182nd Street
Palmetto Bay, Florida 33157-5516

REFERENCE FOLIO NUMBER / Miami-Dade County Public Records/Property Appraiser Office
33 5032 007 0530

LEGAL DESCRIPTION:
Lot 10, less the East 11 feet thereof, Block 5, of MORNINGSIDE ACRES, according to the Plat thereof, as recorded in Plat Book 46, Page 7, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:
All distances as shown hereon are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120687 (Village of Palmetto Bay) 12086 C, 0501 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.

All elevations as shown on this survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD) Datum.

BENCHMARK REFERENCES:

BM Name: BC-70
BM Elevation (NGVD 1929): 14.93 feet
Location 1: SW 184 ST — 32' SOUTH OF C/L
Location 2: SW 97 AVE — 84' EAST OF C/L
Description 1: PK NAIL AND ALUMINUM WASHER IN FRONT OF TRAFFIC CONTROL BOX IN SIDEWALK.

BM Name: U-700 REF
Elevation (NGVD 1929): 13.18 feet
Location 1: SW 184 ST — 200' SOUTHWESTERLY FROM SOUTH R/W LINE
Location 2: US HWY #1 — 5' EASTERLY OF EAST EDGE OF PAVEMENT
Description1: PK NAIL AND ALUMINUM WASHER IN 2' SQUARE CUT IN SIDEWALK, NEXT TO CONC CATCH BASIN.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

Adjacent properties were not investigated at the time of this Survey.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

Property corners not recovered at the time of the updated survey work.

The location of the trees as shown on this survey drawing are compiled from such field surveys deemed necessary by Jorge L. Cabrera, PSM, therefore the resultant of said dimensions shown hereon could vary slightly within 1 to 2 feet more or less due to field conditions.

Although care was taken with the identification of the tree noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the tree is required. Shrubs and vines has not been located.

CERTIFIED TO:
- Milk Planning & Development LLC

GENERAL SURVEYOR'S NOTES:
1)-This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
2)- The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
3)-This Survey does not reflect or determine ownership.
4)-Legal Description subject to any dedications, limitations, retractions reservations or easements of record.
5)-Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
6)-No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
7)-This Survey has been prepared for the exclusive use the entities named hereon only and certifications hereon do not extend to any unnamed parties.
8)-This Survey was prepared for a Mortgage Transaction only; not to be used for design and/or construction purposes without the consent of this office.
9)-Utility facilities within Utility Easements not noted as violations.
10)-Driveways or portions thereof within Roadways not noted as violations or encroachments.
11)-Foundations and/or footings underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown.
12)-Fence ownership determines by visual means only (if any). Legal ownership not determined.
13)-No search records was made by this firm beside the record plat, therefore we do not imply or accept responsibility for any Easement, Dedication or Limitation for which information was not furnished.
14)-Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
15)-In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines, in all cases dimensions shall control the location of the improvements over scaled positions.
16)-The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.
17)- Obstructed corners are witnessed by improvements

This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown, Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner, I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

TREE TABLE

Tree Number	Common Name	Scientific Name	DBH - Trunk size (inches)	Canopy Size (Feet)+/-	Height (Feet)+/-
1	Tropical Almond Tree	Terminalia catappa	44"	40'	65'
2	Orchid Tree	Bauhinia	32"	30'	35'
3	Orchid Tree	Bauhinia	12"	20'	25'
4	Orchid Tree	Bauhinia	24"	25'	25'
5	Pink Shower Tree	Cassia javanica	12"	6'	25'

- DBH (Diameter at breast height) is rounded-off to the nearest inch.
- DBH (Diameter at breast height) is measured at 4.5 feet above existing ground grade.
- Canopy Diameter is approximate and measured in one direction.
- Height of Trees and Palms is approximate

Sunshine 811
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CALL BEFORE YOU DIG. IT'S THE LAW!

Jorge L Cabrera
Digitally signed by Jorge L Cabrera
DN: cn=US, o=Jorge L Cabrera Professional Surveyor and Mapper Inc, dn=Qualifier=A01410D000001581EA99D3000014D0E, cn=Jorge L Cabrera
Date: 2024.05.06 12:53:49 -04'00'

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida

LAST REVISION: 05/04/2024
Job # 23-7738-A

JORGE L. CABRERA LICENSE No. 6487 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.

JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2850 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537
Email: jorgelcabrerapls@gmail.com

No.	Date	Job Number	Description
1	04/04/2024	23-7738-A	-REVISED TO UPDATE & ADD TREES

Prepared for:
Milk Planning & Development LLC

CHECKED BY: JLC.
DRAWN BY: JF / ELF
FIELD DATE: 09/29/2023
DATE: 10/06/2023
SCALE: 1" = 20'
JOB No. 23-7738

SHEET 1 OF 1

552

V-24-004

RECEIVED
Zoning Department
August 2, 2024
Village of Palmetto Bay
Planning & Zoning Department
By: AB

RECEIVED
Zoning Department
Number 6, 2024
Village of Palmetto Bay
Building & Zoning Department
By: ATB

V-24-004

NEW CONSTRUCTION DEVELOPMENT

9730 SW 182 STREET

PALMETTO BAY, FL 33157-5516

PALMETTO BAY SITE PLAN REVIEW

NOVEMBER 2024

VISUALIZATION



PROJECT TEAM DIRECTORY

OWNER
MILK PLANNING & DEVELOPMENT, LLC
3851 CRAWFORD AVE, MIAMI, FL 33133

ARCHITECT
PUJOLS ARCHITECTURE, LLC
PRINCIPAL GILBERTO PUJOLS AIA NCARB
4123 NW 1ST ST, DEERFIELD BEACH, FL 33442
PHONE (561) 542-9655
E-MAIL INFO@P-ARC.US

SURVEYOR
JORGE L. CABRERA PROFESSIONAL SURVEYOR & MAPPER, INC
PRINCIPAL JORGE CABRERA PSM
2852 SW 149TH PL MIAMI FL 33185
PHONE (305) 302-2522
E-MAIL JORGELCABRERAPLS@GMAIL COM

CIVIL ENGINEER
ZEPHYR ENGINEERING, INC
PRINCIPAL WILFORD ZEPHYR, PE
5451 PIERCE ST, HOLLYWOOD FL 33021
PHONE (786) 302-7693
E-MAIL WILFORD@ZEPHYRENGINEERINGFL.COM

LANDSCAPE ARCHITECT
CABEZAS ALVAREZ LANDSCAPE ARCHITECT, INC
PRINCIPAL CHRIS CABEZAS, PLA, ASLA
PRINCIPAL JOSE ALVAREZ PLA, ASLA
80 NE 5TH AVE, DELRAY BEACH FL 33483
PHONE (561) 515-1275
E-MAIL STUDIO@CABEZASALVAREZ.COM

GEOTECHNICAL ENGINEER
DYNATECH ENGINEERING, CORP.
PRINCIPAL WISSAM S. NAAMANI PE
750 WEST 84TH ST, HIALEAH, FL 33014
PHONE. (305) 828-7499
E-MAIL INFO@DYNATECHENGINEERING.COM

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A6.01 3D VISUALIZATIONS - PERSPECTIVES

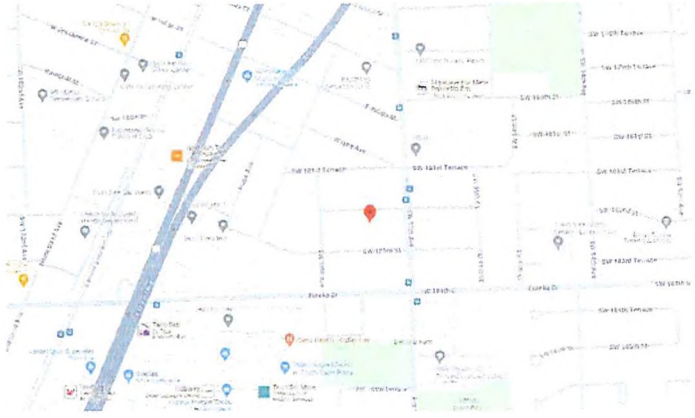
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V-1 SKETCH OF BOUNDARY SURVEY

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C2 PAVING GRADING & DRAINAGE PLAN
C3 CIVIL DETAILS 1
WS1 WATER & SEWER PLAN

LANDSCAPE ARCHITECTURE
L-1 TREE DISPOSITION
L-2 LANDSCAPE PLAN
L-3 PLANTING DETAILS + NOTES

STATE OF FLORIDA
AR 101660
REGISTERED ARCHITECT

VICINITY MAP



NORTH
1 VICINITY MAP
N.T.S.

LOCATION MAP



NORTH
2 LOCATION MAP
N.T.S.

APPLICABLE CODES

8TH ED. FLORIDA BUILDING CODE - RESIDENTIAL (2023)
8TH ED FLORIDA BUILDING CODE - BUILDING (2023)
8TH ED. FLORIDA BUILDING CODE - ENERGY CONSERVATION (2023)
8TH ED. FLORIDA BUILDING CODE - MECHANICAL (2023)
8TH ED. FLORIDA BUILDING CODE - PLUMBING (2023)
8TH ED. FLORIDA FIRE PREVENTION CODE (2023)

PROJECT DATA

SHORT LEGAL DESCRIPTION:
MORNINGSIDE ACRES PB 46-7 LOT 10 LESS E11FT BLK 5
LOT SIZE 85.630 X 125 F/A/U 30-5032-007-0530 OR
20765-2989 102002 4

PARCEL NUMBER
33-5032-007-0530

TOTAL SITE AREA
10 692 SF (0.25 ACRES)

TOTAL PROPOSED BUILDING AREA
7 454 SF

CONSTRUCTION TYPE
TYPE V-B

OCCUPANCY TYPE
RESIDENTIAL (R-3)

ZONING
DOWNTOWN URBAN VILLAGE (DUV)

FEMA FLOOD ZONE
TYPE X

SCOPE OF WORK (SOW):
DEVELOPMENT OF (4) NEW 2-STORY DETACHED TOWN HOUSES.

V-24-004

RECEIVED
Zoning Department
November 6, 2024
Village of Palmetto Bay
Building & Zoning Department
By: MC

SITE STUDY PLAN LEGEND

- PROPERTY LINE
- BUILDING STRUCTURE SETBACK
- PROP. BUILDING AREA 3,854 SF
- PROP. IMPERVIOUS AREA (HARDSCAPE AREA) 2,958 SF
- PROP. PERVIOUS AREA (GREEN AREA) 3,880 SF

SITE STUDY DATA

GENERAL DATA

ZONING	DOWNTOWN URBAN VILLAGE (DUV)
REGULATION DISTRICT	NEIGHBORHOOD SECTOR
LOT AREA	10,892 SF (0.25 ACRES)
GROSS SITE AREA:	12,827 SF (0.29 ACRES)
FEMA FLOOD ZONE	X

LOT USES & INTENSITY PER LDC

USES PERMITTED.	TOWN HOUSE
MAX. RESIDENTIAL DENSITY (GROSS):	24 DU/ACRE
MIN. RESIDENTIAL UNIT AREA	1,400 SF
MAX. LOT COVERAGE:	80%
MIN. PERVIOUS LANDSCAPE AREA:	10%
MAX. BUILDING HEIGHT (T.O. ROOF)	36 FT
MIN. BUILDING STORIES:	2 STORIES
MIN. BUILDING SEPARATION DISTANCE	20 FT

SETBACKS

FRONT	10 FT
REAR.	15 FT
SIDE.	5 FT

BUILDING SEPARATION DISTANCE

REQUIRED	20 FT
PROVIDED	10 FT

PARKING LOCATIONS & SETBACKS

MIN. PARKING SPACES.	2 SPACES/UNIT
MIN. FRONT SETBACK AT PROPERTY LINE	30 FT
PARKING LOCATION.	FRONT OF PROPERTY

PROPOSED USE & INTENSITY

BUILDING USE	DETACHED TOWN HOUSES
GROSS DENSITY	14 DU/ACRE
TOTAL BUILDING FLOOR AREA	7,454 SF
FIRST FLOOR AREA (TYPE 'A'):	897 SF
SECOND FLOOR AREA (TYPE 'A').	790 SF
FIRST FLOOR AREA (TYPE 'B').	1,030 SF
SECOND FLOOR AREA (TYPE 'B')	1,010 SF
BUILDING FOOTPRINT AREA	3,854 SF (36.0%)
IMPERVIOUS OUTDOOR AREA.	3,217 SF (30.1%)
PERVIOUS / GREEN AREA.	3,621 SF (33.9%)
LOT COVERAGE	61.4%
BUILDING HEIGHT	28.17 FT
BUILDING STORIES.	2 STORIES
MIN. BUILDING SEPARATION	10 FT

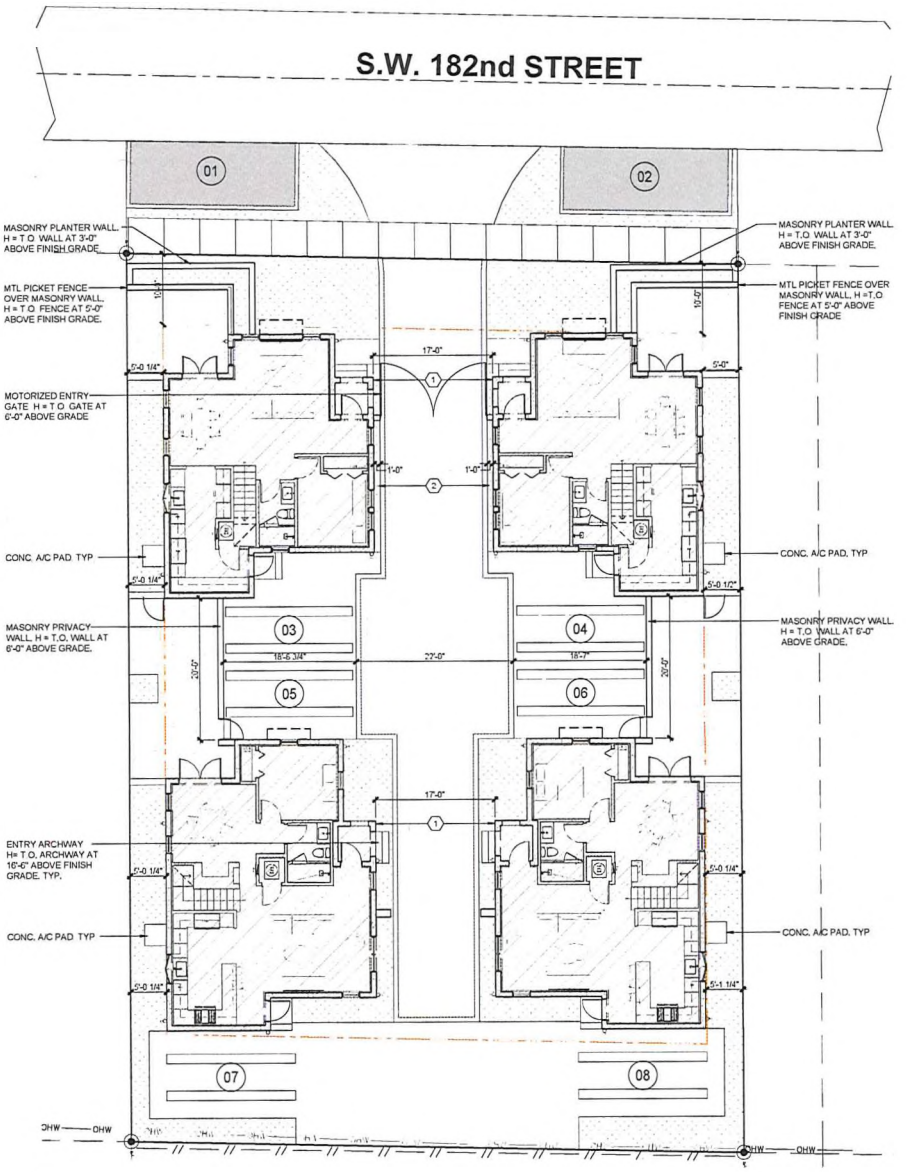
PROPOSED PARKING.

TOTAL SPACES	8 SPACES
ON-STREET SPACES:	2 SPACES
OFF-STREET SPACES:	6 SPACES
LOCATION:	BEHIND BUILDING & REAR OF LOT

ⓧ VARIANCE REQUESTS

⑴ REDUCTION FROM 20'-0" TO 17'-0" FOR THE MINIMUM BUILDING SEPARATION REQUIREMENT (SEC. 30-50.23.3-02.4 - TABLE 14).

⑵ FOR TYPE 'A' HOUSE, REDUCTION FROM 30" TO 12" FOR THE MINIMUM LANDSCAPE BUFFER BETWEEN RESIDENTIAL DRIVEWAYS AND BUILDINGS (SEC.30-50.23.6-01).



⑴ SITE STUDY PLAN
SCALE: 1/8" = 1'-0"

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GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA — AR 101066 — REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GP

DRAWN BY
GP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

DATE
10.21.2024

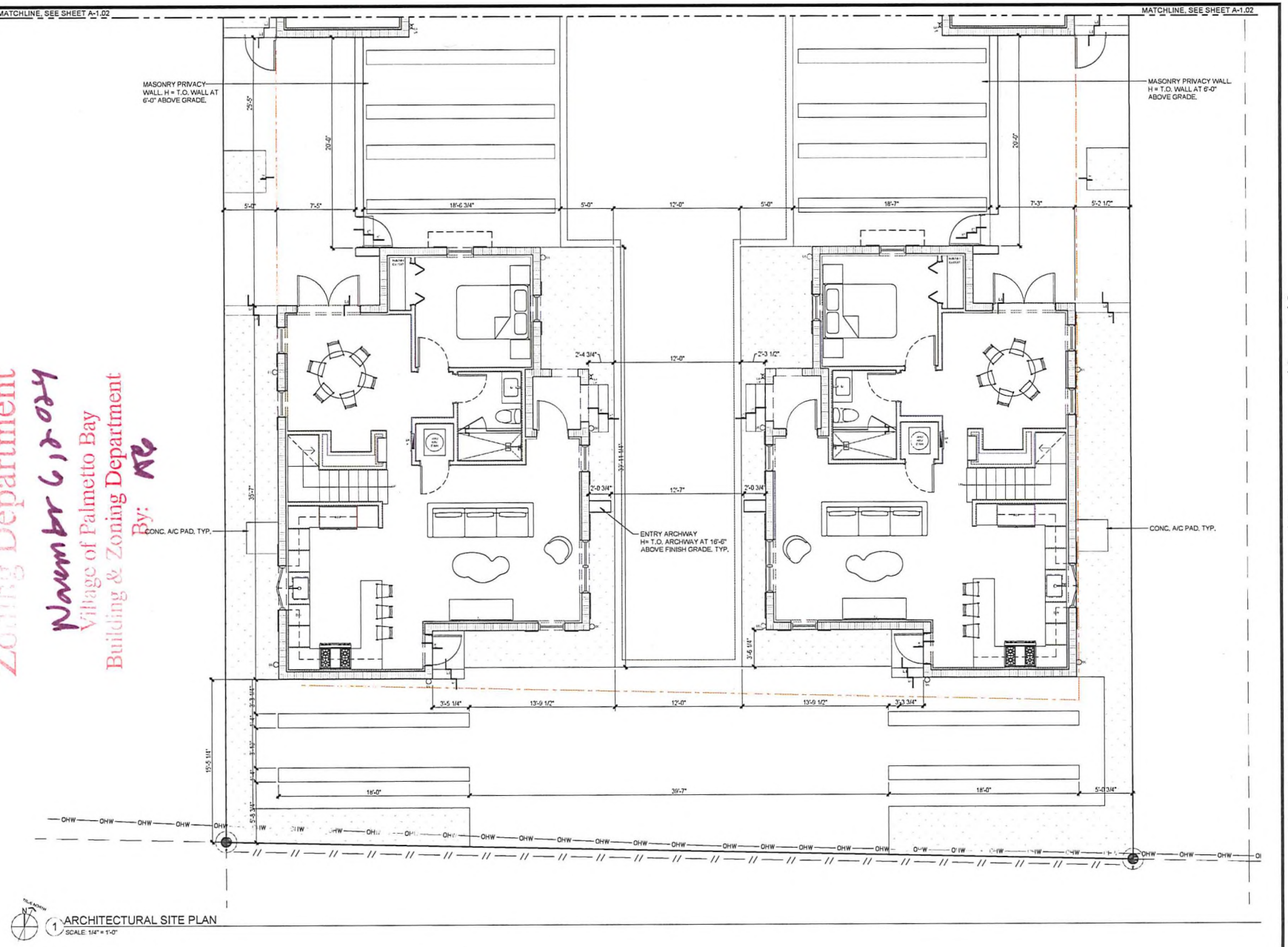
SHEET TITLE

SITE STUDY PLAN

SHEET NUMBER

A1.00

V-24-004
RECEIVED
Zoning Department
November 6, 2024
Village of Palmetto Bay
Building & Zoning Department
By: KR



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FL LIC. AR101064 | IB6977

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4123 NW 1ST STREET
DEERFIELD BEACH FL 33442

GENERAL NOTICE

PROFESSIONAL SEAL

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AR 101066
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
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GP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

DATE
10.21.2024

SHEET TITLE

ENLARGED ARCHITECTURAL SITE PLAN

SHEET NUMBER

A1.01

V. 24-014

RECEIVED
Zoning Department
November 6, 2024
Village of Palmetto Bay
Building & Zoning Department
By: KB

NEW CONSTRUCTION DEVELOPMENT

9730 SW 182 STREET

PALMETTO BAY, FL 33157-5516

PALMETTO BAY SITE PLAN REVIEW

NOVEMBER 2024

VISUALIZATION



PROJECT TEAM DIRECTORY

OWNER
MILK PLANNING & DEVELOPMENT, LLC
3851 CRAWFORD AVE, MIAMI, FL 33133

ARCHITECT
PUJOLS ARCHITECTURE, LLC
PRINCIPAL: GILBERTO PUJOLS, AIA, NCARB
4123 NW 1ST ST, DEERFIELD BEACH, FL 33442
PHONE (561) 542-9655
E-MAIL: INFO@P-ARC.US

SURVEYOR
JORGE L. CABRERA PROFESSIONAL SURVEYOR & MAPPER, INC
PRINCIPAL: JORGE CABRERA, PSM
2852 SW 149TH PL, MIAMI, FL 33185
PHONE: (305) 302-2522
E-MAIL: JORGELCABRERAPLS@GMAIL.COM

CIVIL ENGINEER
ZEPHYR ENGINEERING, INC
PRINCIPAL: WILFORD ZEPHYR, PE
5451 PIERCE ST, HOLLYWOOD, FL 33021
PHONE (786) 302-7693
E-MAIL: WILFORD@ZEPHYRENGINEERINGFL.COM

LANDSCAPE ARCHITECT
CABEZAS ALVAREZ LANDSCAPE ARCHITECT, INC
PRINCIPAL: CHRIS CABEZAS, PLA, ASLA
PRINCIPAL JOSE ALVAREZ, PLA, ASLA
80 NE 5TH AVE, DELRAY BEACH, FL 33483
PHONE: (561) 515-1275
E-MAIL: STUDIO@CABEZASALVAREZ.COM

GEOTECHNICAL ENGINEER
DYNATECH ENGINEERING, CORP.
PRINCIPAL: WISSAM S. NAAMANI, PE
750 WEST 84TH ST, HIALEAH, FL 33014
PHONE: (305) 828-7499
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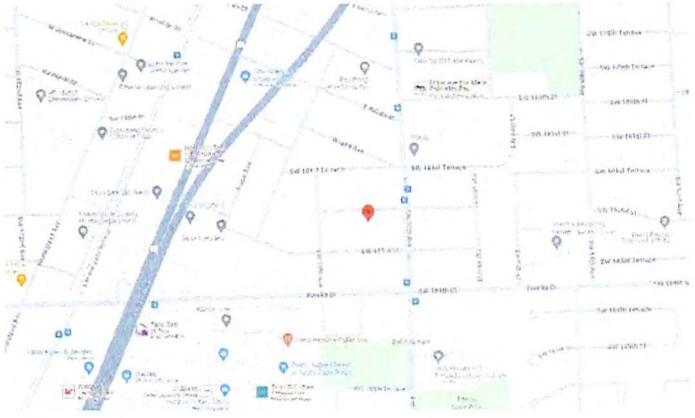
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WS1 WATER & SEWER PLAN

LANDSCAPE ARCHITECTURE
L-1 TREE DISPOSITION
L-2 LANDSCAPE PLAN
L-3 PLANTING DETAILS + NOTES

STATE OF FLORIDA
AR 101660
REGISTERED ARCHITECT

VICINITY MAP



NORTH
1 VICINITY MAP
N.T.S.

LOCATION MAP



NORTH
2 LOCATION MAP
N.T.S.

APPLICABLE CODES

8TH ED. FLORIDA BUILDING CODE - RESIDENTIAL (2023)
8TH ED. FLORIDA BUILDING CODE - BUILDING (2023)
8TH ED. FLORIDA BUILDING CODE - ENERGY CONSERVATION (2023)
8TH ED. FLORIDA BUILDING CODE - MECHANICAL (2023)
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PROJECT DATA

SHORT LEGAL DESCRIPTION:
MORNINGSIDE ACRES PB 46-7 LOT 10 LESS E11FT BLK 5
LOT SIZE 85.630 X 125 F/A/U 30-5032-007-0530 OR
20765-2989 102002 4

PARCEL NUMBER:
33-5032-007-0530

TOTAL SITE AREA:
10,692 SF (0.25 ACRES)

TOTAL PROPOSED BUILDING AREA:
7,454 SF

CONSTRUCTION TYPE
TYPE V-B

OCCUPANCY TYPE
RESIDENTIAL (R-3)

ZONING
DOWNTOWN URBAN VILLAGE (DUV)

FEMA FLOOD ZONE
TYPE X

SCOPE OF WORK (SOW):
DEVELOPMENT OF (4) NEW 2-STORY DETACHED TOWN HOUSES.

SITE STUDY PLAN LEGEND

- PROPERTY LINE
- BUILDING STRUCTURE SETBACK
- PROP. BUILDING AREA 3,854 SF
- PROP. IMPERVIOUS AREA (HARDSCAPE AREA) 2,958 SF
- PROP. PERVIOUS AREA (GREEN AREA) 3,880 SF

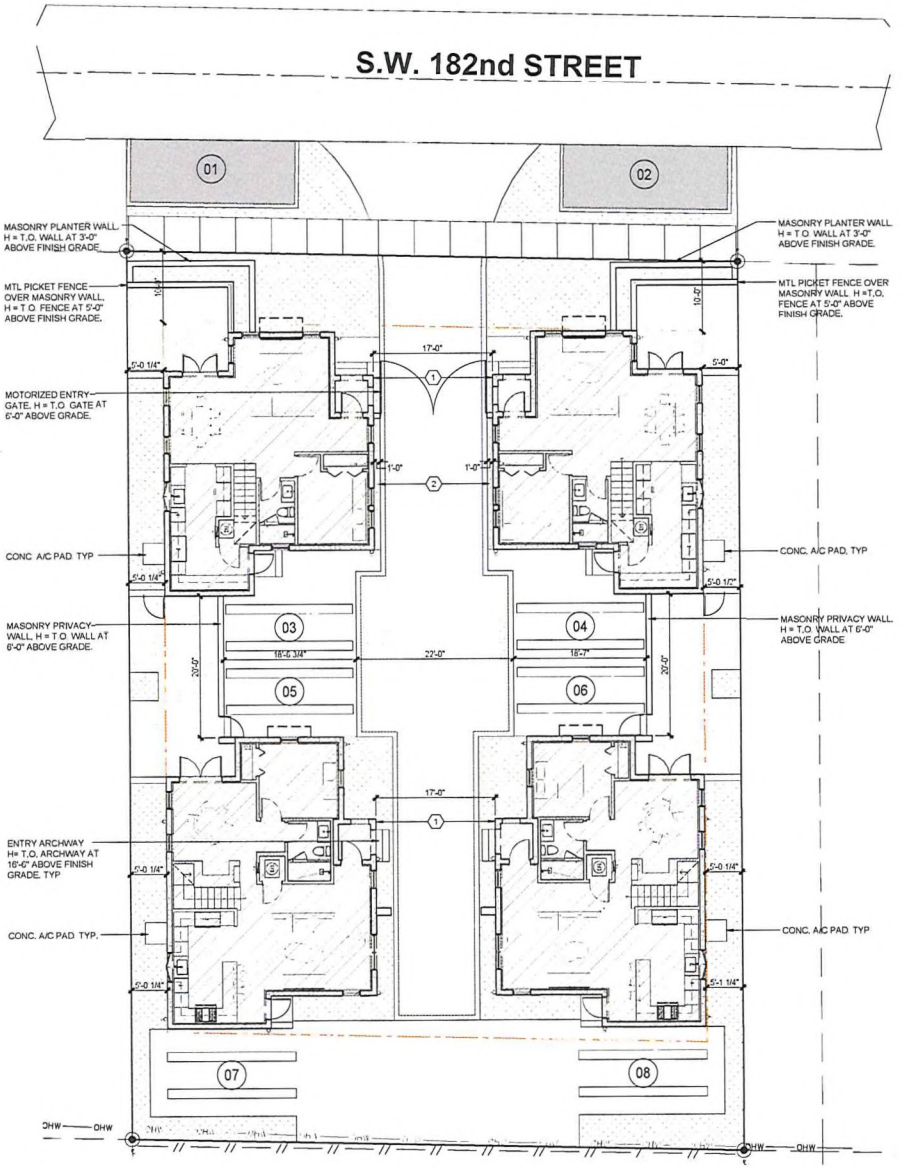
SITE STUDY DATA

GENERAL DATA	
ZONING	DOWNTOWN URBAN VILLAGE (DUV)
REGULATION DISTRICT:	NEIGHBORHOOD SECTOR
LOT AREA.	10,692 SF (0.25 ACRES)
GROSS SITE AREA	12,827 SF (0.29 ACRES)
FEMA FLOOD ZONE.	X
LOT USES & INTENSITY PER LDC	
USES PERMITTED:	TOWN HOUSE
MAX. RESIDENTIAL DENSITY (GROSS).	24 DU/ACRE
MIN. RESIDENTIAL UNIT AREA:	1,400 SF
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MIN. PERVIOUS LANDSCAPE AREA	10%
MAX. BUILDING HEIGHT (T.O. ROOF)	36 FT
MIN. BUILDING STORIES	2 STORIES
MIN. BUILDING SEPARATION DISTANCE:	20 FT
SETBACKS	
FRONT:	10 FT
REAR:	15 FT
SIDE.	5 FT
BUILDING SEPARATION DISTANCE	
REQUIRED	20 FT
PROVIDED:	10 FT
PARKING LOCATIONS & SETBACKS	
MIN. PARKING SPACES:	2 SPACES/UNIT
MIN. FRONT SETBACK AT PROPERTY LINE	30 FT
PARKING LOCATION:	FRONT OF PROPERTY
PROPOSED USE & INTENSITY	
BUILDING USE:	DETACHED TOWN HOUSES
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PERVIOUS / GREEN AREA.	3,621 SF (33.9%)
LOT COVERAGE:	61.4%
BUILDING HEIGHT:	28.17 FT
BUILDING STORIES	2 STORIES
MIN. BUILDING SEPARATION	10 FT
PROPOSED PARKING	
TOTAL SPACES.	8 SPACES
ON-STREET SPACES.	2 SPACES
OFF-STREET SPACES.	6 SPACES
LOCATION:	BEHIND BUILDING & REAR OF LOT

ⓧ VARIANCE REQUESTS

① REDUCTION FROM 20'-0" TO 17'-0" FOR THE MINIMUM BUILDING SEPARATION REQUIREMENT (SEC. 30-50.23.3-02.4 - TABLE 14).

② FOR TYPE 'A' HOUSE, REDUCTION FROM 30" TO 12" FOR THE MINIMUM LANDSCAPE BUFFER BETWEEN RESIDENTIAL DRIVEWAYS AND BUILDINGS (SEC.30-50.23.6-01).



① SITE STUDY PLAN
SCALE 1/8" = 1'-0"

RECEIVED
Zoning Department
November 6, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AG

P/ARC

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA — AR 101066 — REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GP

DRAWN BY
GP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

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NOTED

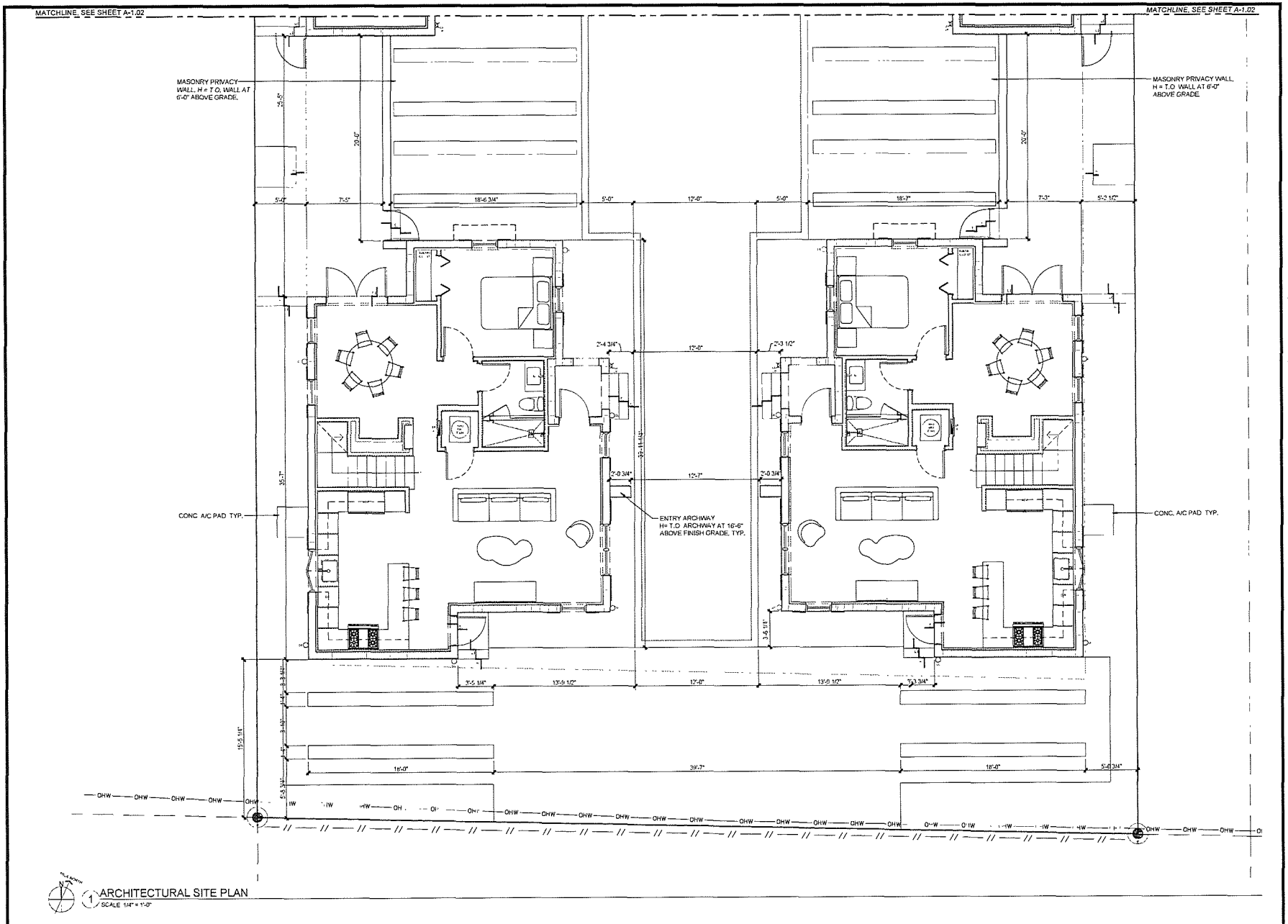
DATE
10.21.2024

SHEET TITLE

SITE STUDY PLAN

SHEET NUMBER

A1.00



1 ARCHITECTURAL SITE PLAN
SCALE 1/4" = 1'-0"

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GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101666
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GP

DRAWN BY
GP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
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NOTED

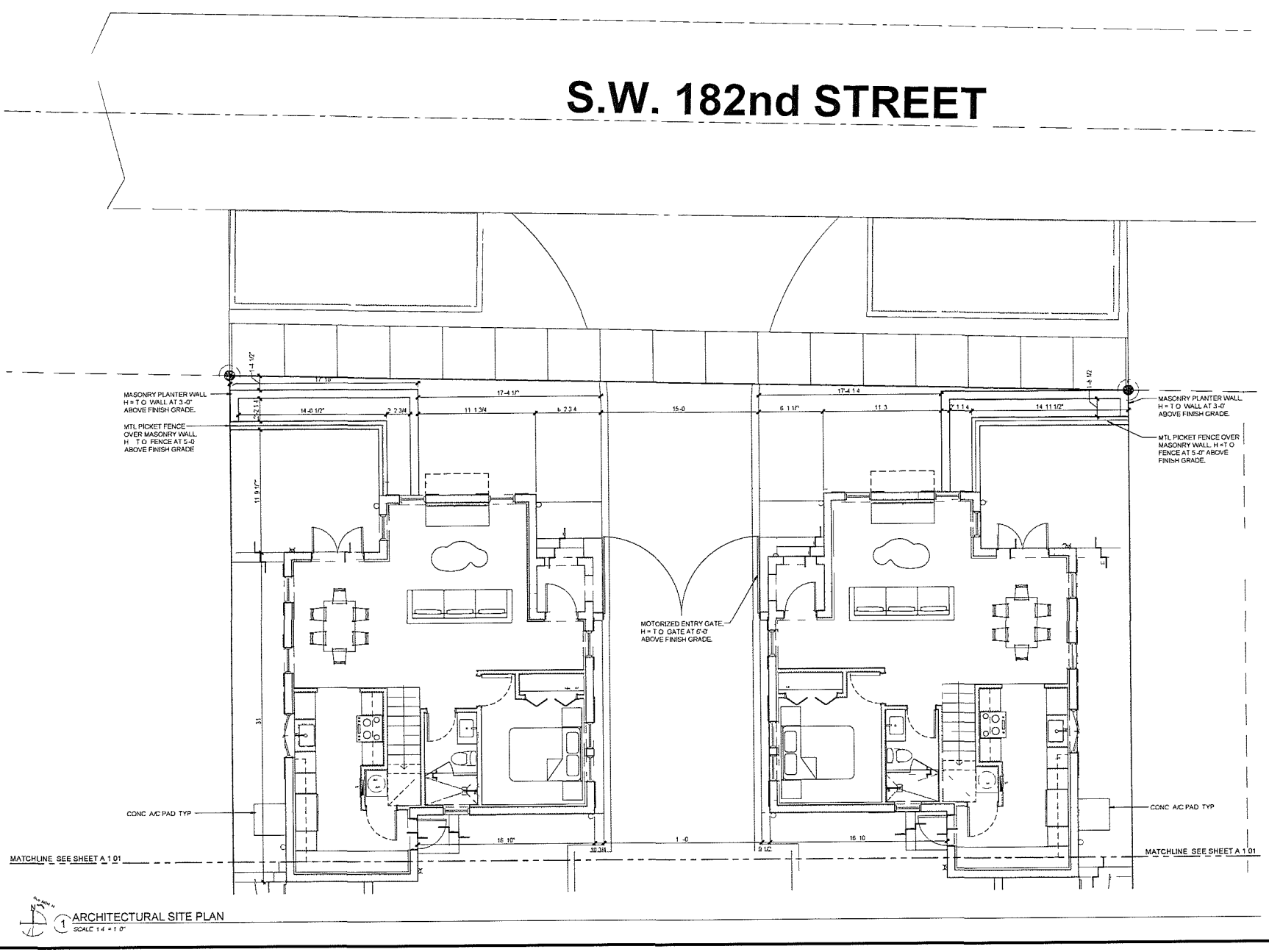
DATE
10.21.2024

SHEET TITLE

ENLARGED ARCHITECTURAL SITE PLAN

SHEET NUMBER

A1.01



P/ARC

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101056
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GF

DRAWN BY
GF

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
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SCALE
NOTED

DATE
10-21-2024

SHEET TITLE

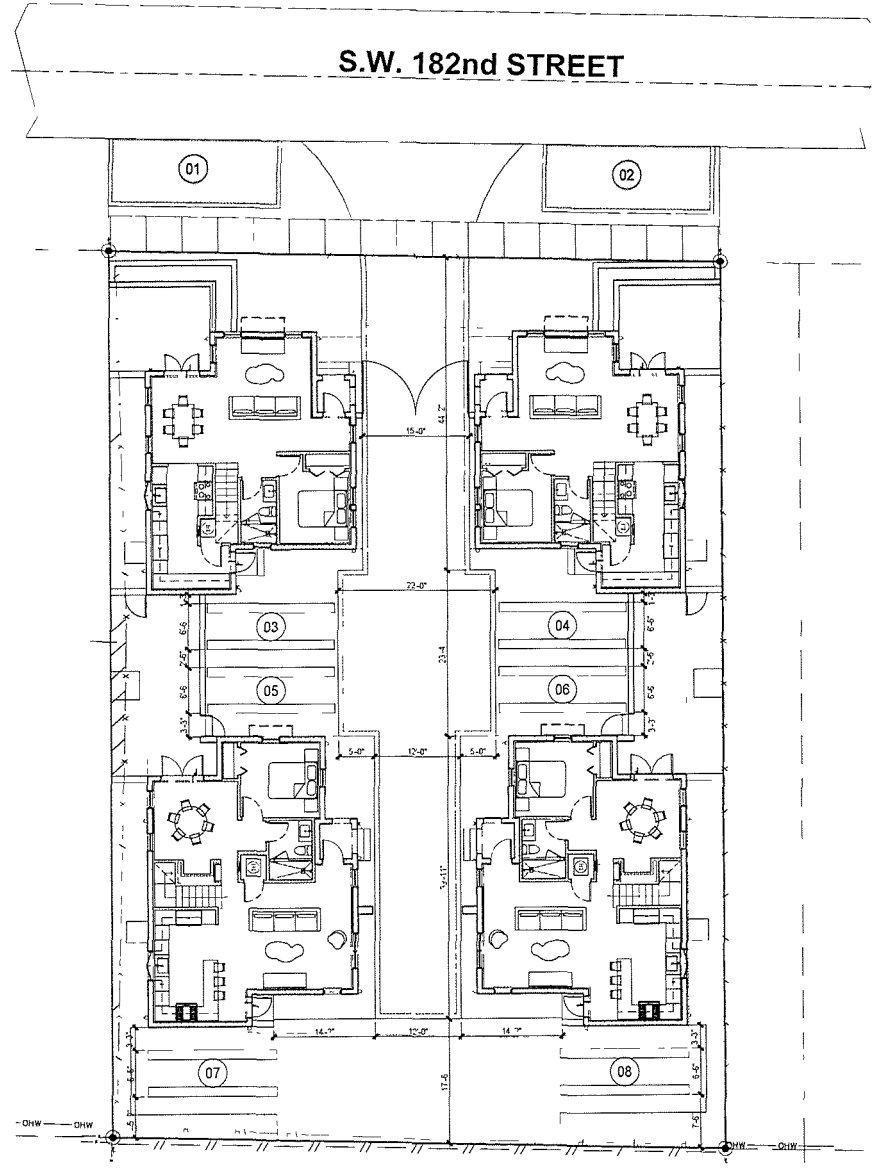
ENLARGED ARCHITECTURAL SITE PLAN - CONT

SHEET NUMBER

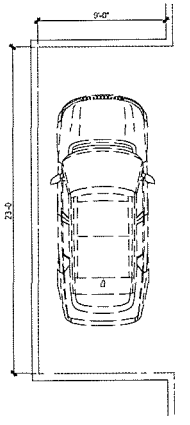
A1.02

SITE PARKING PLAN LEGEND

- PROPERTY LINE
- BUILDING STRUCTURE SETBACK
- ACCESS ROAD DRIVEWAY
- (01) – (08) PARKING SPACES

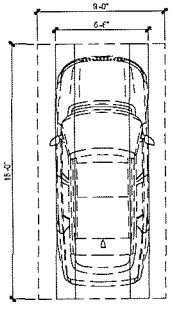


1 SITE PARKING PLAN
SCALE: 1/8" = 1'-0"



SPACES 01-02

2 TYP. ON-STREET PARKING DETAIL
SCALE: 1/4" = 1'-0"



SPACES 03-06

3 TYP. OFF-STREET PARKING DETAIL
SCALE: 1/4" = 1'-0"

P/ARC

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101056
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GF

DRAWN BY
GF

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

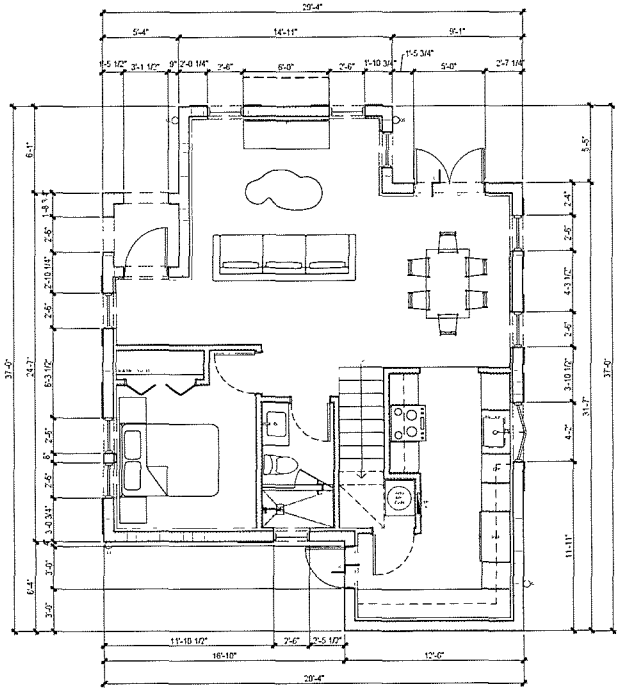
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10.31.2024

SHEET TITLE

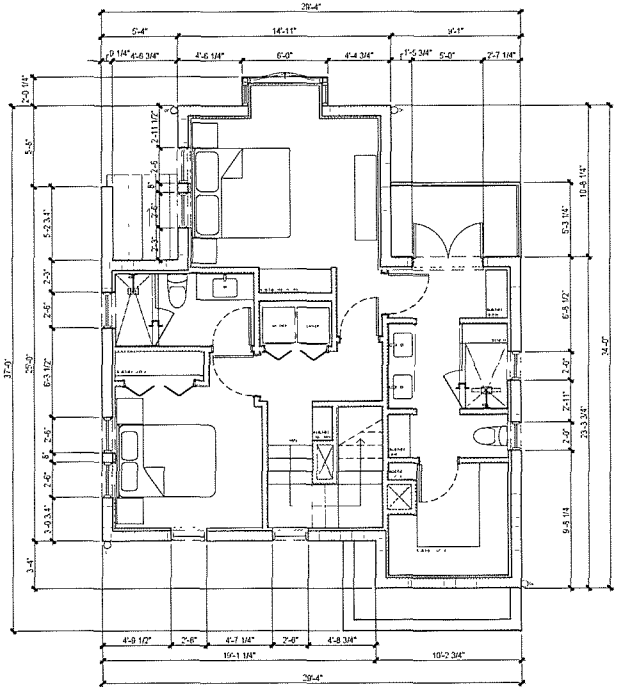
SITE PARKING PLAN

SHEET NUMBER

A2.00



1 FIRST FLOOR PLAN - UNIT TYPE 'A'
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - UNIT TYPE 'A'
SCALE: 1/4" = 1'-0"

P/ARC

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101066
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GF

DRAWN BY
GF

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

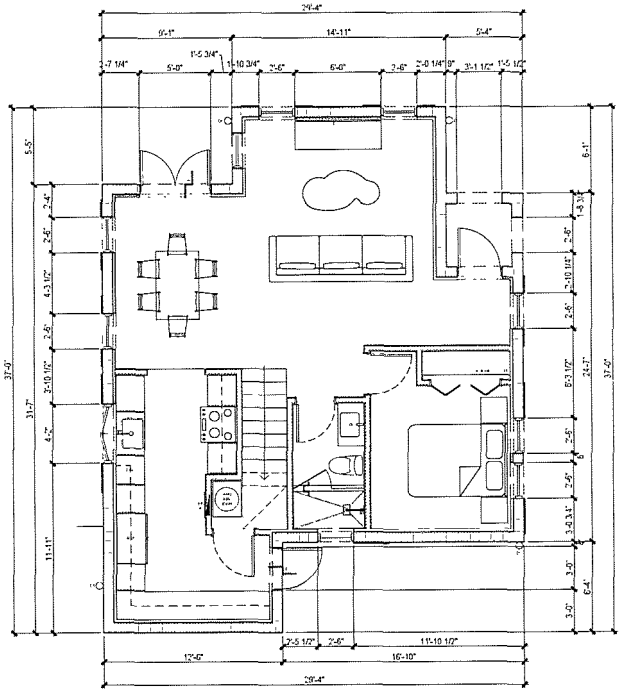
DATE
10.21.2024

SHEET TITLE

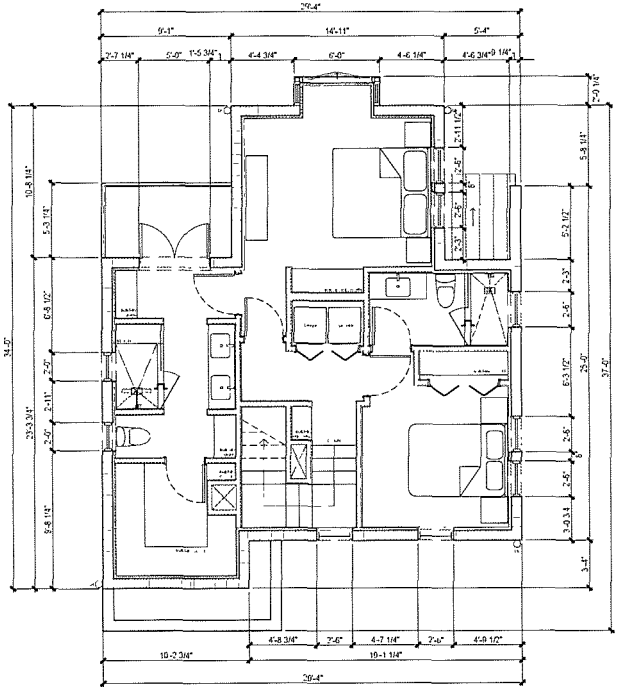
FLOOR PLAN -
UNIT TYPE 'A'

SHEET NUMBER

A3.00



1 FIRST FLOOR PLAN - UNIT TYPE 'A' REVERSE
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - UNIT TYPE 'A' REVERSE
SCALE: 1/4" = 1'-0"

P/ARC

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101066
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GP

DRAWN BY
GP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

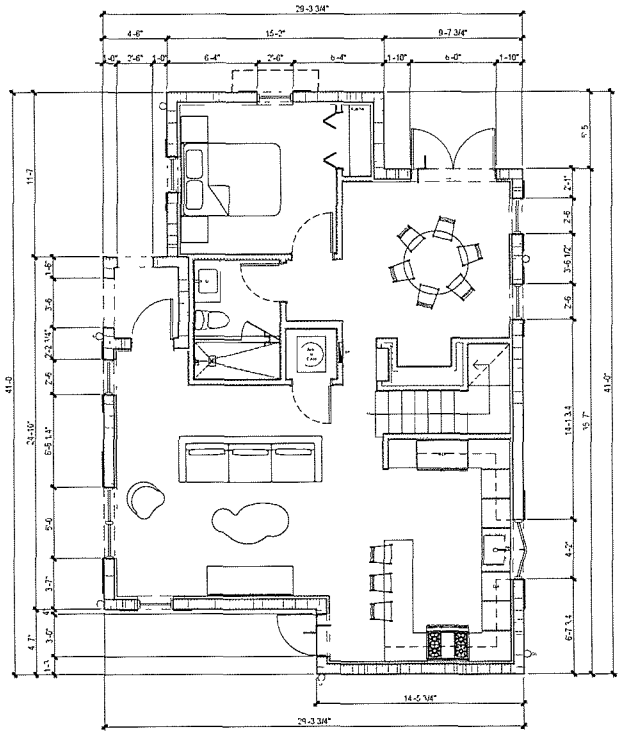
DATE
10.21.2024

SHEET TITLE

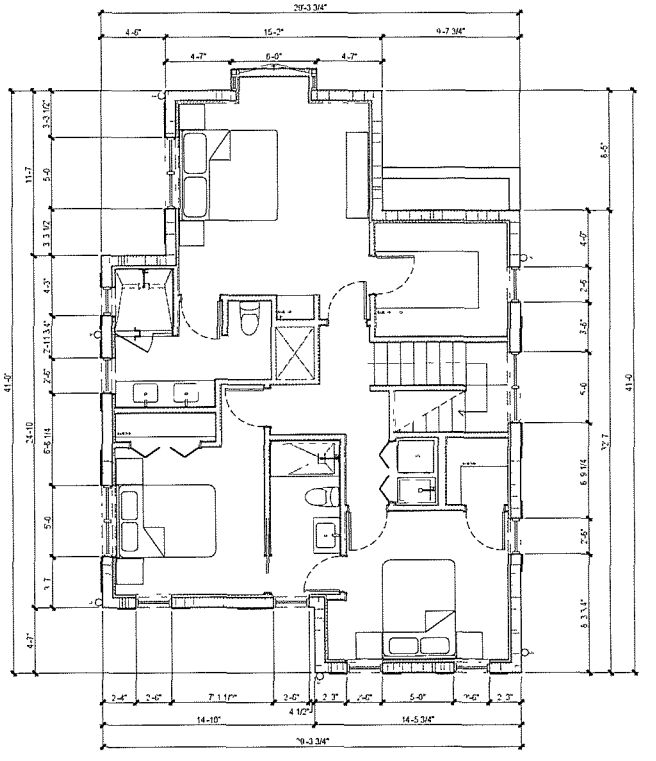
FLOOR PLAN - UNIT TYPE 'A' REVERSE

SHEET NUMBER

A3.01



1 FIRST FLOOR PLAN - UNIT TYPE 'B'
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - UNIT TYPE 'B'
SCALE: 1/4" = 1'-0"

P/ARC

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101986
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GP

DRAWN BY
GP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
2417a

SCALE
NOTED

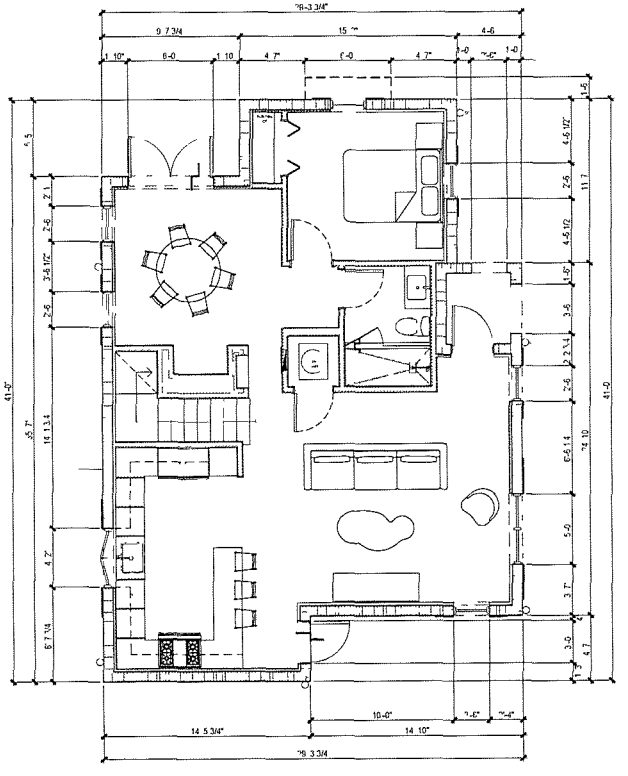
DATE
10.21.2024

SHEET TITLE

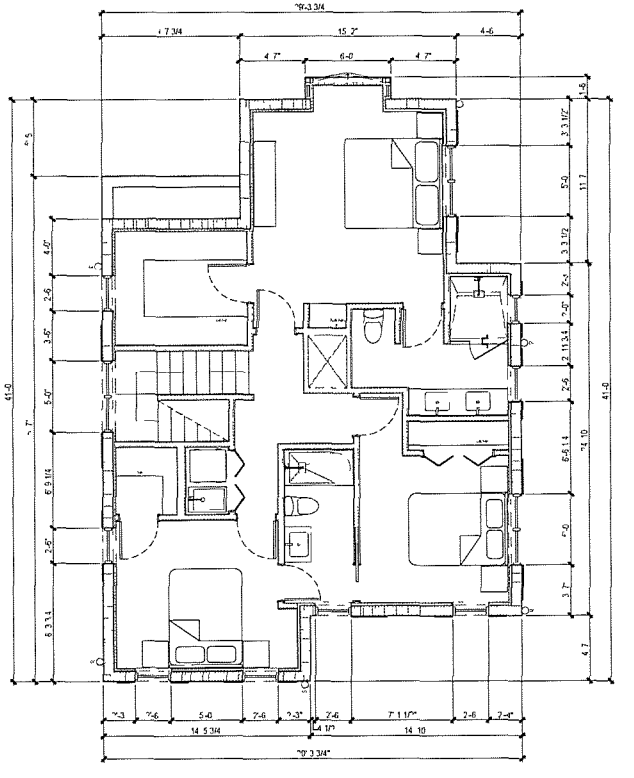
FLOOR PLAN -
UNIT TYPE 'B'

SHEET NUMBER

A3.02



1 FIRST FLOOR PLAN - UNIT TYPE 'B' REVERSE
SCALE 1/4" = 1'-0"



2 SECOND FLOOR PLAN - UNIT TYPE 'B' RESERVE
SCALE 1/4" = 1'-0"

P/ARC

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
GUY LOUDERMILK
AR 101086
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GP

DRAWN BY
GP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

DATE
10.21.2024

SHEET TITLE

FLOOR PLAN - UNIT TYPE 'B' REVERSE

SHEET NUMBER

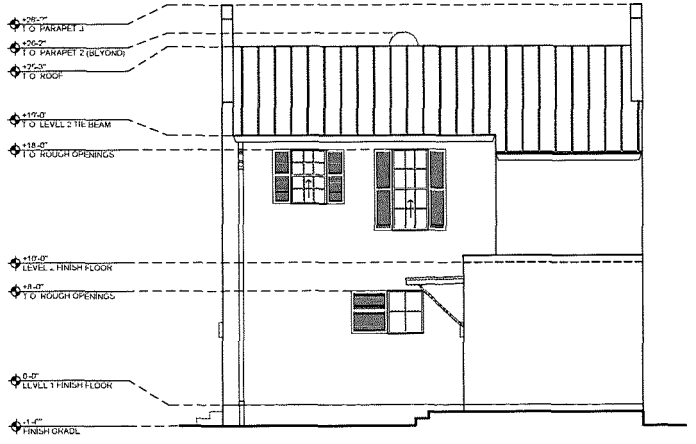
A3.03



1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



2 EAST ELEVATION
SCALE 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE 1/4" = 1'-0"



4 WEST ELEVATION
SCALE 1/4" = 1'-0"

P/ARC

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101066
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GP

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GP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

DATE
10.21.2024

SHEET TITLE

ELEVATIONS
UNIT TYPE 'A'

SHEET NUMBER

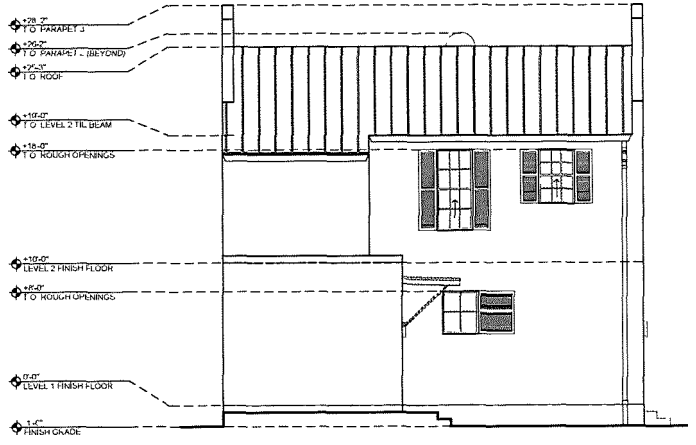
A4.00



1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



2 EAST ELEVATION
SCALE 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE 1/4" = 1'-0"



4 WEST ELEVATION
SCALE 1/4" = 1'-0"

P/ARC

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101006
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GP

DRAWN BY
GP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

DATE
10.21.2024

SHEET TITLE

ELEVATIONS
UNIT TYPE 'A'
REVERSE

SHEET NUMBER

A4.01



1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



2 EAST ELEVATION
SCALE 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE 1/4" = 1'-0"



4 WEST ELEVATION
SCALE 1/4" = 1'-0"

P/ARC
FL LIC AR93044 | 104977
561.542.1683
941.DAP.ARC.US
4128 NW 1ST STREET
DEERFIELD BEACH, FL 33442

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101666
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GP

DRAWN BY
GP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

DATE
10.21.2024

SHEET TITLE

ELEVATIONS
UNIT TYPE 'B'

SHEET NUMBER

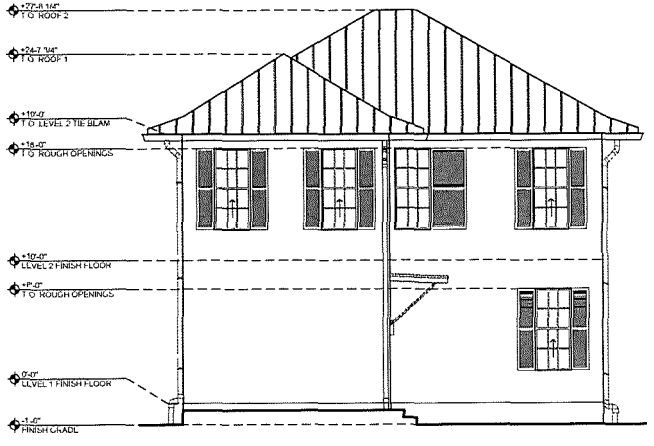
A4.02



1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



2 EAST ELEVATION
SCALE 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE 1/4" = 1'-0"



4 WEST ELEVATION
SCALE 1/4" = 1'-0"

P/ARC

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101098
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
DP

DRAWN BY
GP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

DATE
10.21.2024

SHEET TITLE

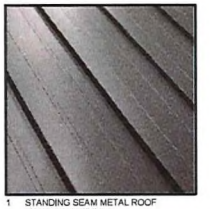
ELEVATIONS
UNIT TYPE 'B'
REVERSE

SHEET NUMBER

A4.03



1 SOUTH ELEVATION - UNIT TYPE 'A'
SCALE: 1/2" = 1'-0"



1 STANDING SEAM METAL ROOF
LIGHT GRAY FINISH



6 FRENCH DOOR WITH GRIDS
BRONZE FINISH



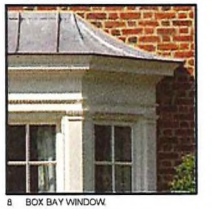
2 ROUND METAL GUTTERS
BRONZE FINISH



7 SINGLE HUNG WINDOWS WITH GRIDS
BRONZE FINISH



3 SMOOTH STUCCO WHITE FINISH



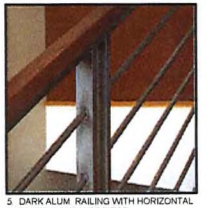
8 BOX BAY WINDOW



4 WOOD WINDOW SHUTTERS



9 SOLID WOOD ARCHED ENTRY DOOR



5 DARK ALUM RAILING WITH HORIZONTAL
PICKETS AND WOOD TOP



10 CYLINDER SCONCE, BRONZE FINISH

P/ARC
Parris Architecture

FL LIC. AR101044 | IDA977

561.342.9693
PARCHPLAN.COM

4133 NW 1ST STREET
DELRAY BEACH, FL 33442

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
GUILLERMO EDUARDO PARRIS
AR 101066
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GP

DRAWN BY
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PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

DATE
10.21.2024

SHEET TITLE

MATERIALS
SELECTIONS

SHEET NUMBER

A5.00













P/ARC
FL LIC. AR101066 | ID4977
tel 562 9655
tel@P-ARC.US
4120 NW 1ST STREET
DEERFIELD BEACH, FL 33442

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101066
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GP

DRAWN BY
GP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

DATE
10.21.2024

SHEET TITLE

3D VISUALIZATIONS - PERSPECTIVES

SHEET NUMBER

A6.00







P/ARC

FL LIC. AR101066 | 024977

561.342.9655
GP@PI-ARC.US

4122 NW 1ST ST PLT
DEERFIELD BEACH, FL 33442

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101066
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GP

DRAWN BY
GP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

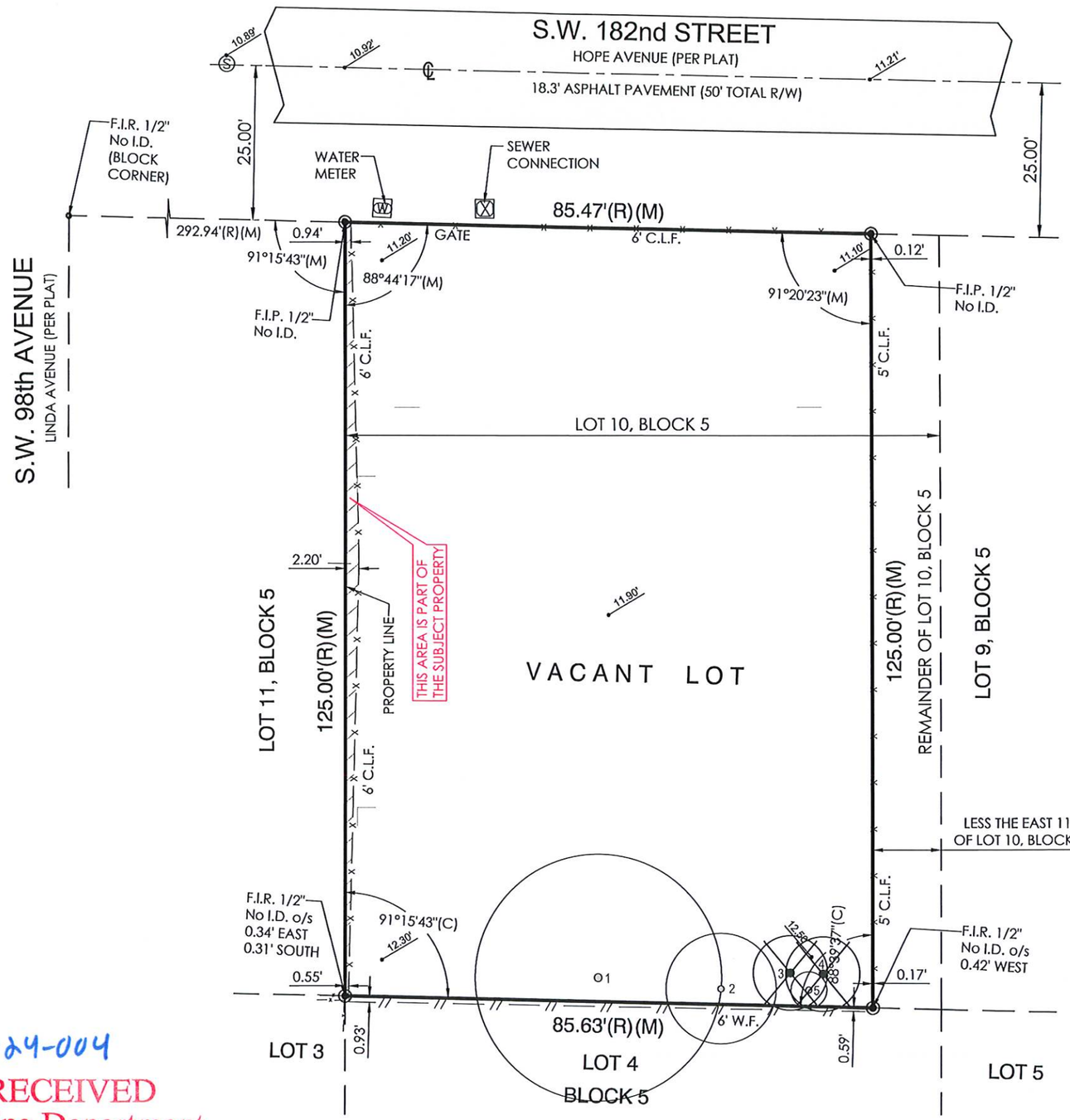
DATE
10.21.2024

SHEET TITLE

3D
VISUALIZATIONS -
PERSPECTIVES

SHEET NUMBER

A6.01



V-24-004

RECEIVED
Zoning Department
August 2, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AB

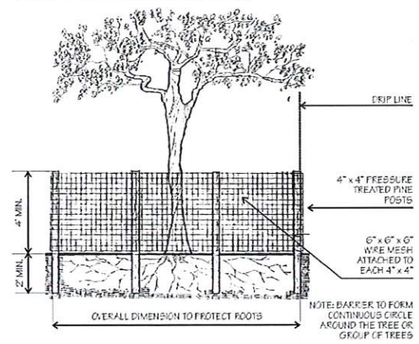
PLANT SYMBOLS

	TREES	PALMS
EXISTING TO REMAIN	○	✳
EXISTING TO BE REMOVED	⊘	⊘

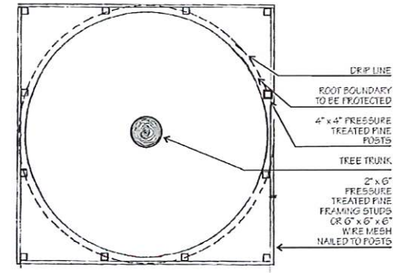
TREE PROTECTION NOTES

1. TREE SURVEY BASED ON ALL AVAILABLE INFORMATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
2. TREES SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITY THROUGH THE USE OF PROTECTIVE BARRIERS (SEE PROVIDED DETAIL). TREES THAT ARE TO REMAIN SHALL BE CLEARLY IDENTIFIED WITH TAGS. TREE PROTECTION BARRIERS SHALL BE MAINTAINED AROUND THE TREES IN ACCORDANCE WITH THE TREE PROTECTION PLAN APPROVED BY THE DEPARTMENT.
3. PRIOR TO AND DURING DEMOLITION, DEVELOPMENT, OR CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED AROUND THE PERIMETER OF EACH TREE'S TPZ AND SHALL REMAIN IN PLACE IN ORDER TO PREVENT THE DESTRUCTION OR DAMAGING OF ROOTS, STEMS OR CROWNS OF SUCH TREES. THE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL APPROVED LANDSCAPE OPERATIONS BEGIN.
4. BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE CONSTRUCTION NEEDS, PROVIDED THAT THE MANNER AND PURPOSE FOR SUCH TEMPORARY REMOVAL WILL NOT HARM THE TREES.
5. THE TREES SHALL BE PROPERLY IRRIGATED THROUGHOUT THE BUILDING PROCESS.
6. NO PRUNING OF TREES SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
7. CONTRACTOR SHALL VERIFY ALL EXISTING ABOVE AND UNDERGROUND UTILITIES 48 HOURS PRIOR TO ANY ON-SITE EXCAVATION.
8. CONTRACTOR TO COORDINATE DEMOLITION PLAN WITH ARCHITECTS
9. ANY PLANT MATERIAL SCARRED OR DESTROYED THAT IS DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES AND QUALITY.

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



° WIRE MESH BARRIER DETAIL °



° WOOD BARRIER DETAIL PLAN °

TREE PROTECTION DETAIL
SCALE: N/A

TREE DISPOSITION

TREE NUMBER	BOTANICAL NAME	COMMON NAME	DBH (IN)	HEIGHT (FT)	CANOPY (FT)	DISPOSITION
1	Terminalia catappa	TROPICAL ALMOND	44"	65'	40'	REMAIN
2	Bauhinia purpurea	ORCHID TREE	32"	35'	30'	REMAIN
3	Bauhinia purpurea	ORCHID TREE	12"	25'	20'	REMOVE
4	Bauhinia purpurea	ORCHID TREE	24"	25'	25'	REMOVE
5	Cassia bakeriana	PINK SHOWER TREE	12"	25'	6'	REMAIN

Know what's below. Call before you dig.

SCALE: 1/8" = 1'- 0"

ca
cabezas • alvarez
landscape architects, inc
80 NE 5TH AVENUE
DELRAY BEACH, FL 33483
studio@cabezasalvarez.com
www.cabezasalvarez.com
561.515.1275

PROJECT:
9730 SW 182 STREET, PALMETTO BAY, MIAMI, FL, 33157
LANDSCAPE PERMIT DRAWINGS
CLIENT:
ALMOND COURT

REVISIONS:

No.	Date	Description

SEAL:
LANDSCAPE ARCHITECT, Christopher Cabezas

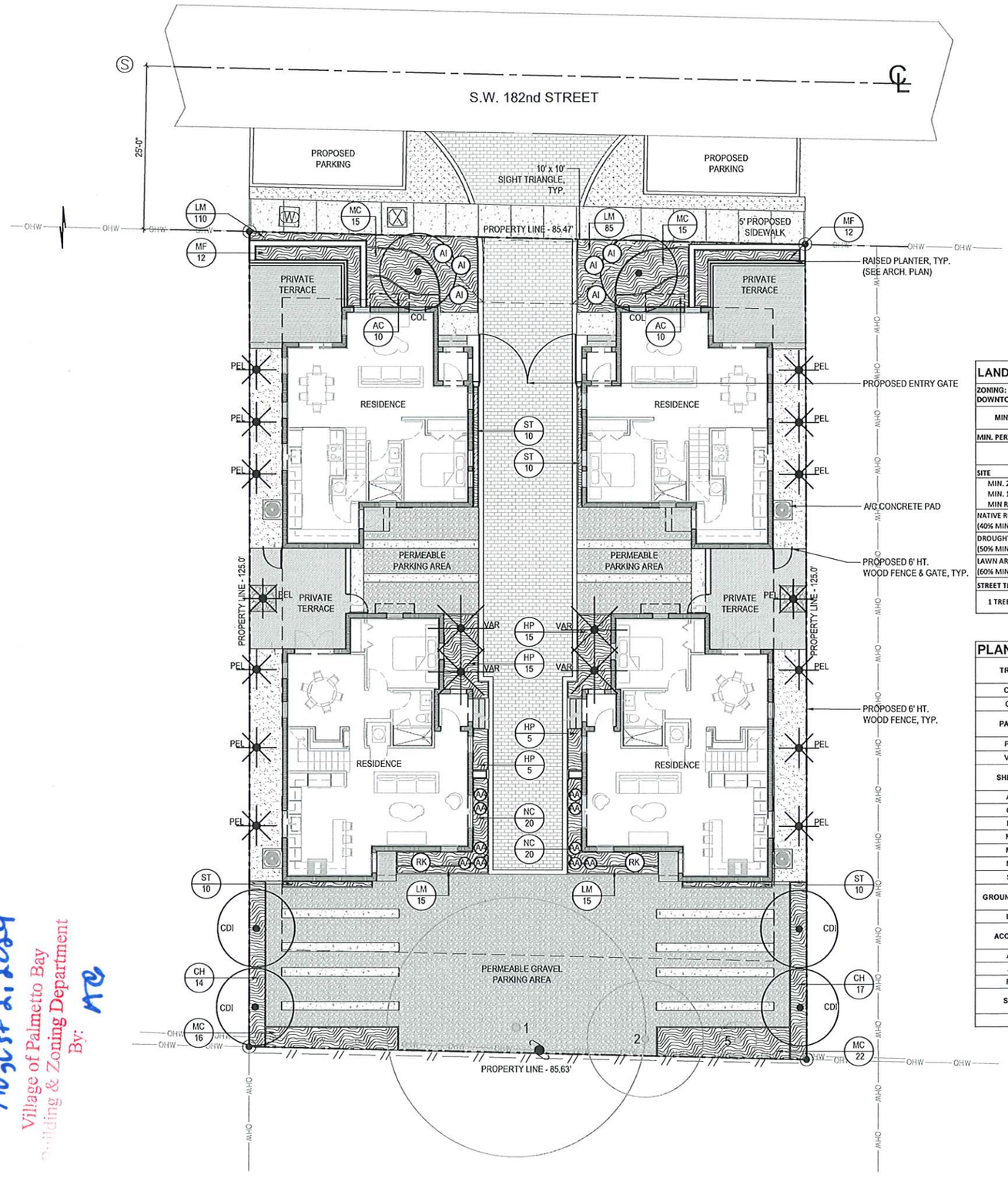
Digitally signed by Christopher R Cabezas
Date: 2024.06.28 15:09:35 -04'00'

REGISTRATION NO. FLA 6667347

SHEET TITLE:
TREE DISPOSITION

Scale: 1/8" = 1'- 0"
Drawn By: EA
Checked By: CC
Date: 06/06/2024

SHEET NUMBER:
L-1



LEGEND

PROPOSED:

- TREE — XXX
- PALM — XXX
- CHARACTER PALM — XXX
- LAWN AREA
- PLANTING AREA
- CONCRETE AREA
- PAVER AREA
- MULCH AREA
- SHRUB / ACCENT PLANT — XX

EXISTING:

- EXISTING TREE
- EXISTING PALM

LANDSCAPE REQUIREMENTS

ZONING: DUV- DOWNTOWN URBAN VILLAGE — 10,692 SF — ACRES: 0.25 AC

MINIMUM LANDSCAPE STANDARDS	REQUIRED	PROVIDED
MIN. PERVIOUS AREA		
NEIGHBORHOOD SECTOR	10%	28.9%
SITE		
MIN. 28 TREES PER ACRE OR MIN. 10 TREES IF LESS THAN 1 ACRE MIN REQ. TREES UP TO 30% PALMS@ 2:1	10	10 (4 TREES + 3 EXISTING TREES + 4 PALMS @ 2:1)
NATIVE REQUIRED TREES (40% MIN)	40%	40%
DROUGHT-TOLERANT REQUIRED TREES (50% MIN)	50%	100%
LAWN AREA (60% MIN)	1640 SF LANDSCAPE AREA x .60% = 984 SF MAX. LAWN	873 SF (53%)
STREET TREES		
1 TREE / 20' LF O.C. ALONG TOTAL ROADWAY	2	2

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
COL	2	Chrysophyllum oliveforme	SATIN LEAF TREE	12' HT, 6' SPR, 6' CT min	√	√	STANDARD
CDI	4	Coccoloba diversifolia	PIGEON PLUM TREE	12' HT, 6' SPR, 6' CT min	√	√	STANDARD
PALMS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECS**	**NATIVE**	**DROUGHT TOLERANT**	**NOTES**
PEL	14	Ptychosperma elegans	ALEXANDER PALM	12'-14' CT MIN.		√	SINGLE TRUNK
VAR	4	Veitchia arecina	MONTGOMERY PALM	12'-14' CT MIN.		√	SINGLE TRUNK
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECS**	**NATIVE**	**DROUGHT TOLERANT**	**NOTES**
AC	20	Alocasia odora 'California'	DWARF ELEPHANT EAR	3 GALLON, 2' HT			24" O.C.
CH	31	Chrysobalanus icoco 'Horizontalis'	HORIZONTAL COCOPLUM	3 GALLON, 2' HT FULL	√	√	24" O.C.
HP	40	Heliconia psittacorum 'Andromeda'	PARROT BEAK HELICONIA	3 GALLON, 2' HT FULL			24" O.C.
MC	68	Muhlenbergia capillaris	PINK MUHLY GRASS	3 GALLON, 2' HT FULL	√	√	24" O.C.
MF	24	Myrcianthes fragans	SIMPSONS STOPPER	3 GALLON, 2' HT FULL TO BASE	√	√	24" O.C.
NC	40	Neomarica caerulea 'Regina'	GIANT APOSTLE'S IRIS	3 GALLON, 2' HT FULL		√	18" O.C.
ST	40	Sanseveria trifasciata	SNAKE PLANT	1 GALLON, 2' HT FULL		√	12" O.C.
GROUNDCOVER	**QTY**	**SCIENTIFIC NAME**	**COMMON NAME**	**SPECS**	**NATIVE**	**DROUGHT TOLERANT**	**NOTES**
LM	225	Liriope muscari 'Big Blue'	LIRIOPE 'BIG BLUE'	1 GALLON, FULL		√	12" O.C
ACCENTS	**QTY**	**SCIENTIFIC NAME**	**COMMON NAME**	**SPECS**	**NATIVE**	**DROUGHT TOLERANT**	**NOTES**
AA	10	Agave attenuata	FOXTAIL AGAVE	3 GALLON		√	AS SHOWN
AI	6	Alcantarea 'Imperialis'	IMPERIALIS BROMELIAD	3 GALLON		√	AS SHOWN
RK	2	Radermachera kunming	DWARF TREE JASMINE	7 GALLON, BUSH, 4' HT		√	AS SHOWN
SOD	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECS**	**NATIVE**	**DROUGHT TOLERANT**	**NOTES**
	873 SF	Stenotaphrum secundatum	ST. AUGUSTINE	PALLET			

RECEIVED
Zoning Department
August 21, 2024
Village of Palmetto Bay
Building & Zoning Department
By: MP

V-24-004

811 Know what's below. Call before you dig.

0 4' 8' 15'
SCALE: 1/8" = 1'-0"

N

cabezas • alvarez
landscape architects, inc
80 NE 5TH AVENUE
DELRAY BEACH, FL 33483
studio@cabezasalvarez.com
www.cabezasalvarez.com
561.515.1275

573

PROJECT:
9730 SW 182 STREET, PALMETTO BAY, MIAMI, FL, 33157
LANDSCAPE PERMIT DRAWINGS

CLIENT:
ALMOND COURT

REVISIONS:

No.	Date	Description

SEAL:
LANDSCAPE ARCHITECT: Christopher Cabezas

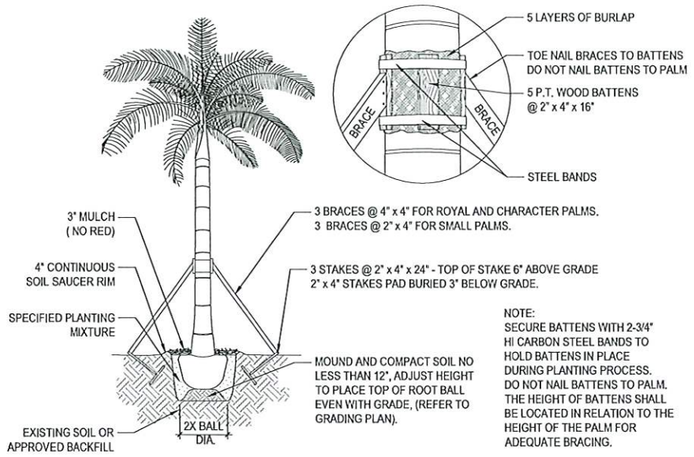
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REGISTRATION NO. FLA 6667347

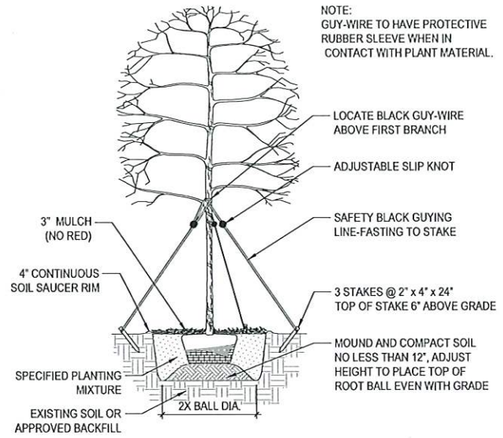
SHEET TITLE:
LANDSCAPE PLAN

Scale: 1/8" = 1'- 0"
Drawn By: EA
Checked By: CC
Date: 06/06/2024

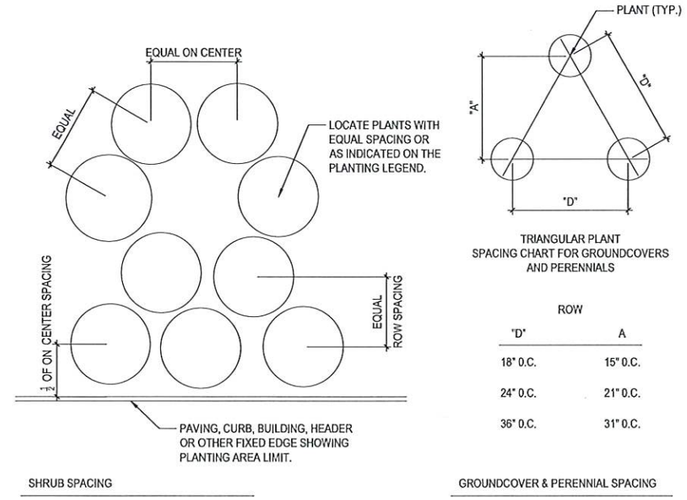
SHEET NUMBER:
L-2



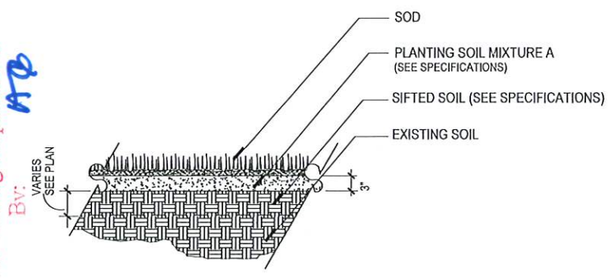
1 PALM PLANTING AND STAKING DETAIL
SCALE: N/A



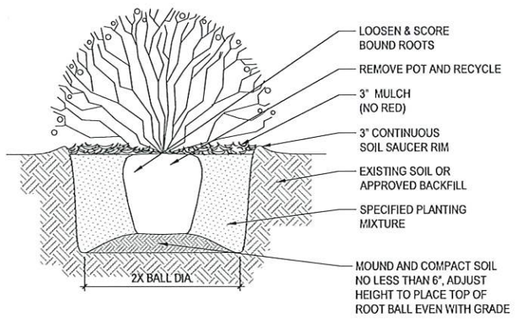
2 UNDERSTORY TREE PLANTING AND STAKING DETAIL
SCALE: N/A



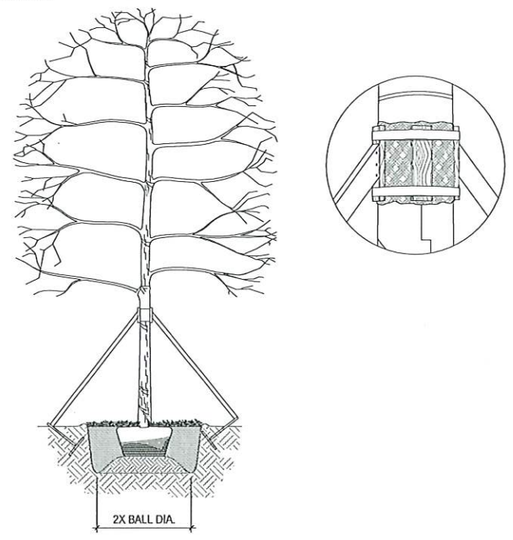
3 PLANT & SHRUB SPACING DETAIL
SCALE: N/A



5 SOD SECTION
SCALE: N/A



4 SHRUB PLANTING DETAIL
SCALE: N/A



6 TREE PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'- 0"

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

1. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
2. LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.
3. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
4. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS.
5. ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.
6. ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD.
7. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. .
8. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM DATE OF FINAL ACCEPTANCE.
9. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING.
10. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
11. SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS, REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.
12. FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.
13. ALL PLANTING AREAS SHOULD RECEIVE AN 80/20 MIX FILL SOIL. SAND USED IN PLANTING SOIL MIX SHALL BE SILICA SAND.
14. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE 'GRADES AND STANDARDS FOR NURSERY PLANTS' LATEST EDITION JULY 2022 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
15. ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS)
16. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, ALL REMAINING HOLES SHALL BE BACK FILLED AROUND AND UNDER ROOT BALL.
17. ALL EXISTING PLANT MATERIAL TO REMAIN, SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES SIZE AND QUALITY.
18. ALL TREES AND ALL PLANTING BEDS TO BE TOPPED WITH 3" MIN. "GRADE A" ORGANIC MULCH (MELALEUCA IS PREFERRED), UNLESS OTHERWISE NOTED. (CYPRESS MULCH AND RED MULCH SHALL NOT BE USED).
19. ALL TREES SHALL HAVE 2" D.B.H. MINIMUM FOR A 12' HEIGHT TREE, UNLESS NOTED OTHERWISE.
20. ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 18-24" SPREAD MINIMUM.
21. ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.
22. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR SHALL HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
23. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.
24. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
25. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
26. THESE DRAWINGS, DOCUMENTS, AND ALL CONTENTS ARE THE PROPERTY OF CABEZAS ALVAREZ LANDSCAPE ARCHITECTS, INC. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR PRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.
27. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.
28. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
29. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.

cabezas • alvarez
landscape architects, inc
60 NE 5TH AVENUE
DELRAY BEACH, FL 33483
studio@cabezasalvarez.com
www.cabezasalvarez.com
561.515.1275

PROJECT:
9730 SW 182 STREET, PALMETTO BAY, MIAMI, FL, 33157
LANDSCAPE PERMIT DRAWINGS
CLIENT:
ALMOND COURT

REVISIONS:

no.	Date	Description

SEAL:
LANDSCAPE ARCHITECT: Christopher Cabezas
Digitally signed by Christopher R Cabezas
Date: 2024.06.28 15:10:34 -04'00'
REGISTRATION NO. FLA 6667347

SHEET TITLE:
PLANTING DETAILS + NOTES

Scale: 1/8" = 1'- 0"
Drawn By: EA
Checked By: CC
Date: 06/06/2024

SHEET NUMBER:
L-3

RECEIVED
Zoning Department
August 2, 2024
Village of Palmetto Bay
Planning & Zoning Department
By:
V-24-004

FOLIO NUMBER	NAME 1	NAME 2	NAME 3	MAILING ADDRESS	CITY	STATE	ZIP	COUNTRY	LEGAL DESCRIPTION
' 3350320070360	18140 LLC			18140 SW 97 AVE	PALMETTO BAY	FL	33137	USA	MORNINGSIDE ACRES PB 46-7 LOT 6 & S1/2 OF LOT 7 BLK 4
' 3350320070330	9745SW182ST LLC			13800 SW 82 AVE	PALMETTO BAY	FL	33158	USA	MORNINGSIDE ACRES PB 46-7 LOT 3 BLK 4
' 3350320070420	9780 SW 181 TERRACE LLC			9500 THANKSGIVING DR	CUTLER BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 13 LESS E15FT & N1/2 OF LOT 14 LESS E15FT BLK 4 OR 17141-3304 0396 1
' 3350320070310	9799 SW 182 STREET LLC			9500 THANKSGIVING DR	CUTLER BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 1 & S1/2 OF LOT 14 BLK 4
' 3350330080080	ALEXA SMITH HUGHES			9600 SW 181 TER	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 3 BLK 2
' 3350320640090	ANDRES CHIRINOS			9751 WAYNE AVE 9	PALMETTO BAY	FL	33157	USA	PALMETTO BAY CONDO UNIT 9
' 3350330080220	IBUILD PROPERTIES LLC			2520 SW 115 AVE	MIAMI	FL	33165	USA	FRANJO PARK SEC 1 PB 65-25 LOT 7 BLK 3
' 3350320070280	ANGELA H RUSSELL			6300 HOLATEE TRL	SW RANCHES	FL	33330-3708	USA	MORNINGSIDE ACRES PB 46-7 LOT 4 BLK 3
' 3350330080010	ARPA GROWTH DEVELOPMENT INC			20946 SW 85 PL	CUTLER BAY	FL	33189	USA	FRANJO PARK SEC 1 PB 65-25 LOT 1 LESS W5FT FOR R/W BLK 1 & E95FT OF W135FT OF S30FT OF N1/2 OF NW1/4 OF SW1/4 OF SW1/4 OF SEC 33-55-40
' 3350330080180	BARRY D STEVENSON			9600 SW 182 ST	PALMETTO BAY	FL	33157-5633	USA	FRANJO PARK SEC 1 PB 65-25 LOT 3 BLK 3
' 3350330080300	CARLOS COMAS	MARGARITA B COMAS		9630 SW 183 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 5 BLK 4 74R-79702
' 3350320070430	CARLOS ROSELL			18245 SW 98 AVE	PALMETTO BAY	FL	33157-5505	USA	MORNINGSIDE ACRES PB 46-7 LOT 1 & W22FT LOT 2 LESS N41.7FT BLK 5 OR 19107-1215 052000 1
' 3350320070470	CHARLES NESS			13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 4 BLK 5
' 3350320070340	CHARLES NESS			13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 4 BLK 4
' 3350320070410	CHARLES NESS TRS	CHARLES PRESTON NESS REV TR		9760 SW 181 TER	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 12 LESS E15FT & E15FT LOT 13 & E15FT OF N1/2 LOT 14 BLK 4
' 3350320070440	CHARLES P NESS			13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 2 LESS W22FT & W11FT LOT 3 BLK 5
' 3350320070490	CHARLES P NESS	ELLIOTT L NESS		13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 6 & S83FT OF E22FT OF LOT 5 BLK 5 OR 21115-1459 022003 1
' 3350320070520	CHARLES P NESS	DONNA GLAZEBROOK NESS		13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 9 LESS E22FT & E11FT LOT 10 BLK 5
' 3350320070400	CHARLES P NESS			13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 11 LESS E15FT & E15FT LOT 12 BLK 4 OR 19907-0622 092001 1
' 3350320070390	CHARLES P NESS &	SCOTT NESS		13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 10 & E15FT LOT 11 BLK 4
' 3350320070500	CHARLES P NESS TRS	CHARLES P NESS REV TR		13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 7 & N41.7FT OF E22FT LOT 5 & S41.7FT OF E22FT LOT 9 BLK 5
' 3350320070320	CHARLES PRESTON NESS			13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 2 BLK 4
' 3350320070510	CHARLES PRESTON NESS TRS	CHARLES PRESTON NESS REV LIV TR		13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 8 & N83FT OF E22FT OF LOT 9 BLK 5
' 3350320070610	CLAIRE MESSAM WEBB			11900 SW 199 ST	MIAMI	FL	33177-4308	USA	MORNINGSIDE ACRES PB 46-7 E11FT LOT 4 & LOT 5 LESS E22FT BLK 6 OR 17622-4905 0497 1
' 3350320070460	DHANA MOORE &W CLAIRE MOORE	& CYRIL MOORE JTRS		9747 SW 183 ST	PALMETTO BAY	FL	33157-5517	USA	MORNINGSIDE ACRES PB 46-7 LOT 3 LESS W11FT BLK 5
' 3350320070590	DTT COACHING SERVICES LLC			9745 SW 184 ST	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 3 LESS W11FT & LOT 4 LESS E11FT & LOT 10 LESS E11FT & LOT 11 LESS W11FT BLK 6
' 3350330080090	DUFRANC DEGUERRE LE	GLADYS DEGUERRE LE	REM TAINA DEGUERRE	8305 SW 172 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 4 BLK 2
' 3350320070290	EKWADIE LLC			700 NE 87 ST	MIAMI SHORES	FL	33138	USA	MORNINGSIDE ACRES PB 46-7 LOT 5 BLK 3
' 3350320070480	ELLIOTT LEE NESS & CHARLES P NESS			13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 E11FT LOT 4 & LOT 5 LESS E22FT BLK 5
' 3350320640020	ENTRUST FREEDOM LLC			1107 KEY PLAZA #329	KEY WEST	FL	33040	USA	PALMETTO BAY CONDO UNIT 2
' 3350320070630	FRANJO MEDICAL OFFICES LLC			18320 FRANJO RD	CUTLER BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 E22FT OF N41.7FT LOT 5 & ALL LOT 7 & E22FT OF S41.7FT LOT 9 BLK 6 OR 18048-3905 0398 1
' 3350320070620	FRANJO MEDICAL OFFICES LLC			18320 FRANJO RD	CUTLER BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 6 & E 22 FT LOT 5 BLK 6
' 3350320070650	FRANJO MEDICAL OFFICES LLC			18320 FRANJO RD	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 8 & E22FT LOT 9 LESS S41.7FT BLK 6 OR 20797-3725 112002 1
' 3350320070660	FRANJO MEDICAL OFFICES LLC			18320 FRANJO RD	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 9 LESS E22FT & E11FT LOT 10 BLK 6
' 3350320640030	GERARDO MARTINEZ RUBIO			9751 WAYNE AVE #3	PALMETTO BAY	FL	33157	USA	PALMETTO BAY CONDO UNIT 3
' 3350320070370	GUERRERO INVESTMENT GROUP LLC			13727 SW 152 ST #233	MIAMI	FL	33177	USA	MORNINGSIDE ACRES PB 46-7 LOT 8 & N1/2 OF LOT 7 BLK 4
' 3350320070160	INDIGO AT PALMETTO BAY LLC			10281 SW 72 ST STE 106	MIAMI	FL	33173	USA	MORNINGSIDE ACRES PB 46-7 LOTS 5 THRU 8 BLK 2 PER UNITY OF TITLE OR 31589-1523
' 3350320070550	JEFFREY C OUSLEY LE	REM AMY STONE		9760 SW 182 ST	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 W11FT LOT 11 & LOT 12 LESS W22FT BLK 5
' 3350320070540	JEFFREY CHARLES OUSLEY LE	REM AMY STONE		9748 SW 182 ST	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 11 LESS W11FT BLK 5
' 3350320070830	JEREMY JAMES SNOWDEN			9801 SW 183 ST	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 E75FT OF S18.75FT LOT 10 & LOT 11 LESS W25FT BLK 7
' 3350320640060	JORGE LOZANO	IRIS LOZANO		9751 WAYNE AVE #6	PALMETTO BAY	FL	33157	USA	PALMETTO BAY CONDO UNIT 6
' 3350330080110	JOY P HEW LE	REM JASON DESMOND HEW	REM KARINA ELAINE HEW	11111 SW 170 TER	MIAMI	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 6 BLK 2
' 3350320070690	JULES G MINKES	LINDA MINKES		11760 SW 72 PL	PINECREST	FL	33156	USA	MORNINGSIDE ACRES PB 46-7 W11FT LOT 11 & LOT 12 LESS W22FT BLK 6
' 3350320070570	JULES G MINKES &W LINDA			9765 SW 184 ST	PALMETTO BAY	FL	33157-6932	USA	MORNINGSIDE ACRES PB 46-7 LOT 1 & LOT 2 LESS N41.7FT OF W22FT & W11FT LOT 3 BLK 6
' 3350330080200	JULIETH IGLESIAS RAUDER			9630 SW 182 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 5 BLK 3
' 3350320070380	LAUREL M KETTLE TRS	THE LAUREL M KETTLE REV LIV TR		9720 SW 181 TER	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 9 BLK 4
' 3350330080210	LUIS E LEMA &W MARIA D	FRANCISCO A LEMA	GLORIA I LEMA	9635 SW 183 ST	PALMETTO BAY	FL	33157-5634	USA	FRANJO PARK SEC 1 PB 65-25 LOT 6 BLK 3
' 3350320640080	MARIA ELIZABETH CUSTODIO			9751 WAYNE AVE #8	PALMETTO BAY	FL	33157-5568	USA	PALMETTO BAY CONDO UNIT 8
' 3350330080320	MARIA FLORES	DAVID FLORES		9625 SW 184 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 7 BLK 4
' 3350320640010	MARK A WILLIAMS			15300 SW 106 TER #533	MIAMI	FL	33196	USA	PALMETTO BAY CONDO UNIT 1
' 3350320070350	MEHDI AJABSHIR			9725 SW 182 ST	PALMETTO BAY	FL	33157-5515	USA	MORNINGSIDE ACRES PB 46-7 LOT 5 BLK 4
' 3350320640100	MICHAEL ERICE	MYRA ERICE		11405 NOGALES ST	CORAL GABLES	FL	33156	USA	PALMETTO BAY CONDO UNIT 10
' 3350320640070	MICHAEL ERICE	MYRA ERICE		11405 NOGALES ST	CORAL GABLES	FL	33156	USA	PALMETTO BAY CONDO UNIT 7
' 3350320070530	MILK PLANNING & DEVELOPMENT LLC			3851 CRAWFORD AVE	MIAMI	FL	33133	USA	MORNINGSIDE ACRES PB 46-7 LOT 10 LESS E11FT BLK 5
' 3350320070840	MILK PLANNING & DEVELOPMENT LLC			3851 CRAWFORD AVE	MIAMI	FL	33133	USA	MORNINGSIDE ACRES PB 46-7 W75FT OF E150FT OF S18.75FT LOT 10 & W25FT LOT 11 & E50FT LOT 12 BLK 7
' 3350320070270	MORNINGSIDE APARTMENTS LLC			1401 BAY RD #310	MIAMI BEACH	FL	33139	USA	MORNINGSIDE ACRES PB 46-7 LOTS 2 & 3 BLK 3
' 3350320070730	MUSA HOLDINGS LLC			16925 SW 82 CT	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 SE5FT LOT 2 & S18.75FT LOT 10 LESS E150FT & LOT 12 LESS E50FT BLK 7
' 3350330080310	MYRTICE LONGWITH			9635 SW 184 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 6 BLK 4
' 3350320070770	PALMETTO BAY TH LLC			7740 SW 104 ST STE 201	MIAMI	FL	33156	USA	MORNINGSIDE ACRES PB 46-7 LOT 6 BLK 7
' 3350330080230	PEDRO LUIS MARTINEZ			9601 SW 183 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 8 BLK 3 73R-215725
' 3350320640040	QUNHUI SUN	BAIRAO ZHOU		14750 SW 132 CT	MIAMI	FL	33186-7636	USA	PALMETTO BAY CONDO UNIT 4
' 3350320640050	QUNHUI SUN			9751 WAYNE AVE 5	PALMETTO BAY	FL	33157	USA	PALMETTO BAY CONDO UNIT 5
' 3350320070820	REMBERTO FERIA LE	REM CECILIA MASI	REM REMBERTO FERIA	18220 SW 98 AVE	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 10 LESS S18.75FT & LESS N1.25FT BLK 7
' 3350330080100	RODOLFO SANTANA	MAIBYS R RAMOS GONZALEZ		9630 SW 181 TER	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 5 BLK 2
' 3350330080190	RUBEN J FERNANDEZ			9620 SW 182 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 4 BLK 3

' 3350320070450	STEPHEN A KREISHER			18201 SW 98 AVE	PALMETTO BAY	FL	33157-5505	USA	MORNINGSIDE ACRES PB 46-7 W22FT OF N41.7FT LOT 2 & W22FT OF S41.7FT LOT 12 & ALL LOT 14 BLK 5 OR 20654-3936 082002 4
' 3350320070560	STEPHEN A KREISHER			18201 SW 98 AVE	PALMETTO BAY	FL	33157-5505	USA	MORNINGSIDE ACRES PB 46-7 W22FT LOT 12 LESS S41.7FT & ALL LOT 13 BLK 5
' 3350330080130	SUSAN P MAY			9601 SW 182 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 8 BLK 2
' 3350330080290	THOMAS C WYSS TRS			13621 DEERING BAY DR APT 1004	CORAL GABLES	FL	33158	USA	FRANJO PARK SEC 1 PB 65-25 LOT 4 BLK 4
' 3350330080120	THOMAS J SNOWDEN JR &W	DIANE L SNOWDEN		9625 SW 182 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 7 BLK 2
' 3350320071121	VISTAS GROUP PALMETTO FUND LLC			718 SEVILLA AVE	CORAL GABLES	FL	33134	USA	MORNINGSIDE ACRES PB 46-7 BEG AT NE COR LOT 10 BLK 10 TH WLY ALG NLY/L LOTS 10 & 9 FOR 114.36FT TH SLY PARR TO E/L LOT 9 78.29FT TH ELY TO E/L LOT 10 TH NLY140.27FT TO POB
' 3350320070640	VISTAS PALMETTO BAY LLC			18300 SW 98 AVE STE 100	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 W22FT LOT 12 LESS S41.7FT & ALL LOT 13 BLK 6 OR 19695-0337 062001 4
	VILLAGE OF PALMETTO BAY	ATTN: VILLAGE CLERK		9705 E HIBISCUS ST	PALMETTO BAY	FL	33157	USA	

18140 LLC
18140 SW 97 AVE
PALMETTO BAY, FL 33137

9745SW182ST LLC
13800 SW 82 AVE
PALMETTO BAY, FL 33158

9780 SW 181 TERRACE LLC
9500 THANKSGIVING DR
CUTLER BAY, FL 33157

9799 SW 182 STREET LLC
9500 THANKSGIVING DR
CUTLER BAY, FL 33157

ALEXA SMITH HUGHES
9600 SW 181 TER
PALMETTO BAY, FL 33157

ANDRES CHIRINOS
9751 WAYNE AVE 9
PALMETTO BAY, FL 33157

IBUILD PROPERTIES LLC
2520 SW 115 AVE
MIAMI, FL 33165

ANGELA H RUSSELL
6300 HOLATEE TRL
SW RANCHES, FL 33330-3708

ARPA GROWTH DEVELOPMENT INC
20946 SW 85 PL
CUTLER BAY, FL 33189

BARRY D STEVENSON
9600 SW 182 ST
PALMETTO BAY, FL 33157-5633

CARLOS COMAS
MARGARITA B COMAS
9630 SW 183 ST
PALMETTO BAY, FL 33157

CARLOS ROSELL
18245 SW 98 AVE
PALMETTO BAY, FL 33157-5505

CHARLES NESS
13820 SW 92 AVE
MIAMI, FL 33176-7114

CHARLES NESS TRS
CHARLES PRESTON NESS REV TR
9760 SW 181 TER
PALMETTO BAY, FL 33157

CHARLES P NESS
DONNA GLAZEBROOK NESS
13820 SW 92 AVE
MIAMI, FL 33176-7114

CHARLES P NESS
ELLIOTT L NESS
13820 SW 92 AVE
MIAMI, FL 33176-7114

CHARLES P NESS &
SCOTT NESS
13820 SW 92 AVE
MIAMI, FL 33176-7114

CHARLES P NESS TRS
CHARLES P NESS REV TR
13820 SW 92 AVE
MIAMI, FL 33176-7114

CHARLES PRESTON NESS
13820 SW 92 AVE
MIAMI, FL 33176-7114

CHARLES PRESTON NESS TRS
CHARLES PRESTON NESS REV LIV TR
13820 SW 92 AVE
MIAMI, FL 33176-7114

CLAIRE MESSAM WEBB
11900 SW 199 ST
MIAMI, FL 33177-4308

DHANA MOORE &W CLAIRE MOORE
& CYRIL MOORE JTRS
9747 SW 183 ST
PALMETTO BAY, FL 33157-5517

DTT COACHING SERVICES LLC
9745 SW 184 ST
PALMETTO BAY, FL 33157

DUFRANC DEGUERRE LE
GLADYS DEGUERRE LE
REM TAINA DEGUERRE
8305 SW 172 ST
PALMETTO BAY, FL 33157

EKWADIE LLC
700 NE 87 ST
MIAMI SHORES, FL 33138

ELLIOTT LEE NESS & CHARLES P NESS
13820 SW 92 AVE
MIAMI, FL 33176-7114

ENTRUST FREEDOM LLC
1107 KEY PLAZA #329
KEY WEST, FL 33040

FRANJO MEDICAL OFFICES LLC
18320 FRANJO RD
CUTLER BAY, FL 33157

GERARDO MARTINEZ RUBIO
9751 WAYNE AVE #3
PALMETTO BAY, FL 33157

GUERRERO INVESTMENT GROUP LLC
13727 SW 152 ST #233
MIAMI, FL 33177

INDIGO AT PALMETTO BAY LLC
10281 SW 72 ST STE 106
MIAMI, FL 33173

JEFFREY C OUSLEY LE
REM AMY STONE
9760 SW 182 ST
PALMETTO BAY, FL 33157

JEFFREY CHARLES OUSLEY LE
REM AMY STONE
9748 SW 182 ST
PALMETTO BAY, FL 33157

JEREMY JAMES SNOWDEN
9801 SW 183 ST
PALMETTO BAY, FL 33157

JORGE LOZANO
IRIS LOZANO
9751 WAYNE AVE #6
PALMETTO BAY, FL 33157

JOY P HEW LE
REM JASON DESMOND HEW
REM KARINA ELAINE HEW
11111 SW 170 TER
MIAMI, FL 33157

JULES G MINKES
LINDA MINKES
11760 SW 72 PL
PINECREST, FL 33156

JULES G MINKES &W LINDA
9765 SW 184 ST
PALMETTO BAY, FL 33157-6932

JULIETH IGLESIAS RAUDER
9630 SW 182 ST
PALMETTO BAY, FL 33157

LAUREL M KETTLE TRS
THE LAUREL M KETTLE REV LIV TR
9720 SW 181 TER
PALMETTO BAY, FL 33157

LUIS E LEMA &W MARIA D
FRANCISCO A LEMA
GLORIA I LEMA
9635 SW 183 ST
PALMETTO BAY, FL 33157-5634

MARIA ELIZABETH CUSTODIO
9751 WAYNE AVE #8
PALMETTO BAY, FL 33157-5568

MARIA FLORES
DAVID FLORES
9625 SW 184 ST
PALMETTO BAY, FL 33157

MARK A WILLIAMS
15300 SW 106 TER #533
MIAMI, FL 33196

MEHDI AJABSHIR
9725 SW 182 ST
PALMETTO BAY, FL 33157-5515

MICHAEL ERICE
MYRA ERICE
11405 NOGALES ST
CORAL GABLES, FL 33156

MILK PLANNING & DEVELOPMENT LLC
3851 CRAWFORD AVE
MIAMI, FL 33133

MORNINGSIDE APARTMENTS LLC
1401 BAY RD #310
MIAMI BEACH, FL 33139

MUSA HOLDINGS LLC
16925 SW 82 CT
PALMETTO BAY, FL 33157

MYRTICE LONGWITH
9635 SW 184 ST
PALMETTO BAY, FL 33157

PALMETTO BAY TH LLC
7740 SW 104 ST STE 201
MIAMI, FL 33156

PEDRO LUIS MARTINEZ
9601 SW 183 ST
PALMETTO BAY, FL 33157

QUNHUI SUN
BAIRAO ZHOU
14750 SW 132 CT
MIAMI, FL 33186-7636

QUNHUI SUN
9751 WAYNE AVE 5
PALMETTO BAY, FL 33157

REMBERTO FERIA LE
REM CECILIA MASI
REM REMBERTO FERIA
18220 SW 98 AVE
PALMETTO BAY, FL 33157

RODOLFO SANTANA
MAIBYS R RAMOS GONZALEZ
9630 SW 181 TER
PALMETTO BAY, FL 33157

RUBEN J FERNANDEZ
9620 SW 182 ST
PALMETTO BAY, FL 33157

STEPHEN A KREISHER
18201 SW 98 AVE
PALMETTO BAY, FL 33157-5505

SUSAN P MAY
9601 SW 182 ST
PALMETTO BAY, FL 33157

THOMAS C WYSS TRS
13621 DEERING BAY DR APT 1004
CORAL GABLES, FL 33158

THOMAS J SNOWDEN JR &W
DIANE L SNOWDEN
9625 SW 182 ST
PALMETTO BAY, FL 33157

VISTAS GROUP PALMETTO FUND LLC
718 SEVILLA AVE
CORAL GABLES, FL 33134

VISTAS PALMETTO BAY LLC
18300 SW 98 AVE STE 100
PALMETTO BAY, FL 33157

VILLAGE OF PALMETTO BAY
ATTN: VILLAGE CLERK
9705 E HIBISCUS ST
PALMETTO BAY, FL 33157

Village of Palmetto Bay | Department of Community & Economic Development
9705 East Hibiscus Street, Palmetto Bay, FL 33157

Affidavit Attesting to Public Hearing Mailed Notification

Property Owner or Authorized Representative:
MILK PLANNING & DEVELPOMENT, LLC (ANA LUIZA LEITE)

Property Address and Folio Number(s):

ADDRESS: 9730 SW 182 STREET; FOLIO: 33-5032-007-0530

In compliance with Village of Palmetto Bay Code of Ordinances Section 30-30.11, I, as property owner or Authorized Representative of the above described property attest that on (date) November 13, 2024, I sent by U.S. Mail to each person on the list of names and addresses attached a true copy of the attached notice letter.

I hereby certify that all information attached to this Affidavit is true and accurate. Under penalty of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

Affiant's Printed Name: Ana Luiza Leite

Affiant's Signature.:

Date: 11/13/24

Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 13 day of November, 20 24, personally appeared Ana Luiza Leite, being personally known to me (X) or having produced as identification _____, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary:

Print Name: Carolina Perez

Notary Public Stamp:

My Commission Expires: 3-28-25

Carolina Diane Perez
Notary Public
State of Florida
Comm# HH109574
Expires 3/28/2025

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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 13, 2024

Village of Palmetto Bay
Planning & Zoning Division
9705 E Hibiscus Street
Palmetto Bay, FL 33157

Re: Property owners within 500 feet of:
SUBJECT: 9730 SW 182 Street, Palmetto Bay, FL 33157
FOLIO NUMBER: 33-5032-007-0530
ABBREV. LEGAL DESCRIPTION: MORNINGSIDE ACRES PB 46-7 LOT 10 LESS E11FT BLK 5

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office. Notices to blocked addresses, if existing with the radius, have been sent to the site address addressed to "Current Resident". No folio number or Legal Description is available as part of public records for blocked addresses. One postcard was added and addressed to: Village of Palmetto Bay, Attn: Village Clerk, 9705 E Hibiscus Street, Palmetto Bay, FL 33157.

Sincerely,



Diana B. Rio

Total number of property owners without repetition: **64, including 0 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

VILLAGE OF PALMETTO BAY
PUBLIC NOTICE

APPLICANT: MILK PLANNING & DEVELOPMENT, LLC **APPLICATION NO: V-24-004 & SP-24-002**
LOCATION: 9730 SW 182ND STREET **FOLIO: 33-5032-007-0530**

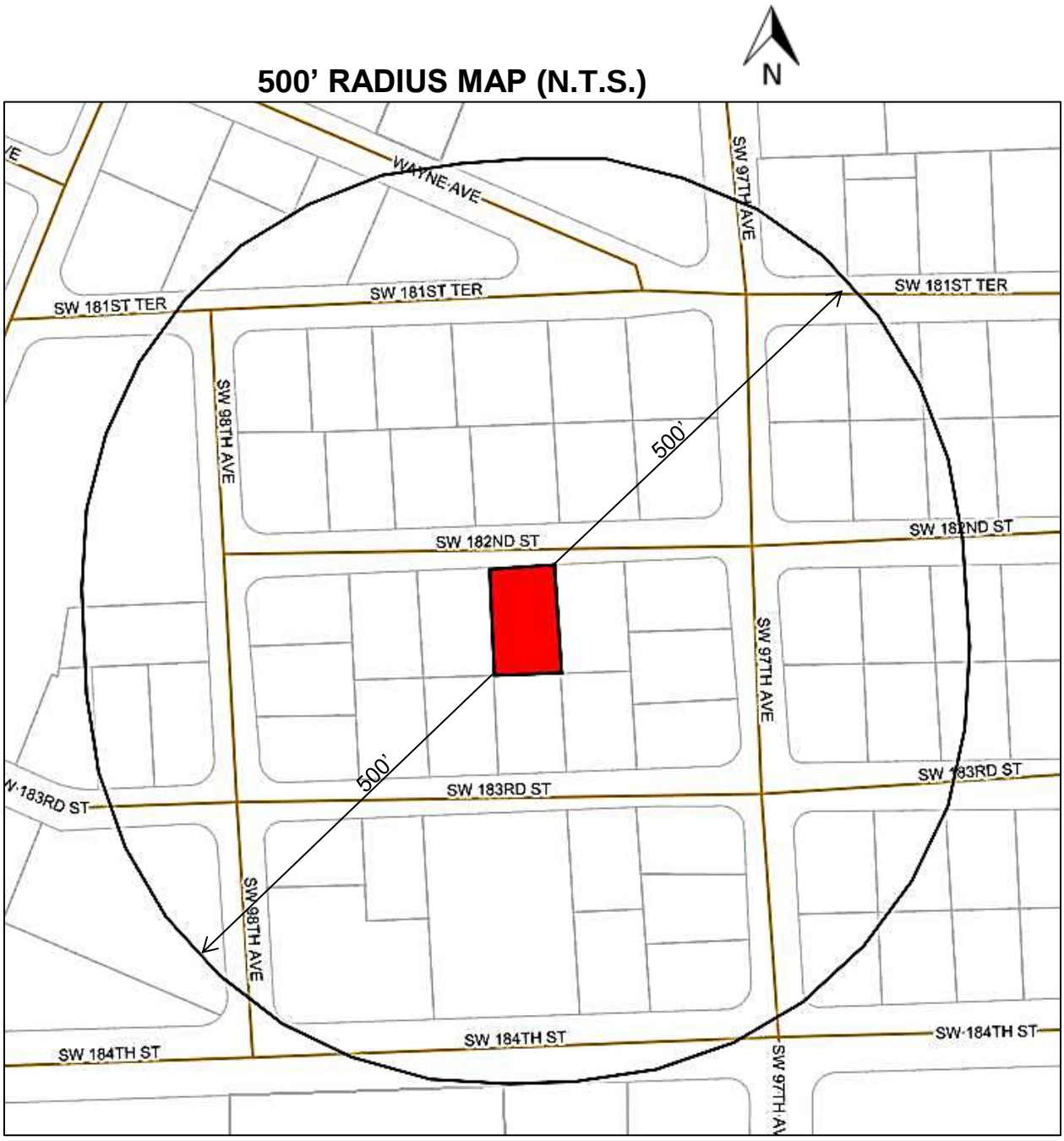
REQUEST 1: **VARIANCES WAIVING THE REQUIRED MINIMUM BUILDING SEPARATION UNDER SECTION 30-50.23.3-02.4 – TABLE 14, TO PERMIT A BUILDING SEPARATION OF 17 FEET WHERE 20 FEET IS REQUIRED, PROVIDING A LANDSCAPE BUFFER WIDTH UNDER SECTION 30-50.23.6-01 TO PERMIT A LANDSCAPE BUFFER OF 12 INCHES WHERE IS 30 INCHES IS REQUIRED FOR FOUR (4) DETACHED TOWNHOUSES IN THE DOWNTOWN DISTRICT, NEIGHBORHOOD SECTOR PURSUANT TO SECTION 30-30.6 STYLED "VARIANCES", AND PROVIDING FOR AN EFFECTIVE DATE.**

REQUEST 2: **APPROVAL OF A SITE PLAN TO BE KNOWN AS "ALMOND COURT", TO ALLOW FOR FOUR (4) DETACHED TOWNHOUSES IN THE DOWNTOWN DISTRICT NEIGHBORHOOD SECTOR PURSUANT TO SECTION 30-30.5 STYLED "SITE PLAN APPROVAL" AND SECTION 30-50.23.3.02.4 STYLED "NEIGHBORHOOD SECTOR", AND PROVIDING FOR AN EFFECTIVE DATE.**

THIS ZONING HEARING SHALL BE HELD AT VILLAGE HALL MUNICIPAL CENTER, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157 ON MONDAY, DECEMBER 16TH, 2024 AT 7 PM. THIS MEETING WILL BE CONDUCTED USING A TELECONFERENCING PLATFORM AND BROADCAST LIVE. MEMBERS OF THE PUBLIC MAY ATTEND IN PERSON OR WATCH VIA THE VILLAGE'S OFFICIAL FACEBOOK PAGE. INCLUIDNG THE GRANICUS WEB STREAM ON WWW.PALMETTOBAY-FL.GC

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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

500' RADIUS MAP (N.T.S.)



SUBJECT: 9730 SW 182 Street, Palmetto Bay, FL 33157
FOLIO NUMBER: 33-5032-007-0530
ABBREV. LEGAL DESCRIPTION: MORNINGSIDE ACRES PB 46-7 LOT 10 LESS E11FT BLK 5

RESOLUTION NO. 2024-_____

ZONING APPLICATION V-2024-004

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING: PURSUANT TO SECTION 30-30.6, VARIANCES WAIVING THE REQUIRED MINIMUM BUILDING SEPARATION UNDER SECTION 30-50.23.3-02.4 – TABLE 14, TO PERMIT A BUILDING SEPARATION OF 17 FEET WHERE 20 FEET IS REQUIRED; PROVIDING A LANDSCAPE BUFFER WIDTH UNDER SECTION 30-50.23.6-01; TO PERMIT A LANDSCAPE BUFFER OF 12 INCHES WHERE IS 30 INCHES IS REQUIRED, IN ORDER TO ALLOW FOR FOUR (4) DETACHED TOWNHOUSES IN THE DOWNTOWN DISTRICT, NEIGHBORHOOD SECTOR PURSUANT TO SECTION 30-30.6 STYLED "VARIANCES", AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, Milk Planning & Development, LLC., has applied for a variance to allow a building separation of 17 feet where 20 feet is required (referred to as "Variance 1"); and a variance to allow a landscape buffer width of 12 inches where is 30 inches is required (referred to as "Variance 2"); and

WHEREAS, the subject property is located at 9730 SW 182 Street and is designated as folio number 33-5032-007-0530; and

WHEREAS, the property is designated "Downtown District – Neighborhood Sector" on the Village of Palmetto Bay Zoning Map, as adopted on July 19, 2021 by Ordinance 2021-13;

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a public hearing on the application on December 16, 2024; and

WHEREAS, the Village Council finds, based on substantial competent evidence in the record, that the application for the variance [is/is not]

consistent with the Village of Palmetto Bay's Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, based on the foregoing finding, the Village Council determined to [approve/approve with conditions/deny] the application(s), as provided in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are incorporated as set forth in full.

Section 2. A public hearing on the present application was held on December 16, 2024, in accordance with the Village's "Quasi-judicial Hearing Procedures". Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law, and final order.

Section 3. Findings of fact.

1. That the subject property is located at 9730 SW 182 Street, Palmetto Bay, FL 33157 and is designated as folio number 33-5032-007-0530.

2. After hearing testimony from Village Staff, the applicant, the property owner and the public, the Village Council [accepted/did not accept] the findings of Village Staff as it relates to the following provisions of the Village's Code of Ordinances: Section 30-30.6, "Variances" and Section 30-50.23.3-02.4 "Neighborhood Sector."

3. The application for the variance(s) is found consistent with the Village's Land Development Code, as specified in the Planning and Zoning Division Staff Report.

4. The Village Council adopts and incorporates by reference the Planning and Zoning Division Staff Report.

Section 4. Conclusions of Law.

The application for the variance(s) was reviewed pursuant to Section 34 30-30.6, "Variances" and Section 30-50.23.3-02.4 "Neighborhood Sector."

Section 5. Order.

The Village Council [approves/conditionally approves/denies] the application for Variance 1 to allow for the development of two buildings encompassing two (2) townhouses each to be separated by a distance of 17 feet, where 20 feet is required; and [approves/conditionally approves/denies] the application for Variance 2 to allow for two (2) of the townhouses to provide a landscape buffer width of 12 inches, where 30 inches are required. Both variance requests are for 9730 SW 182 Street, Palmetto Bay, FL 33157, designated as folio number 33-5032-007-0530. The [approval/conditional approval/denial] is based upon review of Section 30-30.6 "Variances" of the Village Zoning Code, as more particularly described in the attached application and survey that is included in the public hearing package.

1. Development of the property to which the variance(s) apply shall be in strict conformance with approved plans on file from Site Plan Application No. SP-2024-002.

2. All due fees and cost recovery charges must be paid. Specifically, no new development application shall be accepted, and no building permit or certificate of occupancy shall be issued for the property until all application fees, cost recovery deposits, and outstanding fees and fines related to the property have been paid in full.

3. Pursuant to subsection 30-30.6(e)(3), after the Village Council has granted a variance, the variance so granted shall expire after 365 days from the date of the development order if no action for which the variance is required has begun. After this time, a new variance application must be made unless an application for a development permit has been filed.

This is the final order.

Section 6. Record.

The record shall consist of the notice of hearing, the Planning and 3 Zoning Division Staff Report, the application, all documents submitted by the applicant and the owner to the Village of Palmetto Bay in connection with the application, the testimony and documents presented at the public hearing, and the tape and minutes of the hearing.

Section 7. This Resolution shall take effect immediately upon approval.

Section 8. This Resolution shall be recorded on the public records of Miami-Dade County at the cost of the Applicant.

PASSED AND ADOPTED this 16th day of December, 2024.

Attest:

_____ _____

Missy Arocha
Village Clerk

Karyn Cunningham
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

John C. Dellagloria, Esq.
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore ____
Council Member Steve Cody ____
Council Member Marsha Matson ____
Vice-Mayor Mark Merwitzer ____
Mayor Karyn Cunningham ____

AGENDA ITEM NO. 5.E

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: December 16, 2024

SUBMITTED BY: Antonio Augello, Community and Economic Development

ITEM TYPE: Resolution

AGENDA SECTION: **PUBLIC HEARING ITEMS**

SUBJECT:

Applicant: MILK PLANNING & DEVELOPMENT, LLC
Location: 9730 SW 182ND STREET
Property Folio: 33-5023-007-0530
Application: SP-24-002
Request: APPROVAL OF A SITE PLAN TO BE KNOWN AS "ALMOND COURT", TO ALLOW FOR FOUR (4) DETACHED TOWNHOUSES IN THE DOWNTOWN DISTRICT NEIGHBORHOOD SECTOR PURSUANT TO SECTION 30-30.5 STYLED “SITE PLAN APPROVAL” AND SECTION 30-50.23.3.02.4 STYLED “NEIGHBORHOOD SECTOR”, AND PROVIDING FOR AN EFFECTIVE DATE.

SUGGESTED ACTION:

ATTACHMENTS:

Attachment A â€“ SP-24-002 Application.pdf
Attachment B â€“ SP-24-002 LOI.pdf
Attachment C â€“ SP-24-002 Deed.pdf
Attachment D â€“ SP-24-002 Survey.pdf
Attachment E â€“ SP-24-002 Arch-Civil-W&S-Landscape Drawings.pdf
SP-24-002- Milk Planning Development Site Plan Staff Report.pdf
Attachment F â€“ Notice, Mailing, and Property Posting.pdf
Attachment G - Resolution No. 2024-XX - Milk Development Site Plan (SP-24-002).docx

SP	**Village of Palmetto Bay** APPLICATION FOR SITE PLAN REVIEW

Date: 7/23/24
Application No: SP-24-002
PURPOSE OF APPLICATION: ■ Public Hearing Site Plan ☐ Administrative Site Plan

Petitioner / Applicant: Milk Planning & Development, LLC (Ana Luiza Leite)

Petitioner / Applicant Address: 3851 Crawford Ave, Miami, FL 33133

Phone: 305-781-0349 E-mail: luiza@milkdevelopment.com

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: _____

Signature of Petitioner: _____

RECEIVED
Zoning Department
July 25, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AC

Address of Property: 9730 SW 182nd St, Palmetto Bay, FL 33157

Folio: 33-5032-007-0530

SUBMITTAL REQUIREMENTS (See Submittal Review Checklist for Further Details):

- Provide one digital package (unless otherwise specified) containing the items below; and one 24" X 36" package fully signed and sealed with all original documents.
- Original executed application signed by the applicant and by the property owner and a letter of intent.
- Survey and legal description.
- Site Plan
- Vehicular circulation and Parking Plan
- Signed and sealed elevation plans
- Signed and sealed floor plans providing all dimensions and uses.
- All proposed signs and exterior lighting.
- Open Space and Landscape Plans
- Stormwater Plan
- Utilities Plan
- Letters of No Objection from relevant outside agencies.
- Other information as required by the village as may be necessary to determine conformance with and enforcement of the requirements of Chapter 30.
- **Please refer to Section 30-30.2 and 30-30.5(g)(2) of the Village of Palmetto Bay Land Development Code for a full list of submittal requirements.**

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner/agent of the subject lands described above in the application for Site Plan Review, and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by Village personnel, for the purpose of verification of information provided by owner/agent.

Signature of owner/agent: _____

Sworn to and subscribed before me this 23 day of July 2024, by Ana Luiza Leite.

☒ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public _____
Type or Print Name Carolina Perez

Carolina Diane Perez
Notary Public
State of Florida
Comm# HH109574
Expires 3/28/2025

FOR STAFF USE ONLY
Fee Paid: ✓ Date: 7/25/24
Zoning Hearing Date: _____ ( ) Approved ( ) Denied ( ) Approved with conditions

Revision 12/2022

SP-24-002

Confirmation of Buyer(s) Name(s) on Warranty Deed

RECEIVED
Zoning Department
July 25, 2024
Village of Palmetto Bay
Building & Zoning Department
By:

Seller: **Majuro GNX LLC**
Buyer: **Milk Planning & Development LLC**
Property: **9730 Southwest 182nd Street, Palmetto Bay, FL 33157**
Closing Date: **September 25, 2023**
File No: **P23-3979-MP**

Buyer(s) is/are hereby purchasing the real property located at **9730 Southwest 182nd Street, Palmetto Bay, FL 33157**, which is legally described as:

Lot 10, less the East 11 feet thereof, Block 5, of MORNINGSIDE ACRES, according to the Plat thereof, as recorded in Plat Book 46, Page 7, of the Public Records of Miami-Dade County, Florida.

Parcel Folio #: 33-5032-007-0530

By signing below, the undersigned hereby acknowledge that Herskowitz Shapiro PLLC ("HS") has provided them with a copy of the proposed or final Warranty Deed attached hereto and marked "Exhibit "A" and Buyer hereby certifies that the spelling of his/her/their/its name(s) as it appears on the proposed Warranty Deed is correct.

Milk Planning & Development LLC,
a Florida Limited Liability Company

Ana Luiza Leite
By: Ana Luiza Leite (Sep 22, 2023 16:21 EDT)
Ana Luiza Leite, Manager

Diego Andres Uribe
By: Diego Andres Uribe (Sep 22, 2023 16:39 EDT)
Diego A. Uribe, Manager

CFN: 20230696817 BOOK 33906 PAGE 3020
DATE:09/29/2023 03:24:12 PM
DEED DOC 3,900.00
SURTAX 2,925.00
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

SP-24-002

RECEIVED
Zoning Department
July 25, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AB

Prepared by and return to:
Greg Herskowitz
Attorney at Law
Herskowitz Shapiro PLLC
9130 S. Dadeland Boulevard Suite 1609
Miami, FL 33156-7826
305-423-1400

File Number: **P23-3979-MP**
Property Appraisers Parcel Identification (Folio) Number: **33-5032-007-0530**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this 25th day of September 2023, between **Majuro GNX LLC, a Florida Limited Liability Company**, whose post office address is **9731 Southwest 183rd Street, Palmetto Bay, FL 33157**, (hereinafter collectively called the "grantor"), and **Milk Planning & Development LLC, a Florida Limited Liability Company**, whose post office address is **3851 Crawford Avenue, Miami, FL 33133**, (hereinafter together called the "grantee"):

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100'S ($10.00) DOLLARS and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

Lot 10, less the East 11 feet thereof, Block 5, of MORNINGSIDE ACRES, according to the Plat thereof, as recorded in Plat Book 46, Page 7, of the Public Records of Miami-Dade County, Florida.

Also known as: 9730 Southwest 182nd Street, Palmetto Bay, FL 33157.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

[signatures and notarial acknowledgment on the following pages]

CFN: 20230696817 BOOK 33906 PAGE 3021

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Maritza Elena Perez

Witness #1 Printed Name

Witness #2 Signature

Sandy Alonso

Witness #2 Printed Name

Majuro GNX LLC,
a Florida Limited Liability Company

By: _____
Maria J. Llerena, Authorized Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 25th day of Sept, 2023 by Maria J. Llerena, Authorized Member of Majuro GNX LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Maritza Elena Perez

Personally known: _____

OR Produced Identification: ✓

Type of Identification Produced: Driv. Lic

MARITZA ELENA PEREZ
NOTARY PUBLIC
MY COMMISSION
EXPIRES 7-20-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 280249

LETTER OF INTENT FOR SITE PLAN REVIEW - ALMOND COURT

SP-24-002

RECEIVED
Zoning Department
July 25, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AC

Date: July 23, 2024

Ms. Heidi Siegel, AICP
Community & Economic Development Director, Village of Palmetto Bay
9705 East Hibiscus Street, Palmetto Bay, FL 33157
Email: hsiegel@palmettobay-fl.gov

RE: Almond Court Site Plan Review

Dear Heidi,

After months of work, we are excited to present this Almond Court Site Plan Submittal for your review and consideration. We have taken great care in designing a project with current and future residents of Downtown Palmetto Bay in mind and hope that Almond Court can serve as a good precedent for future developments in the area and as a useful example of how to apply the new downtown code in the transitional residential areas that make up the 'Neighborhood Sector' of the code. The homes feature traditional architectural elements typical to South Florida and have been designed to stand the test of time. In addition to the full submittal package, this Letter of Intent contains all the relevant property, project, and contact information, as well as a short list of requested variances that are needed to fulfill the full vision of the project.

Regards,

Luiza Leite

Co-Founder & Director, Milk Planning & Development
3851 Crawford Ave, Miami, FL 33133
Phone: (305) 781-0349
Email: luiza@milkdevelopment.com

PROPERTY INFORMATION

Address: 9730 SW 182nd Street, Palmetto Bay, FL 33157

Folio: 33-5032-007-0530

Legal Description: MORNINGSIDE ACRES PB 46-7 LOT 10 LESS E11FT BLK 5 LOT SIZE 85.630 X 125 F/A/U 30-5032-007-0530 OR 20765-2989 102002 4

Ownership: Milk Planning & Development LLC
Members: Ana Luiza Leite & Diego Andres Uribe (50/50 sole owners)
Address: 3851 Crawford Ave, Miami, FL 33133
Phone: (305) 781-0349
Email: luiza@milkdevelopment.com

LETTER OF INTENT FOR SITE PLAN REVIEW - ALMOND COURT

SP-24-002

RECEIVED
Zoning Department
November 6, 2024
Village of Palmetto Bay
Planning & Zoning Department
By:

Date: November 5, 2024

Mr. Alex David
Interim Planning & Zoning Director, Village of Palmetto Bay
9705 East Hibiscus Street, Palmetto Bay, FL 33157
Email: adavid@cgasolutions.com

RE: Almond Court Site Plan Review

Dear Alex,

After months of work, we are excited to present this Almond Court Site Plan Submittal for your review and consideration. We have taken great care in designing a project with current and future residents of Downtown Palmetto Bay in mind and hope that Almond Court can serve as a good precedent for future developments in the area and as a useful example of how to apply the new downtown code in the transitional residential areas that make up the 'Neighborhood Sector' of the code. The homes feature traditional architectural elements typical to South Florida and have been designed to stand the test of time. In addition to the full submittal package, this Letter of Intent contains all the relevant property, project, and contact information, as well as a short list of requested variances that are needed to fulfill the full vision of the project.

Regards,

Luiza Leite

Co-Founder & Director, Milk Planning & Development
3851 Crawford Ave, Miami, FL 33133
Phone: (305) 781-0349
Email: luiza@milkdevelopment.com

PROPERTY INFORMATION

Address: 9730 SW 182nd Street, Palmetto Bay, FL 33157

Folio: 33-5032-007-0530

Legal Description: MORNINGSIDE ACRES PB 46-7 LOT 10 LESS E11FT BLK 5 LOT SIZE 85.630 X 125 F/A/U 30-5032-007-0530 OR 20765-2989 102002 4

Ownership: Milk Planning & Development LLC
Members: Ana Luiza Leite & Diego Andres Uribe (50/50 sole owners)
Address: 3851 Crawford Ave, Miami, FL 33133
Phone: (305) 781-0349
Email: luiza@milkdevelopment.com

PROJECT SUMMARY & DESIGN INTENT

Almond Court is a new development of four detached two-story townhouses in the 'Neighborhood Sector' of the 'Downtown Urban Village' zone in Palmetto Bay. The front two homes are 3-bedroom and 3-bath units, with 1,687 square feet of living space each, while the back two homes are 4-bedroom and 3-bath units, with 2,040 square-feet of living space each. The total gross density of the project is 14 units per acre, well below the 24 DU/AC maximum set in the land development regulations. The lot coverage, which includes the total building footprint area plus the total impervious outdoor area, is 61.4% of the lot, also below the 80% maximum permitted for town house developments in this sector.

The design of Almond Court is inspired by cottage and bungalow courts, which are traditional residential developments popularized between 1910 and 1950 in cities like Pasadena, Los Angeles, Portland, St. Petersburg, Tampa, and many more across the Midwest. While historic examples of bungalow courts typically have 1-story attached or detached homes, Almond Court has slightly larger 2-story units to better accommodate young families. This type of development, which features compact homes centered around a shared space, was chosen specifically because it helps preserve the single-family character of the street. While the 'Neighborhood Sector' land development regulations allow for a 3-story multiplex apartment, the developers felt this would be less appropriate given the existing scale of surrounding buildings. By opting for detached instead of attached town houses, this also allowed them to break up the overall size of the buildings (four smaller buildings, instead of one or two large ones) and to give each home a private outdoor terrace. The name of the project comes from the 65-foot-tall tropical almond tree currently on the property, which will be protected and highlighted as a focal point at the end of the shared driveway that runs down the center of the site.

In terms of architecture, Almond Court has been designed by combining elements of Florida Vernacular and Anglo-Caribbean residential styles, both of which feature prominently in traditional neighborhoods across South Florida. Characteristics of these styles seen in the design include the pitched metal roofs, extended eaves, louvered shutters, and colonial-style windows and doors. Due to its age, size, and prominence on the lot, the landscape plan preserves the existing almond tree, and adds several drought-tolerant and native trees and shrubs. A new sidewalk will be provided in the public right-of-way, as well as two on-street parking spaces, all of which will be shaded by the addition of two new satin leaf trees in the front yard. To create a more inviting frontage along the street and sidewalk, the two front homes have been rotated so that the front door and porch face the street instead of the shared central driveway, and all additional parking spaces have been located behind the buildings and at the rear of the lot.

VARIANCES

The developers have gone to great lengths to produce a design that complies with the intent of the land development regulations for the 'Neighborhood Sector' of the downtown code and preserves the neighborhood's quaint character. The current site plan meets all the code's use, density, lot coverage, lot width and depth, building height, setback, minimum parking, tree provision, and native landscaping requirements. There are, however, two variances that are necessary to achieve this unique town house design on this lot:

1. **Minimum Building Separation**

   Description: Requesting a reduction from 20 feet to 17 feet for the minimum building separation requirement (Sec. 30-50.23.3-02.4 – Table 14).

   Justification: The current code includes a building separation requirement that is inconsistent with the stated intent of the 'Neighborhood Sector' to "maintain a compatible visual profile to the other [downtown] sectors but establish scale compatibility to neighborhoods to the east." Since 20-feet of building separation is a requirement typically found in lower-density suburban zones, this was likely part of a previous iteration of the code that was never adjusted to match this more transitional/urban zone.

   Fire safety codes require a minimum separation of 10 feet between primary building structures. Any structures closer than this must provide special fire-rated walls, as is the case with most attached town houses. The fact that the current code has a 5-foot side yard setback means that structures on neighboring properties in this sector can be built at a minimum distance of 10 feet from each other, not 20 feet, as this rule mandates. Requiring double the amount of separation between buildings on a single lot versus those on adjacent lots is unusual and makes this type of detached town house or bungalow court nearly impossible. We have asked for a 3-foot reduction in the requirement between the homes on the east and west sides of the lot, since we do meet the 20-foot requirement along the north-south axis.

2. **Minimum Landscape Buffer for Residential Driveways**

   Description: Requesting a reduction from 30 inches to 12 inches for the minimum landscape buffer between residential driveways and buildings (Sec. 30-50.23.6-01).

   Justification: The original design for the project had a 12-foot-wide shared driveway that conformed with the minimum requirements in the code. After consulting with Miami-Dade Fire, however, it was necessary to widen most of the central driveway to 15 feet to comply with fire access road requirements. In widening the driveway to 15 feet, it was no longer possible to provide a 30-inch landscape buffer between the front two homes and the central driveway. The design does provide a 12-inch buffer of snake plants between these two front homes and the driveway, and the back two homes do still comply with the 30-inch minimum landscape buffer requirement.

DESIGN TEAM & KEY PERSONNEL

Architect: Pujols Architecture, LLC
Principal: Gilberto Pujols, AIA, NCARB
Address: 4123 NW 1st St, Deerfield Beach, FL 33442
Phone: (561) 542-9655
Email: info@p-arc.us

Landscape Architect: Cabezas Alvarez Landscape Architect, Inc.
Principal: Chris Cabezas, PLA, ASLA
Principal: Jose Alvarez, PLA, ASLA
Address: 80 NE 5th Ave, Delray Beach, FL 33483

Phone: (561) 515-1275
Email: studio@cabezasalvarez.com

Surveyor: Jorge L. Cabrera Professional Surveyor & Mapper, Inc.
Principal: Jorge Cabrera, PSM
Address: 2852 SW 149th Pl, Miami, FL 33185
Phone: (305) 302-2522
Email: jorgecabrerapls@gmail.com

Civil Engineer: Zephyr Engineering, Inc.
Principal: Wilford Zephyr, PE
Address: 5451 Pierce St, Hollywood, FL 33021
Phone: (786) 302-7693
Email: wilford@zephyrengineeringfl.com

Geotechnical Engineer: Dynatech Engineering, Corp.
Principal: Wissam S. Naamani, PE
Address: 750 W 84th St, Hialeah, FL 33014
Phone: (305) 828-7499
Email: info@dynatechengineering.com

CFN: 20230696817 BOOK 33906 PAGE 3020
DATE:09/29/2023 03:24:12 PM
DEED DOC 3,900.00
SURTAX 2,925.00
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

SP-24-04 3

RECEIVED
Zoning Department
November 6, 2024
Village of Palmetto Bay
Building & Zoning Department
By: MCO

Prepared by and return to:
Greg Herskowitz
Attorney at Law
Herskowitz Shapiro PLLC
9130 S. Dadeland Boulevard Suite 1609
Miami, FL 33156-7826
305-423-1400

File Number: **P23-3979-MP**
Property Appraisers Parcel Identification (Folio) Number: **33-5032-007-0530**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED made this 25th day of September 2023, between **Majuro GNX LLC, a Florida Limited Liability Company**, whose post office address is **9731 Southwest 183rd Street, Palmetto Bay, FL 33157**, (hereinafter collectively called the "grantor"), and **Milk Planning & Development LLC, a Florida Limited Liability Company**, whose post office address is **3851 Crawford Avenue, Miami, FL 33133**, (hereinafter together called the "grantee"):

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100'S ($10.00) DOLLARS and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

Lot 10, less the East 11 feet thereof, Block 5, of MORNINGSIDE ACRES, according to the Plat thereof, as recorded in Plat Book 46, Page 7, of the Public Records of Miami-Dade County, Florida.

Also known as: 9730 Southwest 182nd Street, Palmetto Bay, FL 33157.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

[signatures and notarial acknowledgment on the following pages]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Maritza Elena Perez

Witness #1 Printed Name

Witness #2 Signature

Sandy Alonso

Witness #2 Printed Name

Majuro GNX LLC,
a Florida Limited Liability Company

By: _____
Maria J. Llerena, Authorized Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 25th day of Sept., 2023 by Maria J. Llerena, Authorized Member of Majuro GNX LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Maritza Elena Perez

Personally known: _____

OR Produced Identification: ✓

Type of Identification Produced: DriV. Lic

MARITZA ELENA PEREZ
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-20-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 280249

Confirmation of Buyer(s) Name(s) on Warranty Deed

Seller: **Majuro GNX LLC**
Buyer: **Milk Planning & Development LLC**
Property: **9730 Southwest 182nd Street, Palmetto Bay, FL 33157**
Closing Date: **September 25, 2023**
File No: **P23-3979-MP**

Buyer(s) is/are hereby purchasing the real property located at **9730 Southwest 182nd Street, Palmetto Bay, FL 33157**, which is legally described as:

> *Lot 10, less the East 11 feet thereof, Block 5, of MORNINGSIDE ACRES, according to the Plat thereof, as recorded in Plat Book 46, Page 7, of the Public Records of Miami-Dade County, Florida.*
>
> **Parcel Folio #:** 33-5032-007-0530

By signing below, the undersigned hereby acknowledge that Herskowitz Shapiro PLLC ("HS") has provided them with a copy of the proposed or final Warranty Deed attached hereto and marked "Exhibit "A" and Buyer hereby certifies that the spelling of his/her/their/its name(s) as it appears on the proposed Warranty Deed is correct.

SP-24-002

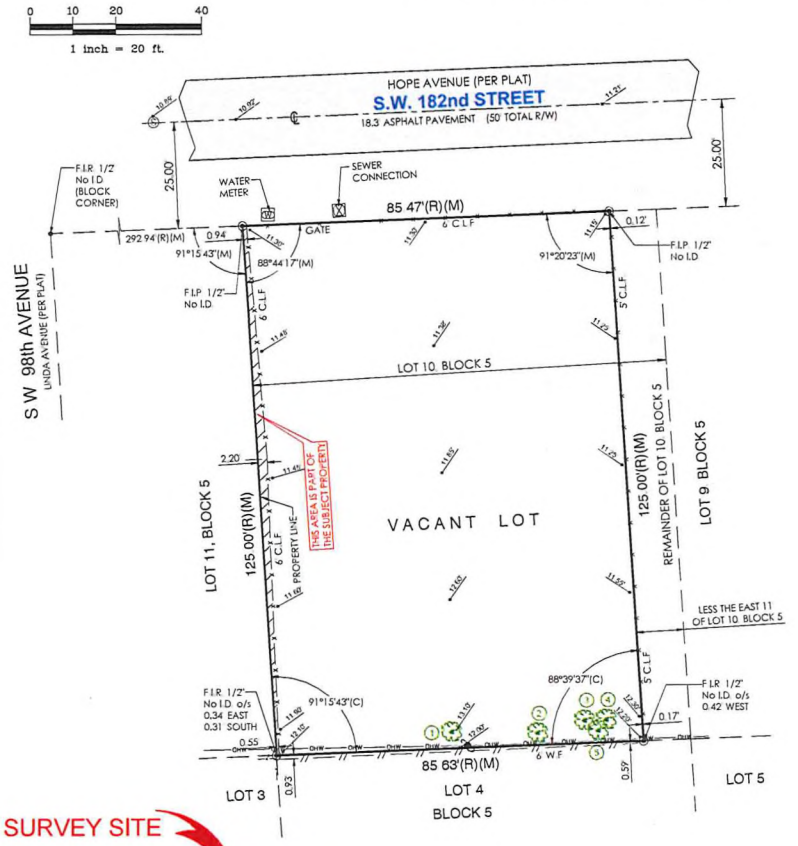
RECEIVED
Zoning Department
November 6, 2024
Village of Palmetto Bay
Building & Zoning Department
By: KC

Milk Planning & Development LLC,
a Florida Limited Liability Company

By: Ana Luiza Leite
Ana Luiza Leite (Sep 22, 2023 16:21 EDT)
Ana Luiza Leite, Manager

By: Diego Andres Uribe
Diego Andres Uribe (Sep 22, 2023 16:39 EDT)
Diego A. Uribe, Manager

SKETCH OF BOUNDARY SURVEY



SURVEY SITE



LOCATION MAP
NOT TO SCALE

LEGEND

(C) = Calculated
CL = Clear
℄ = Center Line
CONC = Concrete
CBS = Concrete Block Stucco
Δ = Delta
ENC = Encroachment
F.F.EL = Finish Floor Elevation
F.I.P = Found Iron Pipe
F.I.R = Found Iron Rod
F.N = Found Nail
F.N&D = Found Nail & Disc
I.D = Identification
L = Length
(M) = Measured
M = Monument Line
O/L = On Line
P.L = Property Line
(P) = Plat
P.C = Point of Curvature
P.B = Plat Book
PG = Page
R = Radius
(R) = Record
R/W = Right of Way
U.E = Utility Easement

SYMBOLS

AIR CONDITIONER
CABLE TV
CATCH BASIN
CONCRETE POLE
ELECTRIC BOX
SANITARY MANHOLE
DENOTE TREE
WATER METER
WOOD POLE
EXISTING ELEVATION
COVERED AREA
OVERHEAD LINES
WOOD FENCE (W.F.)
CHAIN LINK FENCE (C.L.F.)

TREE TABLE

Tree Number	Common Name	Scientific Name	DBH - Trunk size (Inches)	Canopy Size (Feet)+/-	Height (Feet)+/-
1	Tropical Almond Tree	Terminalia catappa	44"	40'	65'
2	Orchid Tree	Bauhinia	32"	30'	35'
3	Orchid Tree	Bauhinia	12"	20'	25'
4	Orchid Tree	Bauhinia	24"	25'	25'
5	Pink Shower Tree	Cassia javanica	12"	6'	25'

- DBH (Diameter at breast height) is rounded-off to the nearest inch
- DBH (Diameter at breast height) is measured at 4.5 feet above existing ground grade
- Canopy Diameter is approximate and measured in one direction
- Height of Trees and Palms is approximate

Sunshine811

CALL 811 OR VISIT WWW.SUNSHINE811.COM BEFORE DIGGING
CALL BEFORE YOU DIG, IT'S THE LAW!

REFERENCE PROPERTY ADDRESS / Miami-Dade County Public Records/Property Appraiser Office
9730 SW 182nd Street
Palmetto Bay, Florida 33157-5516

REFERENCE FOLIO NUMBER / Miami-Dade County Public Records/Property Appraiser Office
33 5032 007 0530

LEGAL DESCRIPTION:
Lot 10, less the East 11 feet thereof, Block 5, of MORNINGSIDE ACRES, according to the Plat thereof, as recorded in Plat Book 46, Page 7, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:
All distances as shown hereon are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120687 (Village of Palmetto Bay), 12086 C 0601 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.

All elevations as shown on this survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD) Datum.

BENCHMARK REFERENCES:

BM Name: BC-70
BM Elevation (NGVD 1929): 14.93 feet
Location 1: SW 184 ST — 32' SOUTH OF C/L
Location 2: SW 97 AVE — 84' EAST OF C/L
Description 1: PK NAIL AND ALUMINUM WASHER IN FRONT OF TRAFFIC CONTROL BOX IN SIDEWALK.

BM Name: U-700 REF
Elevation (NGVD 1929): 13.18 feet
Location 1: SW 184 ST — 200' SOUTHWESTERLY FROM SOUTH R/W LINE
Location 2: US HWY #1 — 5' EASTERLY OF EAST EDGE OF PAVEMENT
Description1: PK NAIL AND ALUMINUM WASHER IN 2" SQUARE CUT IN SIDEWALK. NEXT TO CONC CATCH BASIN

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

Adjacent properties were not investigated at the time of this Survey.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

Property corners not recovered at the time of the updated survey work.

The location of the trees as shown on this survey drawing are compiled from such field surveys deemed necessary by Jorge L. Cabrera PSM, therefore the resultant of said dimensions shown hereon could vary slightly within 1 to 2 feet more or less due to field conditions.

Although care was taken with the identification of the tree noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the tree is required. Shrubs and vines has not been located.

CERTIFIED TO
- Milk Planning & Development LLC

GENERAL SURVEYOR'S NOTES:
1)-This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
2)- The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
3)-This Survey does not reflect or determine ownership.
4)-Legal Description subject to any dedications, limitations, retractions, reservations or easements of record.
5)-Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
6)-No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
7)-This Survey has been prepared for the exclusive use the entities named hereon only and certifications hereon do not extend to any unnamed parties.
8)-This Survey was prepared for a Mortgage Transaction only; not to be used for design and/or construction purposes without the consent of this office.
9)-Utility facilities within Utility Easements not noted as violations.
10)-Driveways or portions thereof within Roadways not noted as violations or encroachments.
11)-Foundations and/or footings underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown.
12)-Fence ownership determines by visual means only (if any). Legal ownership not determined.
13)-No search records was made by this firm beside the record plat; therefore we do not imply or accept responsibility for any Easement, Dedication or Limitation for which information was not furnished.
14)-Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
15)-In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.
16)-The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.
17)- Obstructed corners are witnessed by improvements.

This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

JORGE L. CABRERA
Professional Surveyor & Mapper # 6487
State of Florida

JORGE L. CABRERA LICENSE No. 6487 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

LAST REVISION: 05/04/2024
Job # 23-7738-A

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper. Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.

JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No. 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone (305) 302-2522 Fax (305) 207 9537
Email: jorgelcabrerapls@gmail.com

No.	Date	Job Number	Description
1	05/04/2024	23-7738-A	REVISED TO UPDATE & ADD TREES

Prepared for
Milk Planning & Development LLC

CHECKED BY	JLC
DRAWN BY	JF / ELF
FIELD DATE	09/29/2023
DATE	10/06/2023
SCALE	1" = 20'
JOB No.	23-7738

SHEET 1 OF 1

SP-24-002

RECEIVED
Zoning Department
November 6, 2024
Village of Palmetto Bay
Building & Zoning Department
By: KB

NEW CONSTRUCTION DEVELOPMENT

9730 SW 182 STREET
PALMETTO BAY, FL 33157-5516

PALMETTO BAY SITE PLAN REVIEW
NOVEMBER 2024

VISUALIZATION



PROJECT TEAM DIRECTORY

OWNER
MILK PLANNING & DEVELOPMENT, LLC
3851 CRAWFORD AVE, MIAMI, FL 33133

ARCHITECT
PUJOLS ARCHITECTURE, LLC
PRINCIPAL: GILBERTO PUJOLS, AIA, NCARB
4123 NW 1ST ST, DEERFIELD BEACH, FL 33442
PHONE: (561) 542-9655
E-MAIL: INFO@P-ARC.US

SURVEYOR
JORGE L. CABRERA PROFESSIONAL SURVEYOR & MAPPER, INC
PRINCIPAL: JORGE CABRERA, PSM
2852 SW 149TH PL, MIAMI, FL 33185
PHONE: (305) 302-2522
E-MAIL: JORGELCABRERAPLS@GMAIL.COM

CIVIL ENGINEER
ZEPHYR ENGINEERING, INC
PRINCIPAL: WILFORD ZEPHYR, PE
5451 PIERCE ST, HOLLYWOOD, FL 33021
PHONE: (786) 302-7693
E-MAIL: WILFORD@ZEPHYRENGINEERINGFL.COM

LANDSCAPE ARCHITECT
CABEZAS ALVAREZ LANDSCAPE ARCHITECT, INC
PRINCIPAL: CHRIS CABEZAS, PLA, ASLA
PRINCIPAL: JOSE ALVAREZ, PLA, ASLA
80 NE 5TH AVE, DELRAY BEACH, FL 33483
PHONE: (561) 515-1275
E-MAIL: STUDIO@CABEZASALVAREZ.COM

GEOTECHNICAL ENGINEER
DYNATECH ENGINEERING, CORP.
PRINCIPAL: WISSAM S. NAAMANI, PE
750 WEST 84TH ST, HIALEAH, FL 33014
PHONE: (305) 828-7499
E-MAIL: INFO@DYNATECHENGINEERING.COM

DRAWINGS INDEX

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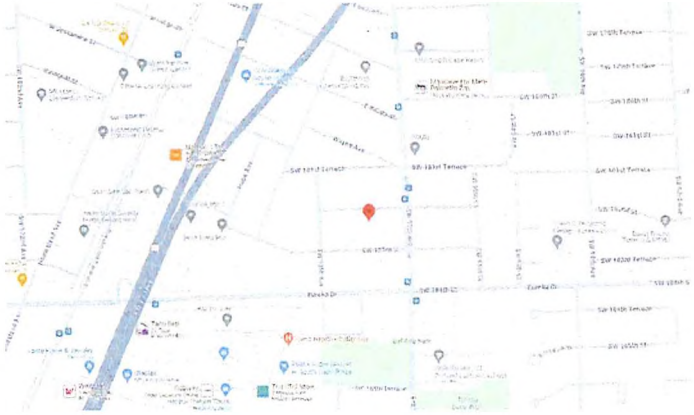
SURVEY
V-1 SKETCH OF BOUNDARY SURVEY

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C3 CIVIL DETAILS 1
WS1 WATER & SEWER PLAN

LANDSCAPE ARCHITECTURE
L-1 TREE DISPOSITION
L-2 LANDSCAPE PLAN
L-3 PLANTING DETAILS + NOTES

STATE OF FLORIDA
AR 101666
REGISTERED ARCHITECT

VICINITY MAP



NORTH
1 VICINITY MAP
N.T.S.

LOCATION MAP



NORTH
2 LOCATION MAP
N.T.S.

APPLICABLE CODES

8TH ED. FLORIDA BUILDING CODE - RESIDENTIAL (2023)
8TH ED. FLORIDA BUILDING CODE - BUILDING (2023)
8TH ED. FLORIDA BUILDING CODE - ENERGY CONSERVATION (2023)
8TH ED. FLORIDA BUILDING CODE - MECHANICAL (2023)
8TH ED. FLORIDA BUILDING CODE - PLUMBING (2023)
8TH ED. FLORIDA FIRE PREVENTION CODE (2023)

PROJECT DATA

SHORT LEGAL DESCRIPTION:
MORNINGSIDE ACRES PB 46-7 LOT 10 LESS E11FT BLK 5
LOT SIZE 85,630 X 125 F/A/U 30-5032-007-0530 OR
20765-2989 102002 4

PARCEL NUMBER:
33-5032-007-0530

TOTAL SITE AREA:
10,692 SF (0.25 ACRES)

TOTAL PROPOSED BUILDING AREA:
7,454 SF

CONSTRUCTION TYPE
TYPE V-B

OCCUPANCY TYPE
RESIDENTIAL (R-3)

ZONING
DOWNTOWN URBAN VILLAGE (DUV)

FEMA FLOOD ZONE
TYPE X

SCOPE OF WORK (SOW):
DEVELOPMENT OF (4) NEW 2-STORY DETACHED TOWN HOUSES.

SITE STUDY PLAN LEGEND

- PROPERTY LINE
- BUILDING STRUCTURE SETBACK
- PROP. BUILDING AREA 3,854 SF
- PROP. IMPERVIOUS AREA (HARDSCAPE AREA) 2,958 SF
- PROP. PERVIOUS AREA (GREEN AREA) 3,880 SF

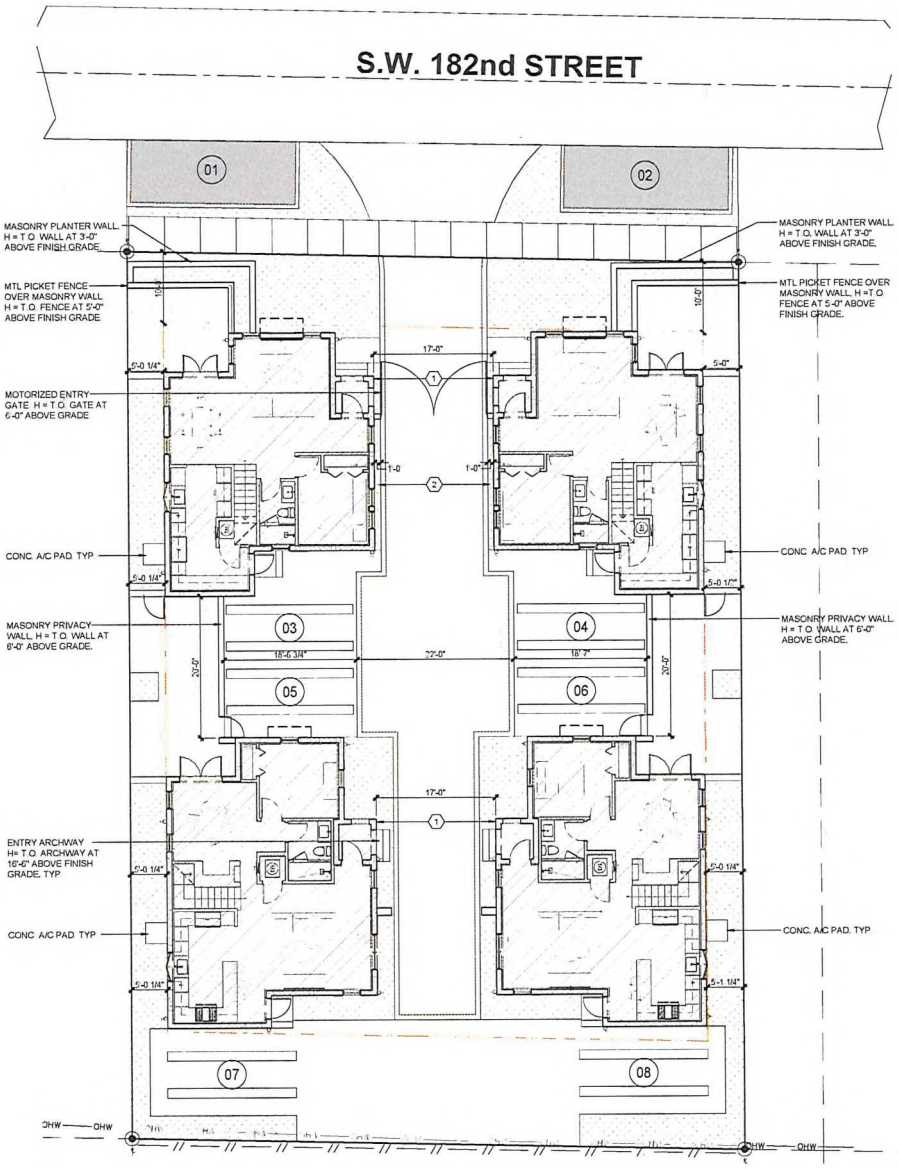
SITE STUDY DATA

GENERAL DATA	
ZONING	DOWNTOWN URBAN VILLAGE (DUV)
REGULATION DISTRICT	NEIGHBORHOOD SECTOR
LOT AREA	10,892 SF (0.25 ACRES)
GROSS SITE AREA	12,827 SF (0.29 ACRES)
FEMA FLOOD ZONE	X
LOT USES & INTENSITY PER LDC	
USES PERMITTED	TOWN HOUSE
MAX. RESIDENTIAL DENSITY (GROSS)	24 DU/ACRE
MIN. RESIDENTIAL UNIT AREA	1,400 SF
MAX. LOT COVERAGE	80%
MIN. PERVIOUS LANDSCAPE AREA	10%
MAX. BUILDING HEIGHT (T.O. ROOF)	36 FT
MIN. BUILDING STORIES	2 STORIES
MIN. BUILDING SEPARATION DISTANCE	20 FT
SETBACKS	
FRONT	10 FT
REAR	15 FT
SIDE	5 FT
BUILDING SEPARATION DISTANCE	
REQUIRED	20 FT
PROVIDED	10 FT
PARKING LOCATIONS & SETBACKS	
MIN. PARKING SPACES	2 SPACES/UNIT
MIN. FRONT SETBACK AT PROPERTY LINE	30 FT
PARKING LOCATION	FRONT OF PROPERTY
PROPOSED USE & INTENSITY	
BUILDING USE	DETACHED TOWN HOUSES
GROSS DENSITY	14 DU/ACRE
TOTAL BUILDING FLOOR AREA	7,454 SF
FIRST FLOOR AREA (TYPE 'A')	897 SF
SECOND FLOOR AREA (TYPE 'A')	790 SF
FIRST FLOOR AREA (TYPE 'B')	1,030 SF
SECOND FLOOR AREA (TYPE 'B')	1,010 SF
BUILDING FOOTPRINT AREA	3,854 SF (36.0%)
IMPERVIOUS OUTDOOR AREA	3,217 SF (30.1%)
PERVIOUS / GREEN AREA	3,621 SF (33.9%)
LOT COVERAGE	61.4%
BUILDING HEIGHT	28.17 FT
BUILDING STORIES	2 STORIES
MIN. BUILDING SEPARATION	10 FT
PROPOSED PARKING	
TOTAL SPACES	8 SPACES
ON-STREET SPACES	2 SPACES
OFF-STREET SPACES	6 SPACES
LOCATION	BEHIND BUILDING & REAR OF LOT

(X) VARIANCE REQUESTS

(1) REDUCTION FROM 20'-0" TO 17'-0" FOR THE MINIMUM BUILDING SEPARATION REQUIREMENT (SEC. 30-50.23.3-02.4 - TABLE 14).

(2) FOR TYPE 'A' HOUSE, REDUCTION FROM 30" TO 12" FOR THE MINIMUM LANDSCAPE BUFFER BETWEEN RESIDENTIAL DRIVEWAYS AND BUILDINGS (SEC 30-50.23.6-01).



SITE STUDY PLAN
SCALE: 1/8" = 1'-0"

P/ARC

FL LIC. AR101066 | 0A977

561.542.9655
hello@P-ARC.US

4123 NW 1st STREET
DEERFIELD BEACH, FL 33442

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101066
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GP

DRAWN BY
GP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

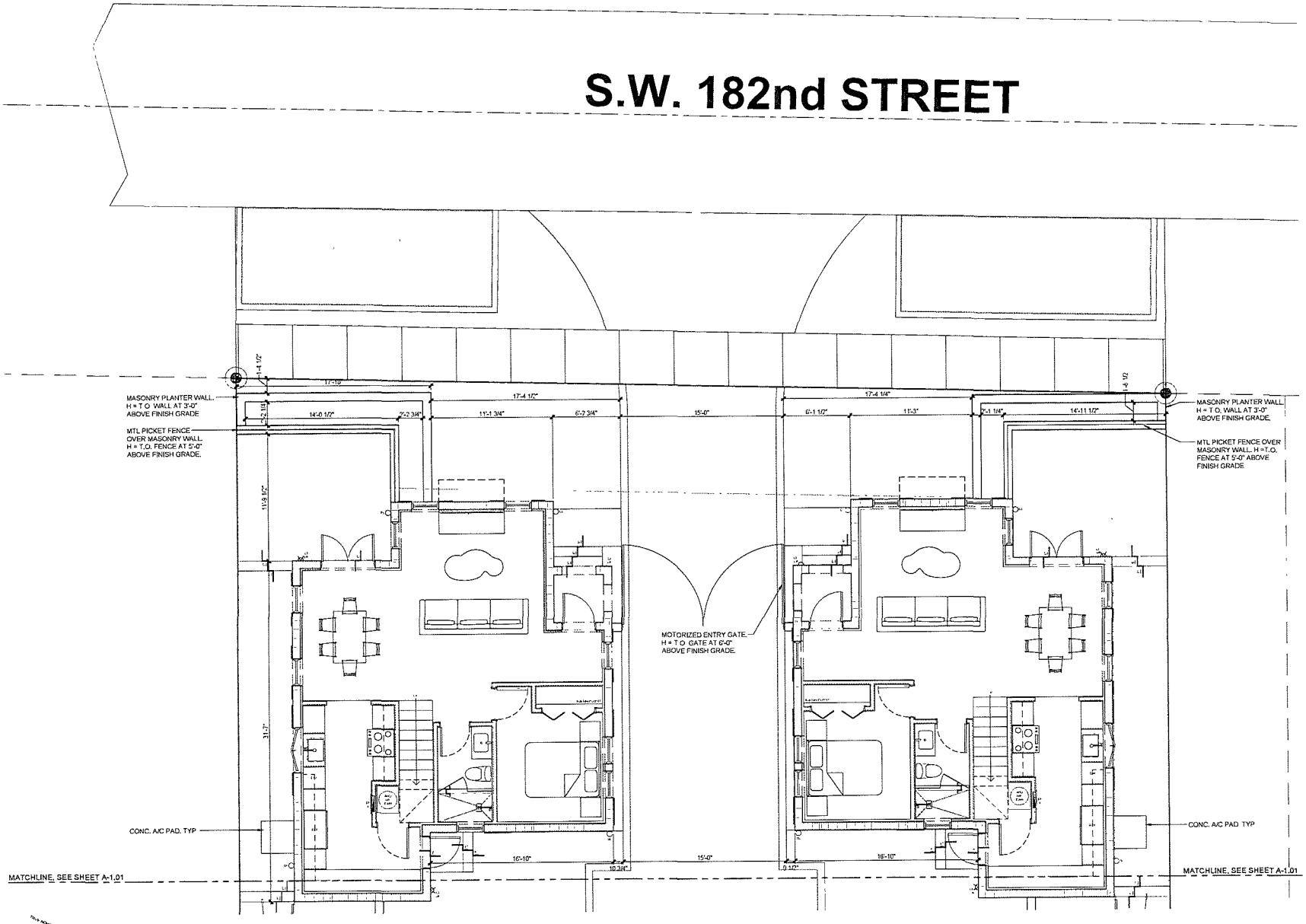
DATE
10.21.2024

SHEET TITLE

SITE STUDY PLAN

SHEET NUMBER

A1.00



1 ARCHITECTURAL SITE PLAN
SCALE 1/4" = 1'-0"

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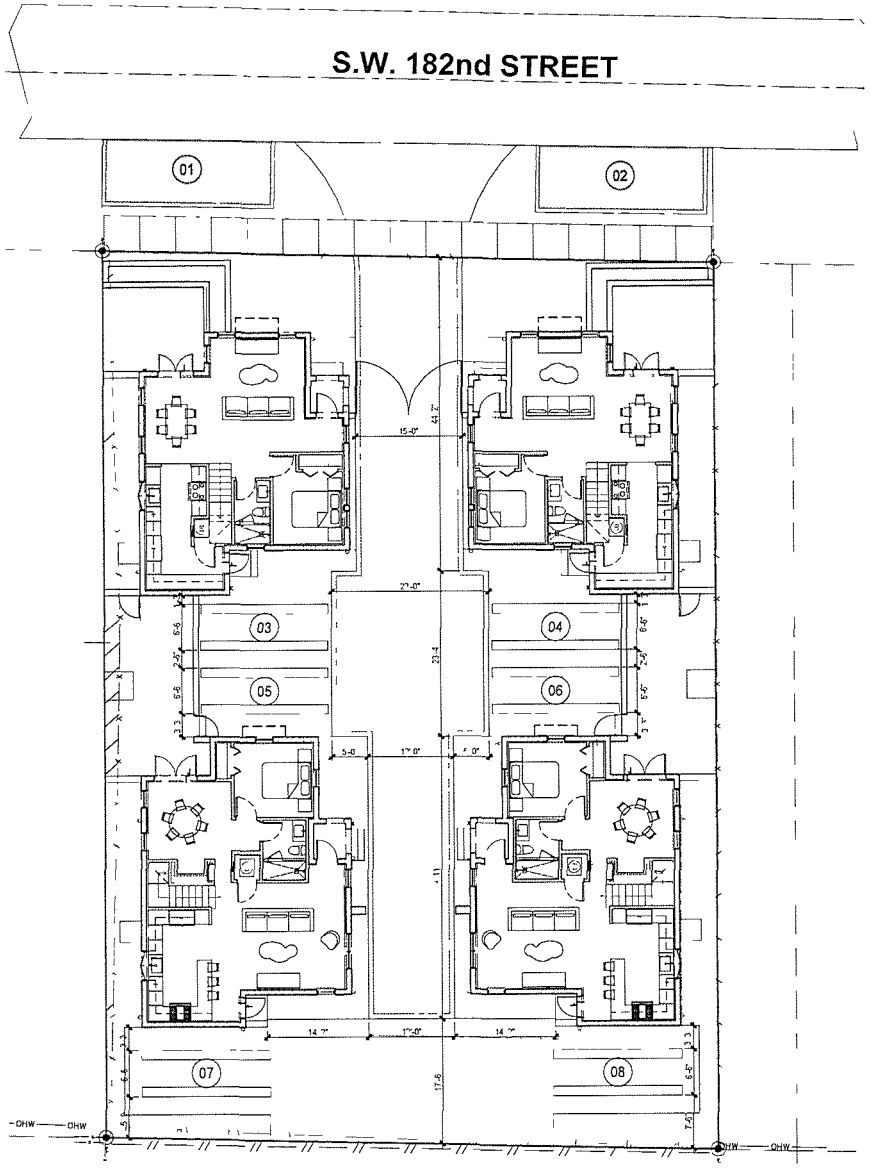
ENLARGED ARCHITECTURAL SITE PLAN - CONT.

SHEET NUMBER

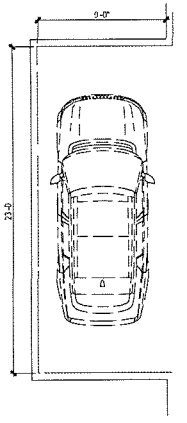
A1.02

SITE PARKING PLAN LEGEND

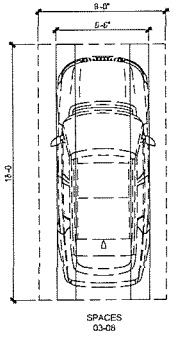
- PROPERTY LINE
- BUILDING STRUCTURE SETBACK
- ACCESS ROAD DRIVEWAY
- (01) – (08) PARKING SPACES



1 SITE PARKING PLAN
SCALE: 1/8" = 1'-0"



2 TYP. ON-STREET PARKING DETAIL
SCALE: 1/4" = 1'-0"



3 TYP. OFF-STREET PARKING DETAIL
SCALE: 1/4" = 1'-0"

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STATE OF FLORIDA
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ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

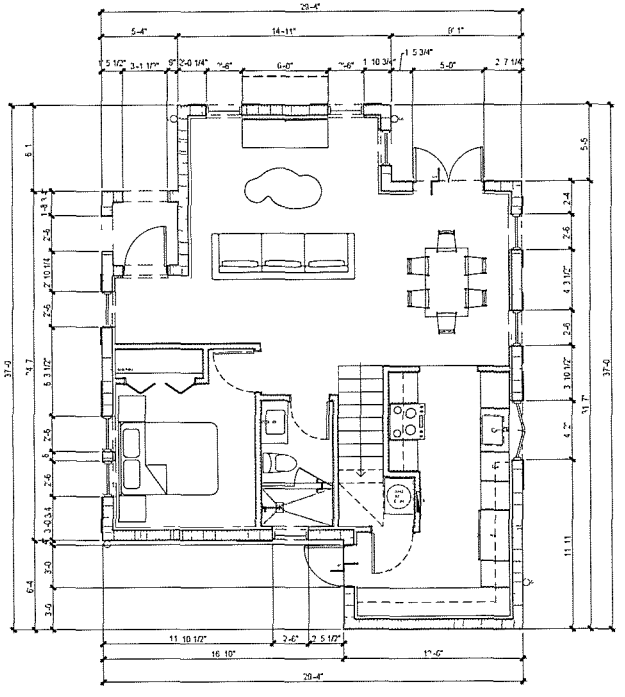
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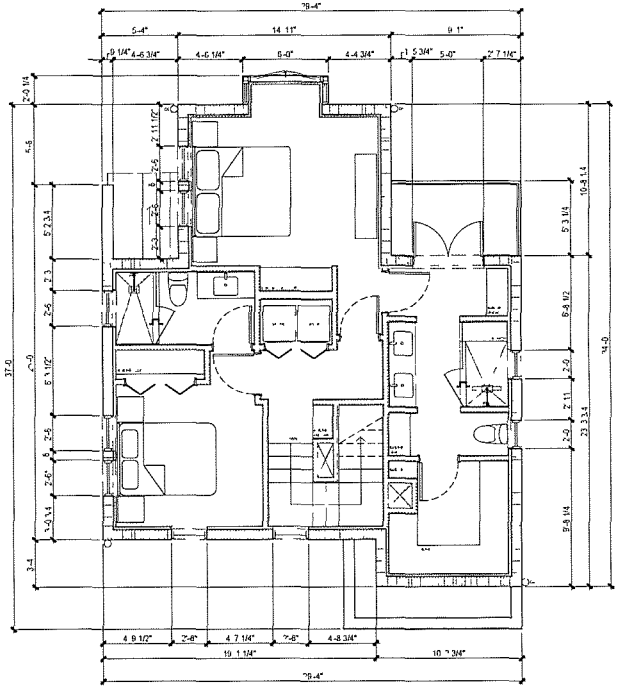
SITE
PARKING PLAN

SHEET NUMBER

A2.00



1 FIRST FLOOR PLAN - UNIT TYPE 'A'
SCALE 1/4" = 1'-0"



2 SECOND FLOOR PLAN - UNIT TYPE 'A'
SCALE 1/4" = 1'-0"

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FL LIC AR 0100xx | IDxxxx
741.642.9655
PATCH@P-ARC.US
4122 NW 132 ST PL
RED BAY FL 33442

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AR 101066
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PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24179

SCALE
NOTED

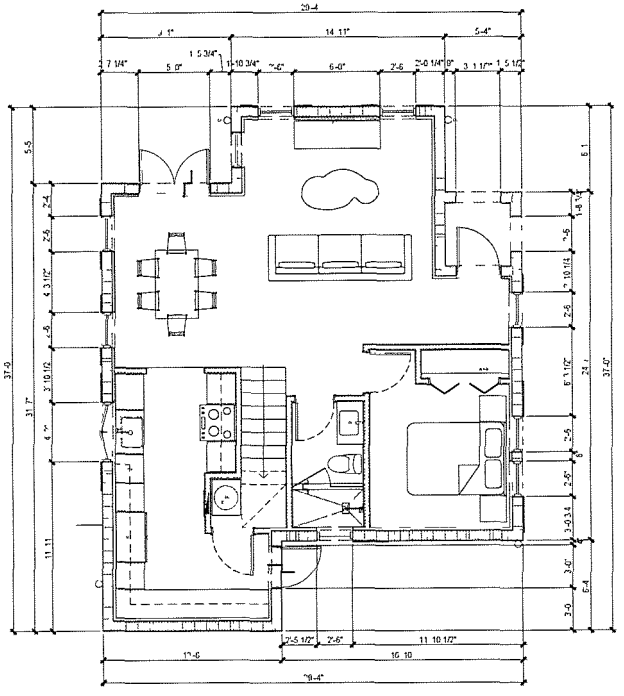
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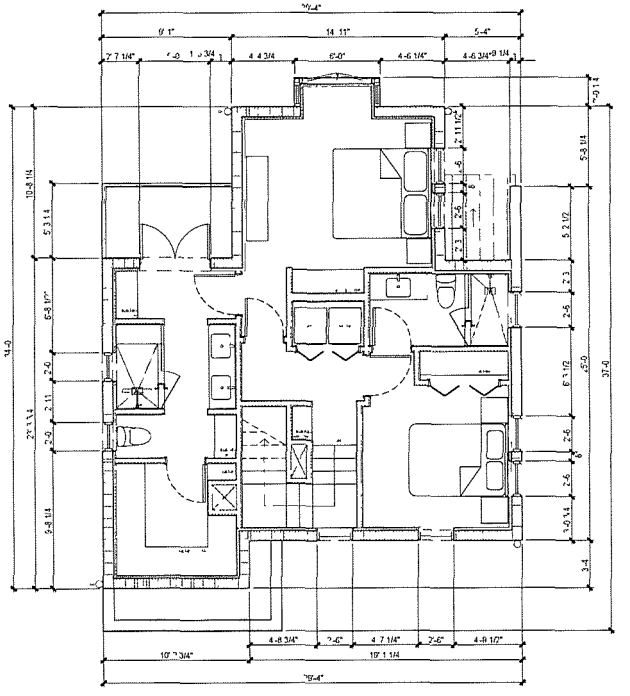
FLOOR PLAN -
UNIT TYPE 'A'

SHEET NUMBER

A3.00



1 FIRST FLOOR PLAN - UNIT TYPE 'A' REVERSE
SCALE 1/4" = 1'-0"



2 SECOND FLOOR PLAN - UNIT TYPE 'A' REVERSE
SCALE 1/4" = 1'-0"

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GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101066
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
CP

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CP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

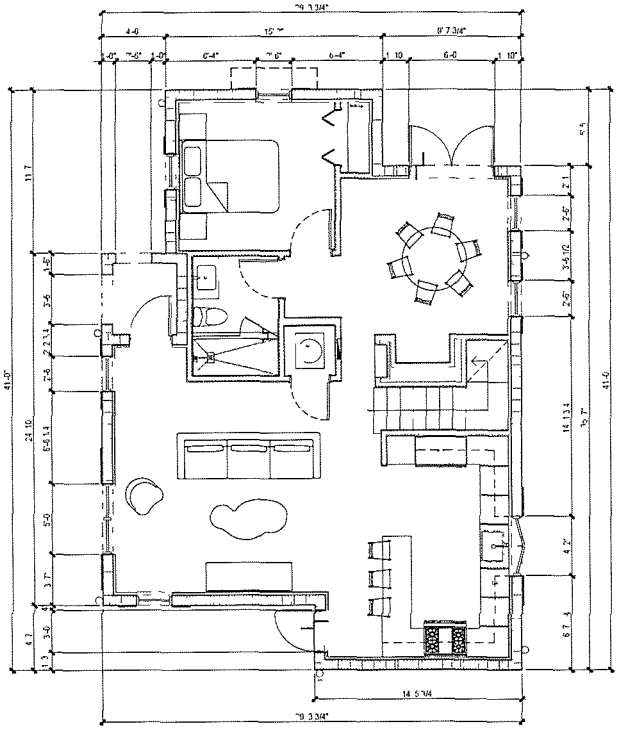
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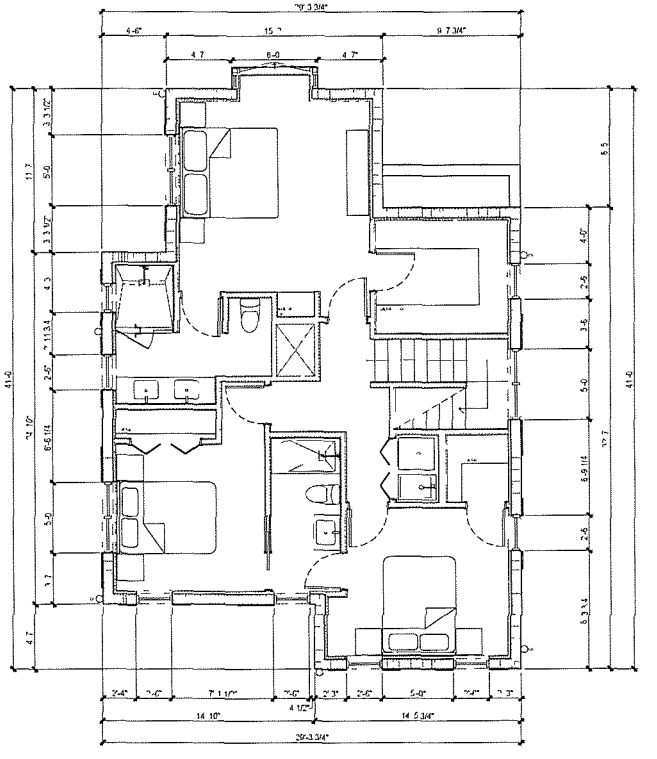
FLOOR PLAN -
UNIT TYPE 'A'
REVERSE

SHEET NUMBER

A3.01



1 FIRST FLOOR PLAN - UNIT TYPE 'B'
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - UNIT TYPE 'B'
SCALE: 1/4" = 1'-0"

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GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101866
REGISTERED ARCHITECT

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ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

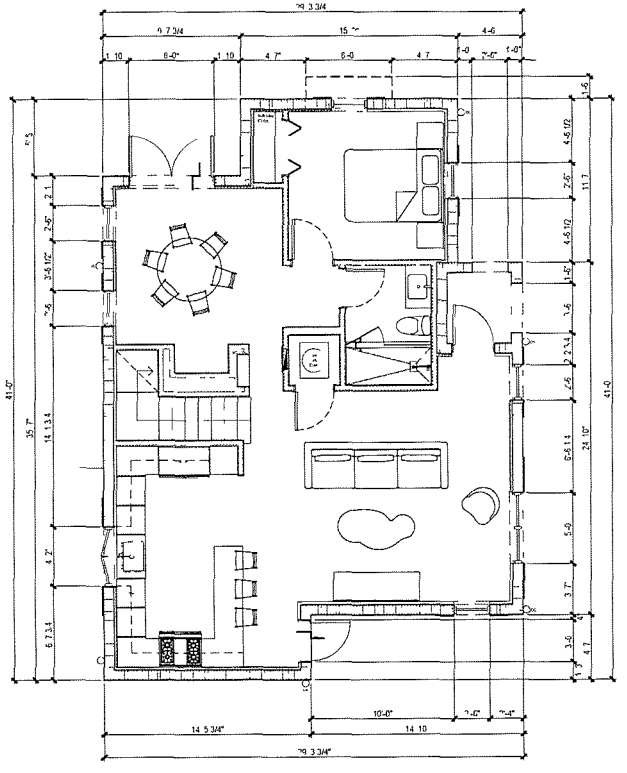
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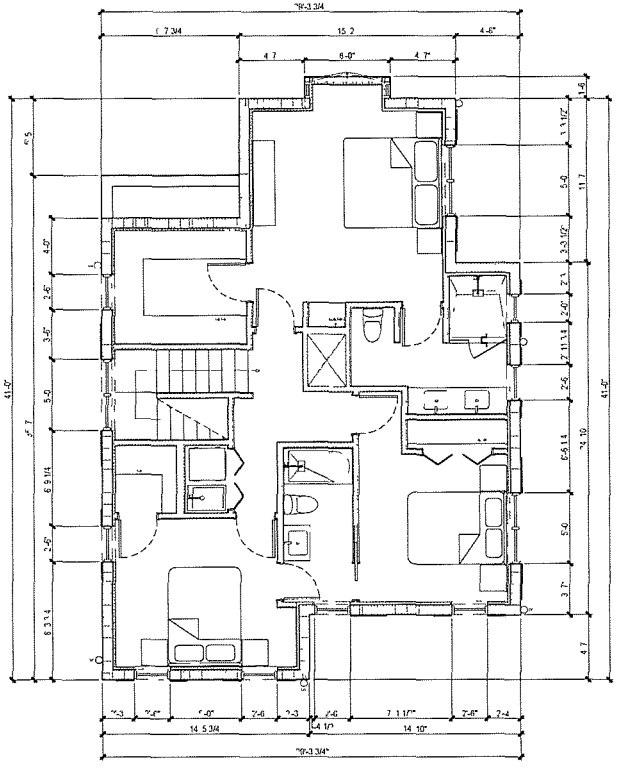
FLOOR PLAN -
UNIT TYPE 'B'

SHEET NUMBER

A3.02



1 FIRST FLOOR PLAN - UNIT TYPE 'B' REVERSE
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - UNIT TYPE 'B' RESERVE
SCALE: 1/4" = 1'-0"

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STATE OF FLORIDA
AR 101066
REGISTERED ARCHITECT

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PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
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ISSUED RECORD

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24170

SCALE
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DATE
10.21.2024

SHEET TITLE

FLOOR PLAN - UNIT TYPE 'B' REVERSE

SHEET NUMBER

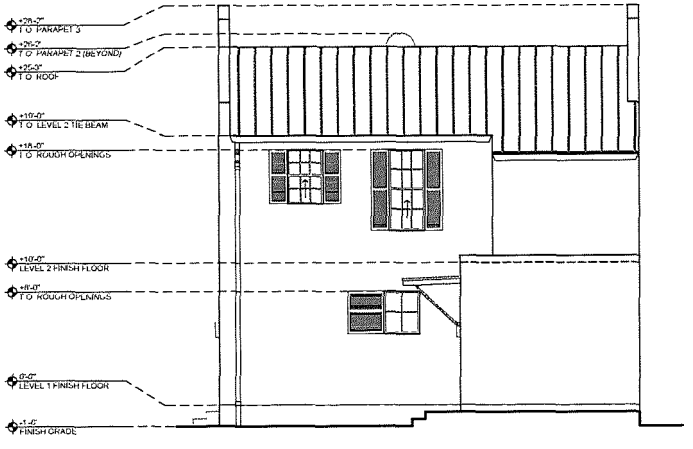
A3.03



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

P/ARC

FL LIC. AR101066 | IB4977
561-842-9455
1st@P-ARC.us
4103 NW 1st STREET
DEERFIELD BEACH, FL 33442

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101066
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ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170
SCALE
NOTED
DATE
10.21.2024

SHEET TITLE

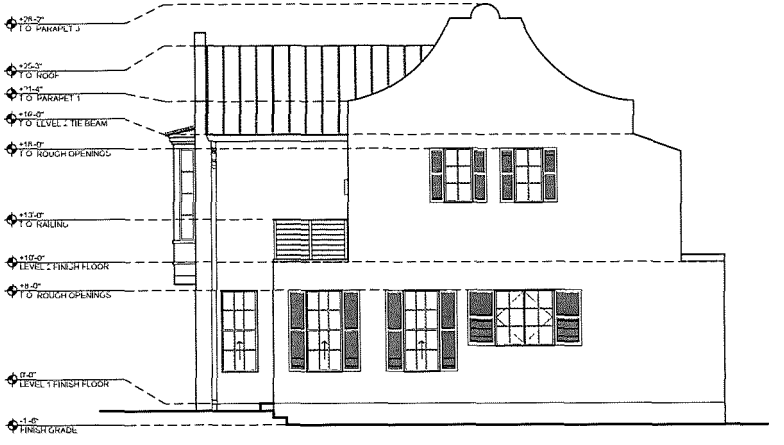
ELEVATIONS
UNIT TYPE 'A'

SHEET NUMBER

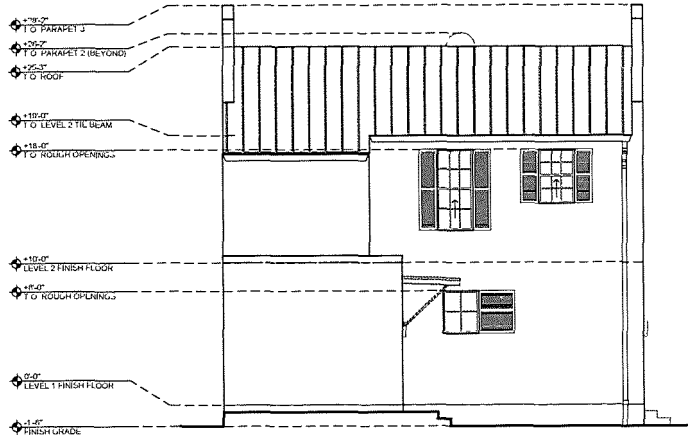
A4.00



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

P/ARC
IL LIC #4101766 | Gx477
561 842 9685
1st FLOOR
DELRAY BEACH, FL 33442

GENERAL NOTICE

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PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

DATE
10.21.2024

SHEET TITLE

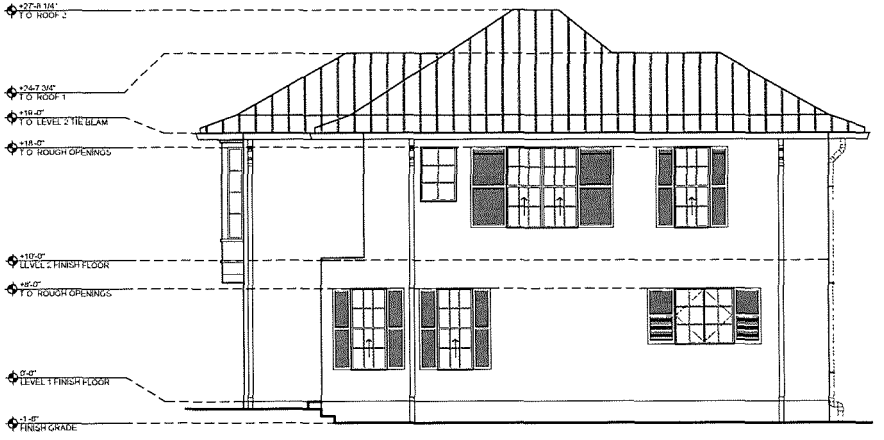
ELEVATIONS
UNIT TYPE 'A'
REVERSE

SHEET NUMBER

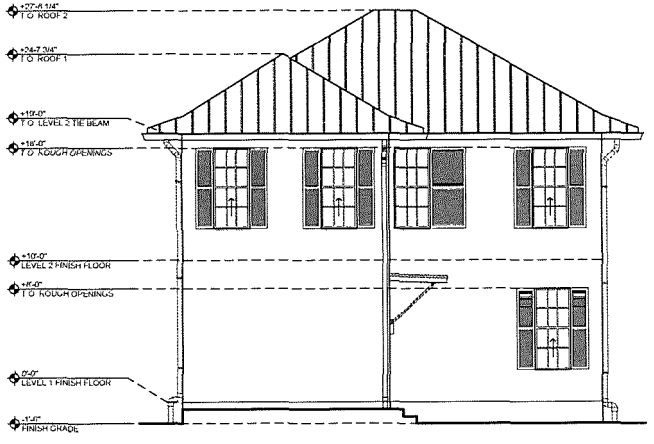
A4.01



1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



2 EAST ELEVATION
SCALE 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE 1/4" = 1'-0"



4 WEST ELEVATION
SCALE 1/4" = 1'-0"

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FL LIC. AR101066 | BR497

561 342 9655
HELLO@P-ARC.BIZ

4123 NW 1ST STREET
DEERFIELD BEACH, FL 33442

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101066
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GP

DRAWN BY
GP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

DATE
10.21.2024

SHEET TITLE

ELEVATIONS
UNIT TYPE 'B'
REVERSE

SHEET NUMBER

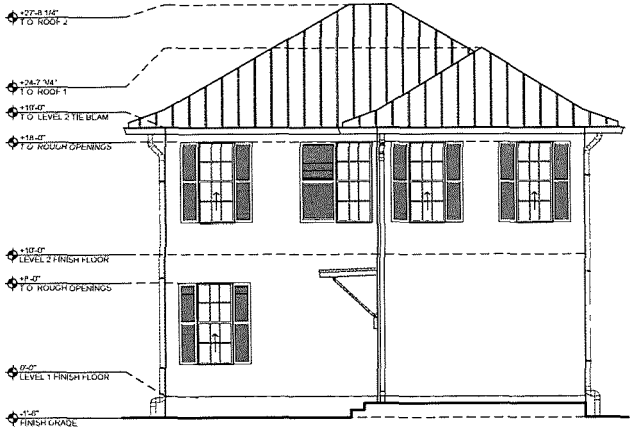
A4.03



1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



2 EAST ELEVATION
SCALE 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE 1/4" = 1'-0"



4 WEST ELEVATION
SCALE 1/4" = 1'-0"

P/ARC

[illegible] LLC AA13004 | ID#977

561-340-9655
[illegible]@P-ARC.US

4133 NW 1ST STREET
DEERFIELD BEACH, FL 33442

GENERAL NOTICE

[illegible] ARCHITECTURE, ARCHITECTURE, [illegible] ARCHITECTURE, [illegible] ARCHITECTURE, [illegible]



1 SOUTH ELEVATION - UNIT TYPE 'A'
SCALE: 1/2" = 1'-0"



1. STANDING SEAM METAL ROOF, LIGHT GRAY FINISH.



6. FRENCH DOOR WITH GRIDS, BRONZE FINISH.



2. ROUND METAL GUTTERS, BRONZE FINISH.



7. SINGLE HUNG WINDOWS WITH GRIDS BRONZE FINISH.



3. SMOOTH STUCCO, WHITE FINISH.



8. BOX BAY WINDOW.



4. WOOD WINDOW SHUTTERS.



9. SOLID WOOD ARCHED ENTRY DOOR



5. DARK ALUM. RAILING WITH HORIZONTAL PICKETS AND WOOD TOP.



10. CYLINDER SCONCE, BRONZE FINISH.

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GENERAL NOTICE

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9730 SW 182ND STREET
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PROJECT NUMBER
24170

SCALE
NOTED

DATE
10.21.2024

SHEET TITLE

MATERIALS SELECTIONS

SHEET NUMBER

A5.00













P/ARC

FL LIC. AR101066 | ID#977

541.542.9663
info@PARC.US

4122 NW 1ST STREET
DEERFIELD BEACH, FL 33442

GENERAL NOTICE

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STATE OF FLORIDA
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24170

SCALE
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DATE
10.21.2024

SHEET TITLE

3D VISUALIZATIONS - PERSPECTIVES

SHEET NUMBER

A6.00







P/ARC

FL LIC. AR101066 | IDe977

Tel 305.965.9655
Info@P-ARC.US

4123 NW 132 STREET
OPA-LOCKA, FL 33054

GENERAL NOTICE

PROFESSIONAL SEAL

STATE OF FLORIDA
AR 101066
REGISTERED ARCHITECT

PROFESSIONAL IN CHARGE
GP

DRAWN BY
GP

PROJECT NAME & ADDRESS

ALMOND COURT
9730 SW 182ND STREET
PALMETTO BAY, FL 33157

ISSUED RECORD

PROJECT NUMBER
24170

SCALE
NOTED

DATE
10.21.2024

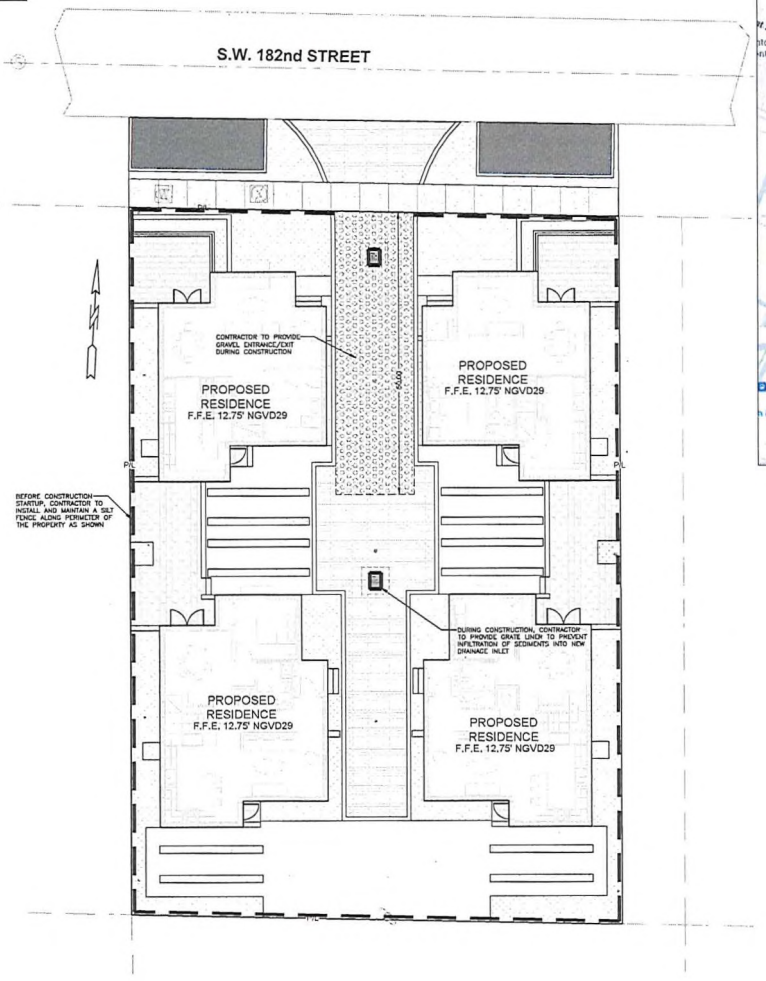
SHEET TITLE

3D
VISUALIZATIONS -
PERSPECTIVES

SHEET NUMBER

A6.01

ALL ELEVATIONS ARE REFERENCED TO NGVD29 VERTICAL DATUM





LOCATION MAP
NOT TO SCALE

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

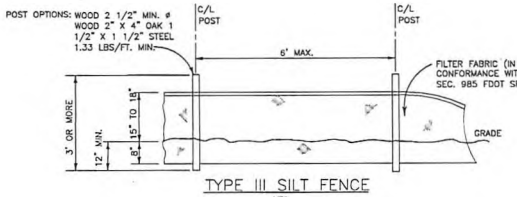
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

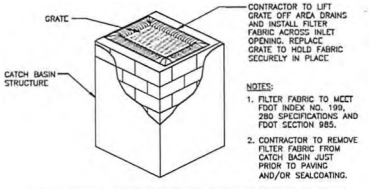
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

LEGEND

- PROPOSED CONC. PAVEMENT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED DDCV
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- PROPOSED SAN. SEWER CLEANOUT



TYPE III SILT FENCE
NTS



POLLUTION PREVENTION FOR CATCH BASIN
N.T.S.

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WILFORD ZEPHYR LICENSE No. 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
11-4-24

EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION

ZE ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

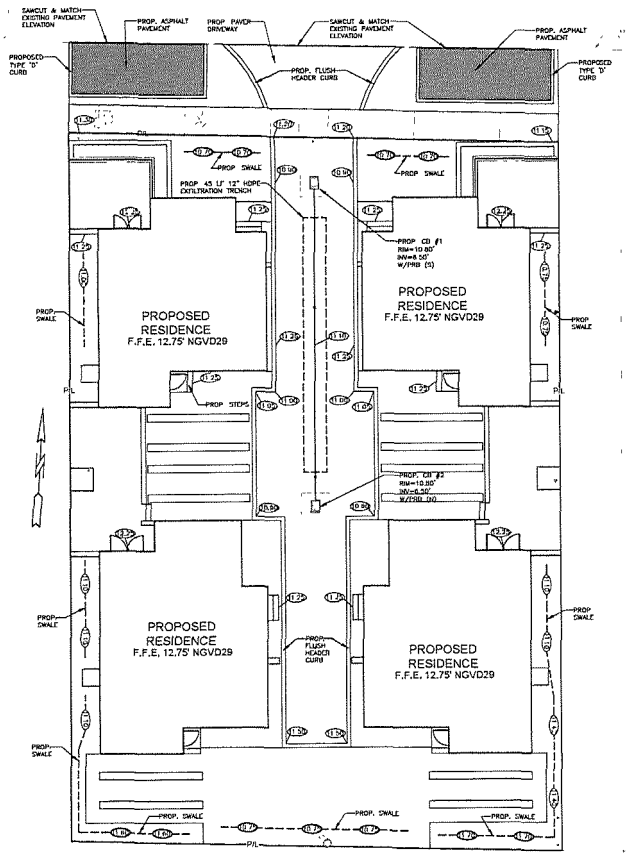
ALMOND COURT
9730 SW 182nd STREET
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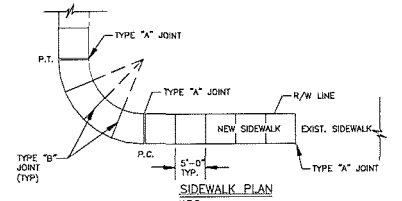
P.E.#:76036
DATE: 6/10/24
SCALE: 1"=10'
SHEET NO.: C1
1 OF 4
PROJECT NO.: 24-29

ALL ELEVATIONS ARE REFERENCED TO NGVD29VERTICAL DATUM

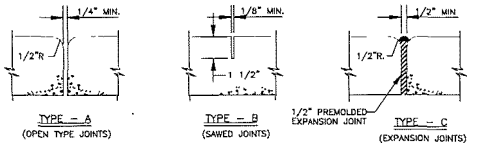
S.W. 98th AVENUE

S.W. 182nd STREET





SIDEWALK PLAN
N.T.S.



SIDEWALK JOINTS
N.T.S.

TYPICAL SIDEWALK THICKNESS (T)

LOCATION :	"T"
PEDESTRIAN AREAS	4"
DRIVEWAYS & OTHER	6"

TABLE OF SIDEWALK JOINTS

TYPE	LOCATION :
"A"	P.C. & P.T. OF CURVES & TIE-IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
"B"	5'-0" O.C. ON SIDEWALKS
"C"	* WHERE SIDEWALK ABUTS CONC. CURBS & DRIVEWAYS OR SIMILIAR STRUCTURES EXPANSION JOINTS EVERY 50' O.C

* INSTALLED AT THE DISCRETION OF THE ENGINEER

NOTES:
1. EXPANSION JOINTS EVERY 50' O.C.
2. CONC. MIN. 2500 PSI, NO STEEL IN SIDEWALK
3. 8" THK. SIDEWALK ACROSS DRIVEWAYS

SIDEWALK DETAIL
NTS

NOTES
1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
2) PRIOR TO CONSTRUCTION CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST
4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION
5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION

LEGEND
- PROPOSED CONC PAVEMENT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED DDCV
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- PROPOSED SAN. SEWER CLEANOUT

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
11-4-24

PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION

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WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

ALMOND COURT
9730 SW 182nd STREET
PALMETTO BAY, FL 33157

P.E.#:76036
DATE: 6/10/24
SCALE: 1"=10'
SHEET NO.: C2
2 OF 4
PROJECT NO.: 24-29

ALL ELEVATIONS ARE REFERENCED TO NGVD29VERTICAL DATUM

GENERAL CONDITION NOTES

1 THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETER-MINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.

2 PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA.

FLORIDA POWER & LIGHT CO., CONSTRUCTION
BELLSOUTH
COMCAST
TECO
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES

1 ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.

2 ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12" ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.

3 FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.

4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO: DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES EXCAVATION, ASPHALT GRADIATION REPORTS, CONC CYLINDERS, ETC.

5 ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.

6 WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.

7 ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.

8 SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.

9 ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.

10 ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.

11 CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)

12 PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.

13 CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75' CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.

14 PIPE SPECIFICATIONS - THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -

RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.

15 ASPHALT -

BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS. 1986 EDITION, SECTION 916-1

PRIME COAT SHALL BE CUT BACK ASPHALT GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982) RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS/S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES

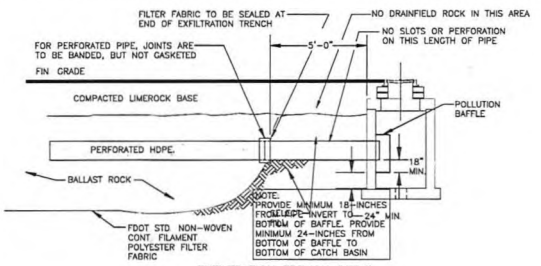
1 STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.

2 ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.

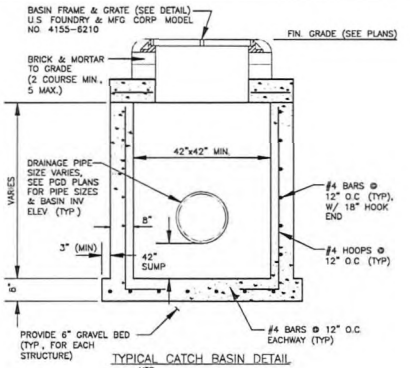
3 STOP BARS SHALL BE 24" WHITE.

4 ALL SITE PAVEMENT MARKINGS SHALL BE PAINT (UNLESS INDICATED OTHERWISE)

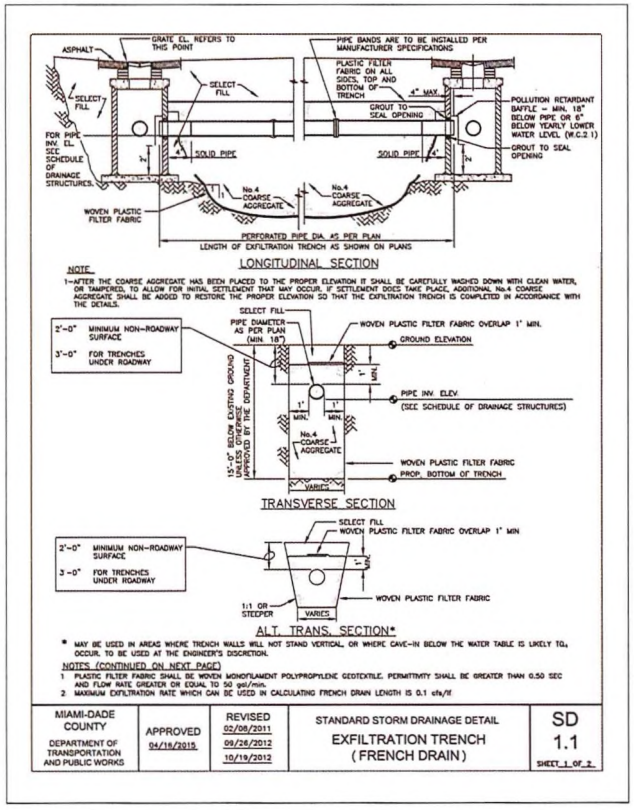
5 ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.



EXFILTRATION TRENCH DETAIL
N.T.S.



TYPICAL CATCH BASIN DETAIL
NTS



MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS	APPROVED 04/15/2015	REVISED 02/06/2011 09/26/2012 10/19/2012	STANDARD STORM DRAINAGE DETAIL EXFILTRATION TRENCH (FRENCH DRAIN)	SD 1.1 SHEET 1 OF 2

SP-24-002

RECEIVED
Zoning Department

November 6, 2024

Village of Palmetto Bay
Planning & Zoning Department
By: KG

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WILFORD ZEPHYR LICENSE No. 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
11-4-24

CIVIL DETAILS I
SCALE: N.T.S.

REVISIONS

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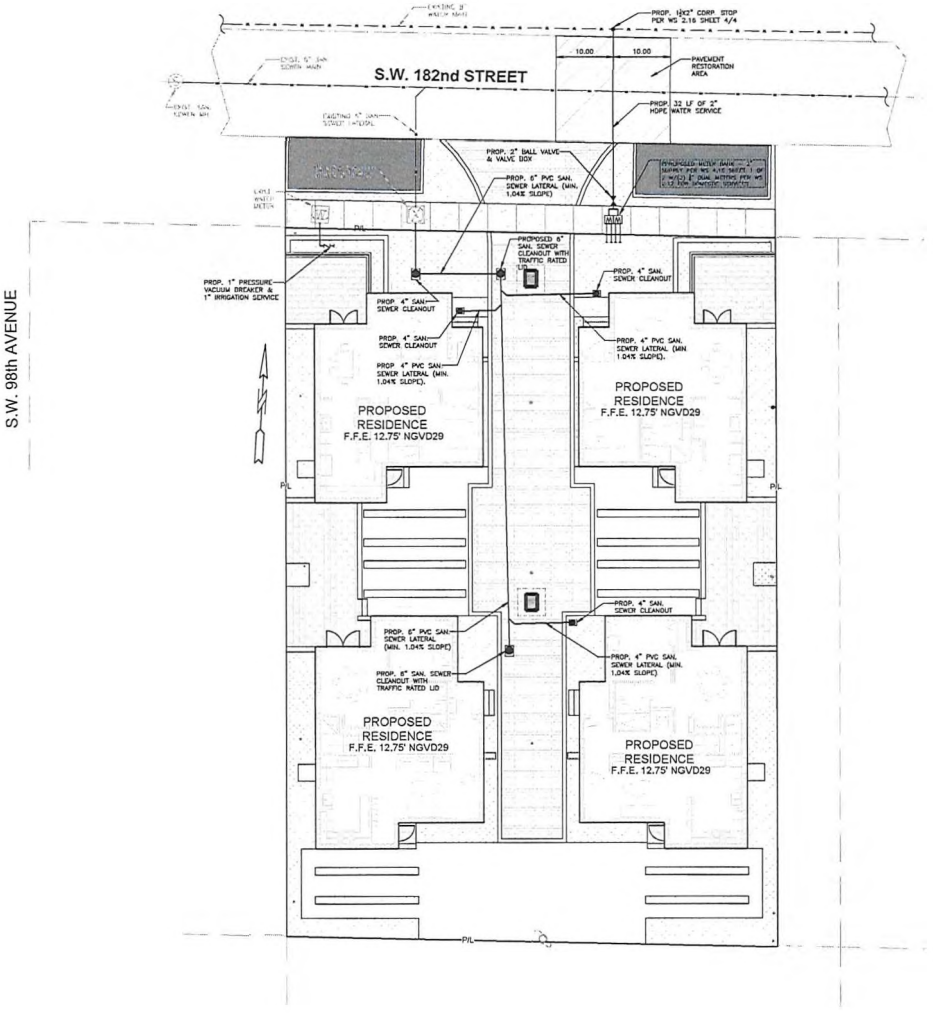
ZE ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA# 31158

ALMOND COURT
9730 SW 182nd STREET
PALMETTO BAY, FL 33157

P.E.# 76036
DATE: 6/10/24
SCALE: N.T.S.
SHEET NO.: C3 3 OF 4
PROJECT NO. 24-29

SP-24-002

ALL ELEVATIONS ARE REFERENCED TO NGVD29 VERTICAL DATUM



RECEIVED
Zoning Department
November 6 2024
Village of Palmetto Bay
Building & Zoning Department
By: AC

LEGEND

- PROPOSED CONC. PAVEMENT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED FDC
- PROPOSED FIRC HYDRANT
- PROPOSED DDCV
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- PROPOSED SAN. SEWER CLEANOUT

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WATER & SEWER PLAN
SCALE: 1"=10'

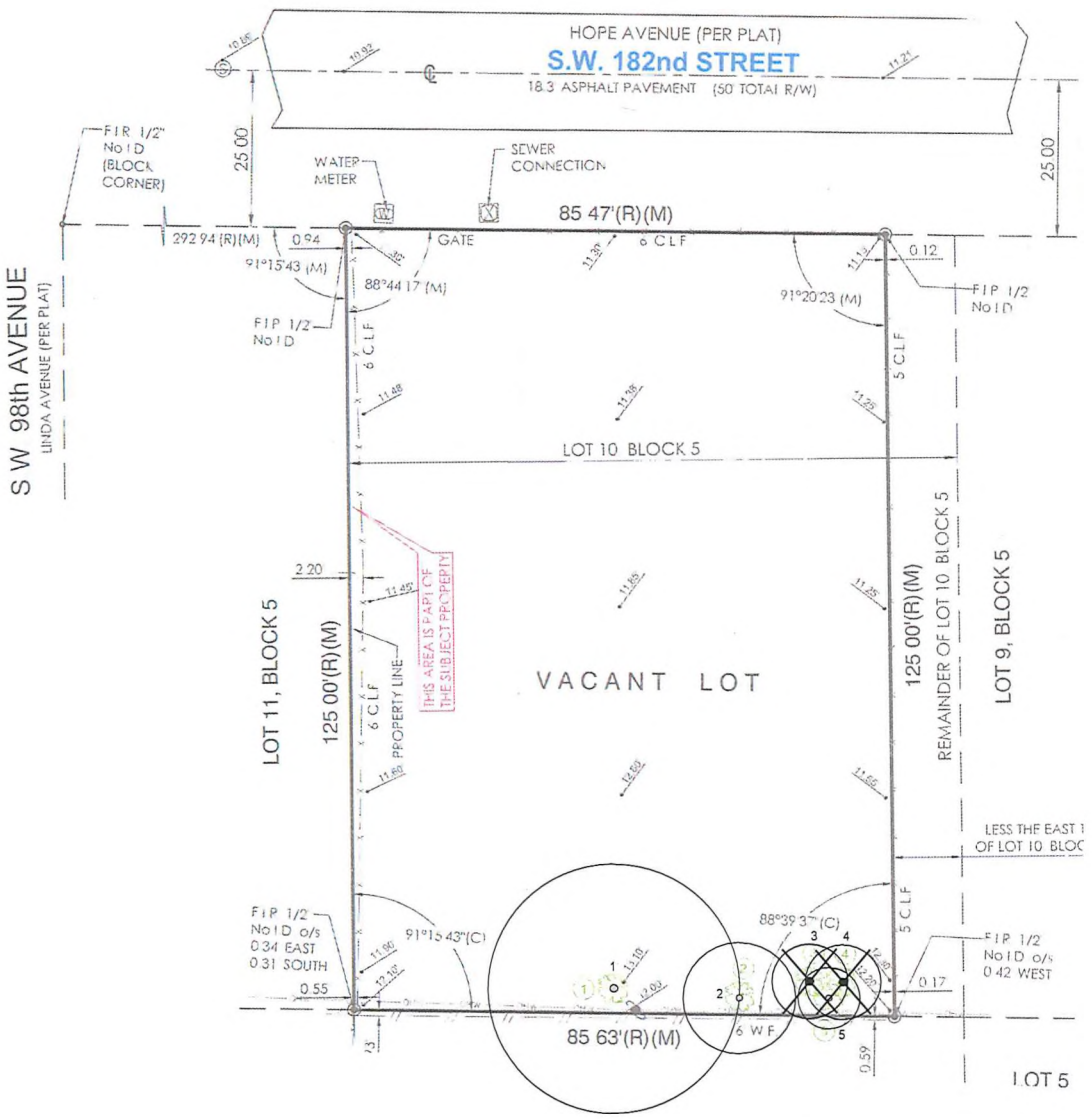
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WILFORD ZEPHYR, P.E.
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4 OF 4
PROJECT NO.: 24-29



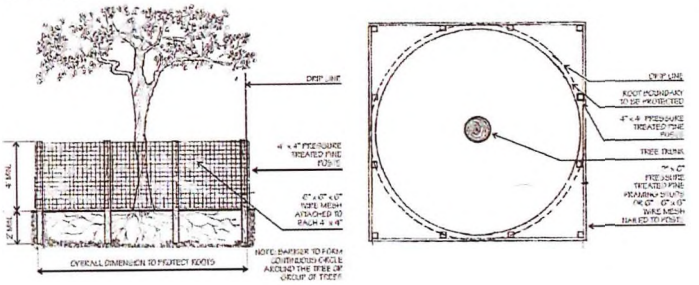
PLANT SYMBOLS

	TREES	PALMS
EXISTING TO REMAIN	○	✳
EXISTING TO BE REMOVED	⊗	✳

TREE PROTECTION NOTES

1. TREE SURVEY BASED ON ALL AVAILABLE INFORMATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
2. TREES SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITY THROUGH THE USE OF PROTECTIVE BARRIERS (SEE PROVIDED DETAIL). TREES THAT ARE TO REMAIN SHALL BE CLEARLY IDENTIFIED WITH TAGS. TREE PROTECTION BARRIERS SHALL BE MAINTAINED AROUND THE TREES IN ACCORDANCE WITH THE TREE PROTECTION PLAN APPROVED BY THE DEPARTMENT.
3. PRIOR TO AND DURING DEMOLITION, DEVELOPMENT, OR CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED AROUND THE PERIMETER OF EACH TREE'S TPZ AND SHALL REMAIN IN PLACE IN ORDER TO PREVENT THE DESTRUCTION OR DAMAGING OF ROOTS, STEMS OR CROWNS OF SUCH TREES. THE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL APPROVED LANDSCAPE OPERATIONS BEGIN.
4. BARRIERS MAY BE REMOVED TEMPORARILY TO ACCOMMODATE CONSTRUCTION NEEDS, PROVIDED THAT THE MANNER AND PURPOSE FOR SUCH TEMPORARY REMOVAL WILL NOT HARM THE TREES.
5. THE TREES SHALL BE PROPERLY IRRIGATED THROUGHOUT THE BUILDING PROCESS.
6. NO PRUNING OF TREES SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
7. CONTRACTOR SHALL VERIFY ALL EXISTING ABOVE AND UNDERGROUND UTILITIES 48 HOURS PRIOR TO ANY ON-SITE EXCAVATION.
8. CONTRACTOR TO COORDINATE DEMOLITION PLAN WITH ARCHITECTS.
9. ANY PLANT MATERIAL SCARRED OR DESTROYED THAT IS DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES AND QUALITY.

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT



"MIKE MESH BARRIER DETAIL"

"WOOD BARRIER DETAIL PLAN"

TREE PROTECTION DETAIL
SCALE: N/A

TREE DISPOSITION

TREE NUMBER	BOTANICAL NAME	COMMON NAME	DBH (IN)	HEIGHT (FT)	CANOPY (FT)	DISPOSITION
1	Terminalia catappa	TROPICAL ALMOND	44"	65'	40'	REMAIN
2	Bauhinia purpurea	ORCHID TREE	32"	35'	30'	REMAIN
3	Bauhinia purpurea	ORCHID TREE	12"	25'	20'	REMOVE
4	Bauhinia purpurea	ORCHID TREE	24"	25'	25'	REMOVE
5	Cassia bakeriana	PINK SHOWER TREE	12"	25'	6'	REMAIN

cabezas • alvarez
landscape architects inc
80 NE 5TH AVENUE
DELRAY BEACH, FL 33483
studio@cabezasalvarez.com
www.cabezasalvarez.com
561.515.1175

PROJECT
9730 SW 182 STREET, PALMETTO BAY, MIAMI, FL, 33157
LANDSCAPE PERMIT DRAWINGS
CLIENT
ALMOND COURT

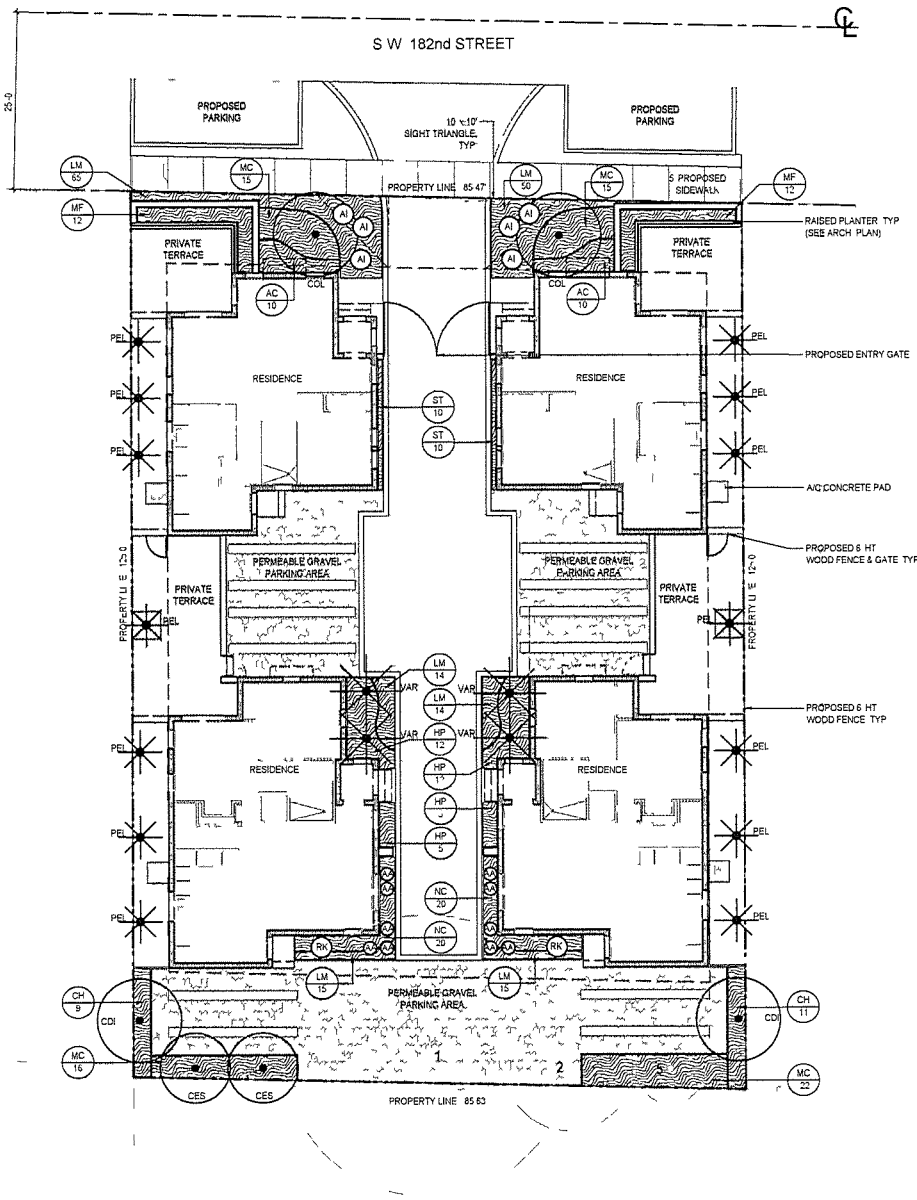
REVISIONS:

SHEET TITLE:
TREE DISPOSITION

Scale: 1/8" = 1' 0"
Drawn By: EA
Checked By: CC
Date: 10/23/2024
SHEET NUMBER:
L-1

811 Know what's below. Call before you dig.

SCALE: 1/8" = 1' 0"



LEGEND

PROPOSED

TREE XXX

PALM XXX

CHARACTER PALM XXX

LAWN AREA

PLANTING AREA

CONCRETE AREA

PAVER AREA

MULCH AREA

SHRUB / ACCENT PLANT XX

EXISTING

EXISTING TREE

EXISTING PALM

LANDSCAPE REQUIREMENTS

ZONING DIV
DOWNTOWN URBAN VILLAGE 10 892 SF ACRES: 0.25 AC

MINIMUM LANDSCAPE STANDARDS	REQUIRED	PROVIDED
MIN. PERVIOUS AREA		
NEIGHBORHOOD SECTOR	10%	28 9%
SITE		
MIN 28 TREES PER ACRE OR MIN 10 TREES IF LESS THAN 1 ACRE MIN REQ TREES UP TO 30% PALMS@ 2 1	10	10 (4 TREES + 3 EXISTING TREES + 4 PALMS @ 2 1)
NATIVE REQUIRED TREES (40% MIN)	40%	40%
DROUGHT TOLERANT REQUIRED TREES (50% MIN)	50%	100%
LAWN AREA (60% MIN)	1640 SF LANDSCAPE AREA x 60% = 984 SF MAX LAWN	866 SF (53%)
STREET TREES		
1 TREE / 20' LF O C. ALONG TOTAL ROADWAY	2	2

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECS	NATIVE	DROUGHT TOLERANT	NOTES
COL	2	Chrysophyllum oliveforme	SATIN LEAF TREE	12' HT 6' SPR 6' CT min	\	\	STANDARD
CDI	2	Coccoloba diversifolia	PIGEON PLUM TREE	12' HT 6' SPR 6' CT min	\	\	STANDARD
CES	2	Conocarpus erectus Sericeus	SILVER BUTTONWOOD	12' HT 5' SPR 4 CT min	\	\	STANDARD
PALMS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECS**	**NATIVE**	**DROUGHT TOLERANT**	**NOTES**
PEL	14	Ptychosperma elegans	ALEXANDER PALM	12' 14' CT MIN		\	SINGLE TRUNK
VAR	4	Veitchia arecina	MONTGOMERY PALM	12' 14 CT MIN		\	SINGLE TRUNK
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECS**	**NATIVE**	**DROUGHT TOLERANT**	**NOTES**
AC	20	Alocasia odora 'Calidora	DWARF ELEPHANT EAR	3 GALLON, 2' HT			24" O C.
CH	20	Chrysobalanus icaco 'Horizontalis	HORIZONTAL COCOPLUM	3 GALLON, 2' HT FULL		\	24" O C.
HP	34	Heliconia psittacorum Andromeda	PARROT BEAK HELICONIA	3 GALLON, 2' HT FULL			24" O C.
MC	68	Muhlenbergia capillaris	PINK MUHLY GRASS	3 GALLON, 2' HT FULL	\	\	24" O C.
MF	24	Myrcianthes fragans	SIMPSONS STOPPER	3 GALLON, 2' HT FULL TO BASE	\	\	24" O C.
NC	40	Neomarica caerulea 'Regina	GIANT APOSTLE'S IRIS	3 GALLON, 2' HT FULL		\	16" O C.
ST	20	Sansevieria trifasciata	SNAKE PLANT	1 GALLON, 2' HT FULL		\	12" O C.
GROUNDCOVER	**QTY**	**SCIENTIFIC NAME**	**COMMON NAME**	**SPECS**	**NATIVE**	**DROUGHT TOLERANT**	**NOTES**
LM	173	Liriope muscari 'Big Blue	LIRIOPE 'BIG BLUE'	1 GALLON FULL		\	12" O C
ACCENTS	**QTY**	**SCIENTIFIC NAME**	**COMMON NAME**	**SPECS**	**NATIVE**	**DROUGHT TOLERANT**	**NOTES**
AA	10	Agave attenuata	FOXTAIL AGAVE	3 GALLON		\	AS SHOWN
AI	8	Alcantarea 'Imperialis	IMPERIALIS BROMELIAD	3 GALLON		\	AS SHOWN
RK	2	Rademachera ikenning	DWARF TREE JASMINE	7 GALLON, BUSH, 4' HT		\	AS SHOWN
SOD	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECS**	**NATIVE**	**DROUGHT TOLERANT**	**NOTES**
	866 SF	Stenotaphrum secundatum	ST AUGUSTINE	PALLET			

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REVISION

LAL

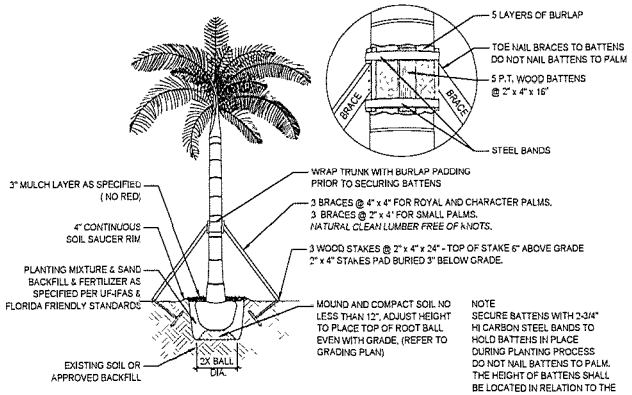
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LANDSCAPE PLAN

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Drawn By EA
Checked By CC
Date 10/23/2024

SHEET NUMBER
L-2

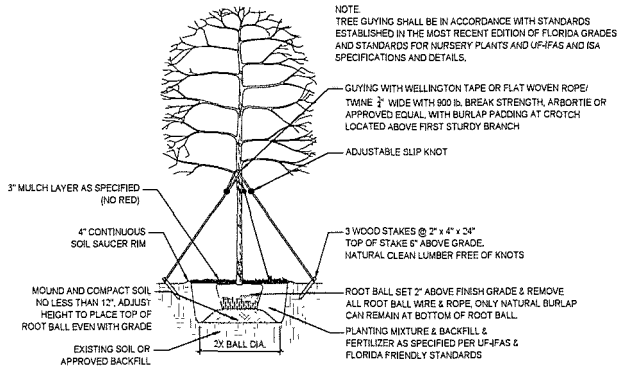
811 Know what's below. Call before you dig.

0 4' 8' 16'
SCALE 1/8" = 1'-0"

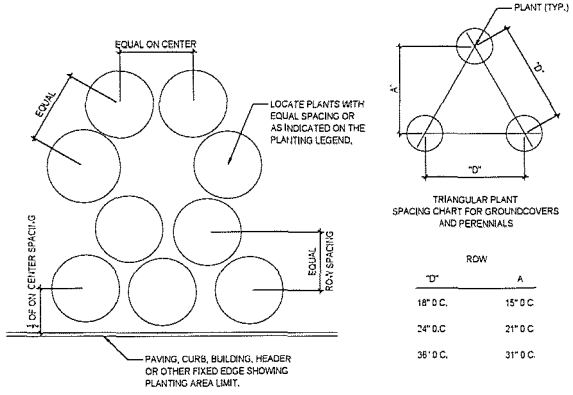


NOTE
SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS DO NOT NAIL BATTENS TO PALM. THE HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.

1 PALM PLANTING AND STAKING DETAIL
SCALE N/A



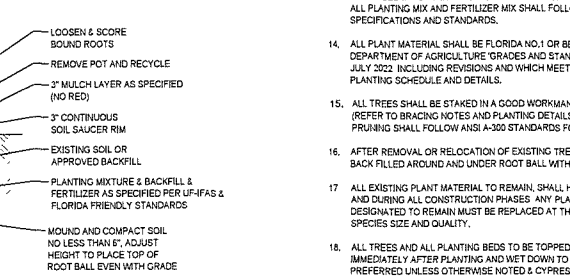
2 UNDERSTORY TREE PLANTING AND STAKING DETAIL
SCALE N/A



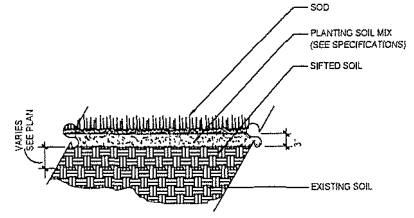
ROW "D"	A
18" O.C.	15" O.C.
24" O.C.	21" O.C.
36" O.C.	31" O.C.

GROUNDCOVER & PERENNIAL SPACING

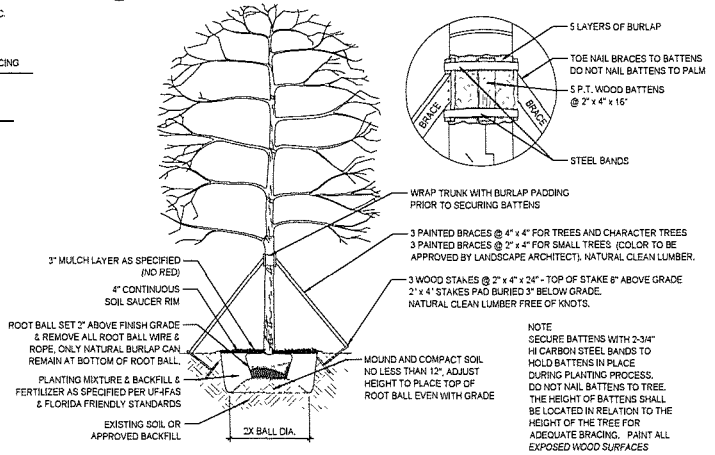
3 PLANT & SHRUB SPACING DETAIL
SCALE N/A



4 SHRUB PLANTING DETAIL
SCALE N/A



5 SOD SECTION
SCALE N/A



NOTE
SECURE BATTENS WITH 2-3/4" HI CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROCESS. DO NOT NAIL BATTENS TO TREE. THE HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING. PAINT ALL *EXPOSED WOOD SURFACES* BLACK FOREST GREEN.

6 TREE PLANTING AND STAKING DETAIL
SCALE 3/32" = 1'-0"

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

1. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
2. LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID
3. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
4. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS.
5. ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.
6. ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD
7. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. .
8. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM DATE OF FINAL ACCEPTANCE.
9. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING
10. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL
11. SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.
12. FOR PLANT MATERIAL DESIGNATED TO BE REMOVED THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.
13. ALL PLANTING AREAS SHALL BE COMPOSED OF 70 30 MIX FILL SOIL WITH 10% ORGANIC MATTER, AND SAND USED IN PLANTING SOIL MIX SHALL BE SILICA SAND PALMS SHALL BE PLANTED IN CLEAN SAND. ALL PLANTING MIX AND FERTILIZER MIX SHALL FOLLOW CURRENT RECOMMENDED UF-IFAS AND ISA SPECIFICATIONS AND STANDARDS.
14. ALL PLANT MATERIAL SHALL BE FLORIDA NO.1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE 'GRADES AND STANDARDS FOR NURSERY PLANTS' LATEST EDITION JULY 2022 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
15. ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS) ALL TREE INSTALLATION OR RELOCATION OR PRUNING SHALL FOLLOW ANSI A-300 STANDARDS FOR MAINTENANCE OF TREES AND WOODY PLANTS.
16. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, ALL REMAINING HOLES SHALL BE BACK FILLED AROUND AND UNDER ROOT BALL WITH SPECIFIED PLANTING MIX.
17. ALL EXISTING PLANT MATERIAL TO REMAIN, SHALL HAVE PROTECTION BARRIERS IN PLACE PRIOR TO AND DURING ALL CONSTRUCTION PHASES ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES SIZE AND QUALITY.
18. ALL TREES AND ALL PLANTING BEDS TO BE TOPPED WITH 3" MIN. "GRADE A" ORGANIC MULCH IMMEDIATELY AFTER PLANTING AND WET DOWN TO PREVENT WIND DISPLACEMENT (MELALEUCA IS PREFERRED UNLESS OTHERWISE NOTED & CYPRESS MULCH AND RED MULCH SHALL NOT BE USED).
19. ALL TREES SHALL HAVE 2" D B.H. MINIMUM FOR A 12' HEIGHT TREE. UNLESS NOTED OTHERWISE.
20. ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM ALL 3 GALLON MATERIAL TO HAVE 18-24" SPREAD MINIMUM.
21. ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS
22. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR SHALL HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
23. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.
24. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL DEBRIS AND RUBBISH.
25. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES
26. THESE DRAWINGS, DOCUMENTS AND ALL CONTENTS ARE THE PROPERTY OF CABEZAS ALVAREZ LANDSCAPE ARCHITECTS, INC. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR PRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.
27. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS
28. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS I E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
29. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE *ARCHITECT AND OWNER.*
30. NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY PRIOR TO DELIVERY. TREES SHALL BE PROPERLY STAKED PER SPECIFIED IN DETAILS TO ENSURE PROPER ESTABLISHMENT.

ca
cabezas•alvarez
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PROJECT:
9730 SW 182 STREET, PALMETTO BAY, MIAMI, FL 33157
LANDSCAPE PERMIT DRAWINGS
CLIENT:
ALMOND COURT

REVISIONS

SEAL

SHEET TITLE
PLANTING DETAILS + NOTES

Scale: 1/8" = 1'-0"
Drawn By: EA
Checked By: CC
Date: 10/23/2024

SHEET NUMBER
L-3

VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DIVISION

9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1234 • Fax: 786-338-7432 • www.palmettobay-fl.gov

Date: December 16, 2024

To: Village Council

From: Silvia E. Vargas, FAICP, Interim Planning and Zoning Director

Subject: SITE PLAN REVIEW – Public Hearing

Application: SP-24-002 | | Milk Planning & Development, LLC

GENERAL INFORMATION

Owner / Applicant	Milk Planning & Development, LLC; Ana Luiza Leite
Applicant Address	3851 Crawford Ave, Miami, FL 33133
Site Address	9730 SW 182 Street, Palmetto Bay, FL 33157
Site Acreage	0.29 acres (gross) | 0.25 acres (net)
Folio Number	33-5032-007-0530
Phone Number	305-781-0349
Email Address	luiza@milkdevelopment.com
Future Land Use	Franjo Activity Center (FAC)
Zoning District	Neighborhood Sector - Downtown
Existing Land Use	Vacant

LEGAL DESCRIPTION

MORNINGSIDE ACRES PB 46-7, LOT 10 LESS E11FT BLK 5, LOT SIZE 85.630 X 125, F/A/U 30-5032-007-0530, OR 20765-2989 102002 4, COC 24173-3349 08 2005 5, FAU 33 5032 007 0470

ADJACENT LAND USE MAP CLASSIFICATION AND ZONING DISTRICT

North	**Future Land Use**	Franjo Activity Center (FAC)
	Zoning District	Neighborhood Sector - Downtown
	Existing Land Use	Residential – Single-Family

East	**Future Land Use**	Franjo Activity Center (FAC)
	Zoning District	Neighborhood Sector - Downtown
	Existing Land Use	Residential – Single-Family
South	**Future Land Use**	Franjo Activity Center (FAC)
	Zoning District	Neighborhood Sector - Downtown
	Existing Land Use	Residential – Single-Family
West	**Future Land Use**	Franjo Activity Center (FAC)
	Zoning District	Neighborhood Sector - Downtown
	Existing Land Use	Residential – Single-Family

BACKGROUND

The Village of Palmetto Bay received an Application for Site Plan Review for a 10,703 sq. ft (approximately 0.25 acres) vacant lot, located on the south side of SW 182 Street, between SW 97 Ave (Franjo Rd) and SW 98 Ave. The scope of proposed work includes development of two residential structures, each encompassing two 2-story, single-family dwelling units that share a rear wall (i.e., two townhouses), for a total of four (4) units. The land is designated Downtown Neighborhood Sector.

The two front dwellings have 3 bedrooms and 3 bathrooms, with an area of approximately 1,687 square feet, while the two rear dwellings have 4 bedrooms and 3 bathrooms, and encompass approximately 2,040 square feet. The units' proposed square footage exceeds the minimum required (1,400 sq. ft.) per Section Sec. 30-50.23.3-02.4., Table 13, of the Palmetto Bay Land Development Code.

Pursuant to the density provisions described in the same table, the maximum residential density for townhouses in this zoning district is 24 units (DU)/gross acre. Therefore, the proposed number of townhouses (4) is below the maximum number of units (6.96) that could be developed on this site (i.e., 24 DU/acre x 0.29 gross acre). Likewise, the project's resulting density (13.76 DU/gross acre) is less than the maximum allowable for townhouses. The proposed lot coverage is at 61.4%, also below the maximum allowable for the zoning district (80%).

According to the description provided by the Applicant in the Letter of Intent, the development (called Almond Court), is inspired by the bungalow courts which became popular in many U.S. cities during the first half of the 20th century after originating in Pasadena, CA. Bungalow courts (also known as cottage courts) were small scale developments, featuring detached houses that shared a common central court which was usually oriented perpendicular to the public street. In the proposed

development, the buildings are organized around a central axis that runs perpendicular to the public street, but the units are semi-detached and larger than was found in traditional bungalow courts. By opting for semi-detached townhouses, with units that are joined at the rear wall (rather than a side wall), the massing of the buildings is broken up, the development gives an appearance of single family detached units from the street, and each home is given a private outdoor terrace. To create a more inviting frontage, the two (2) forward-facing townhouses will have the front doors and porches facing the street and sidewalk.

The proposed architecture combines elements of the Florida Vernacular, and Anglo-Caribbean styles, that are prominent in traditional neighborhoods across South Florida. The townhouses feature design elements like pitched metal roofs, extended eaves, louvered shutters, and colonial-style windows and doors.

The name of the project comes from an existing 65-foot-tall tropical almond tree, which will be protected and highlighted as a focal point at the end of the shared driveway that runs down the center of the site. The Applicant proposes to add drought-tolerant and native vegetation as part of the site landscaping. A new sidewalk will be provided in the public right-of-way. The parking plan includes six (6) on-site parking spaces plus two (2) on-street spaces. All the on-site parking spaces are built with permeable surface materials (gravel).

This Site Plan application is accompanied by a request for approval of two variances, which have been reviewed by Staff as Application V-24-004:

- **Variance 1**: To reduce the building separation to 17 feet, where a minimum of 20 feet is required under Sec. 30-50.23.3-02.4 (Table 14).
- **Variance 2**: To reduce the landscape buffer width to 12 inches, where a minimum of 30 inches is required under Sec. 30-50.23.6-01.

REQUEST

The Applicant submitted a letter of intent, application, and plans requesting Site Plan approval to develop the proposed 4-dweling unit project in the Downtown Neighborhood Sector.

Approval of the site plan is contingent on Village Council approval of the companion variances reviewed in V-24-004.

COMPLIANCE WITH ZONING CODE

According to Sec. 30-50.23.2-03, the Neighborhood Sector "applies to lower intensity mixed-use and residentially focused areas within Downtown that are compatible with uses nearby and provide a transition to the residential neighborhoods to the east. Townhouse and low-rise residential building types provide a visual profile compatible with the other sectors but establish scale compatibility to neighborhoods to the east. Single-family houses may be developed in a village form such as side-yard and courtyard houses that maintain the street edge, respect the public realm, yet provide a protected private area expected of single-family home types. Landscaping should be consistent with the neighborhood scale of the sector and be more focused on green space than hardscape.'

Per Sec. 30-50.23.2-02(b), the Neighborhood Sector locations shall include open spaces on-site. Per Table 2, townhouses in the Neighborhood Sector are not required to provide public open space areas. IN COMPLIANCE.

Per Sec. 30-50.23.2-06, both single-family houses and townhouses are permitted. IN COMPLIANCE.

Per Sec. 30-50.23.2-07, the entire Downtown District shall permit a total of 2,500 residential dwelling units. The maximum number of residential dwellings shall be such that the level of service of parks and public open space is no less than a quarter acre of per 1,000 residents. Additionally, the residential density for any lot shall not exceed the maximum density as stated in Sec. 30-50.23.3-02.4. IN COMPLIANCE.

Per Sec. 30-50.23.2-08, the number of parking spaces required for townhouses are shown on Table 7. This table shows that on-site and on-street parking are permitted, and at least two (2) parking spaces are required per dwelling unit. This development proposes two (2) on-street parking spaces and six (6) off-street parking spaces. IN COMPLIANCE.

Per Sec. 30-50.23.3-02.4., the Neighborhood Sector provides a transition to the residential neighborhoods to the east. Townhouses and low-rise residential building types maintain a compatible visual profile to other sectors but establish scale compatibility to neighborhoods to the east. IN COMPLIANCE

The table below summarizes the code requirements for townhouse developments.

	Required | Allowed	**Provided**	**Compliance**
Building Type			
Street frontage	Forecourt, porch	Porch and front door	Yes.
Max density	24 DU / gross acre | (24 DU x 0.24 Ac = 5.76 DU)	4 DU (16 DU/gross acre)	Yes
Min residential unit area	1,400 sq. ft.	Type A: 1,687 sq. ft. Type B: 2,040 sq. ft.	Yes
Lot			
Min lot width	80 ft.	85.47 ft.	Yes
Max lot width	125 ft.	85.47 ft.	Yes
Min lot depth	100 ft.	125 ft.	Yes
Height			
Max height (top of roof)	36 ft.	28.17 ft.	Yes
Max number of stories	3 stories	2 stories	Yes
Min number of stories	2 stories	2 stories	Yes
Setbacks			
Front	10 ft.	10 ft.	Yes
Side	5 ft.	5 ft.	Yes
Rear	15 ft.	25.4 ft.	Yes
Building separation	20 ft.	17 ft.	Requires variance
Lot coverage and pervious area			
Max lot coverage	80%	61.4%	Yes
Min pervious landscaped area	10%	38.6%	Yes
Min private open space	400 sq. ft.	±560 sq. ft. (combined)	Yes

Façade			
Min frontage occupation	80%	80%	Yes
Max continuous frontage	100 ft	±68 ft.	Yes
Parking location and setbacks			
Min front setback	30 ft		Yes
Side and rear setback	5 ft	Side: 5 ft. Rear: 5 ft. average	Yes

Per Sec. 30-50.23.4-04, building massing shall be construed as varying masses with different materiality, texture and depth. A minimum of 30% of the total building façade shall be fenestrated with windows along all street frontages. Building massing treatment shall be focused to address a pedestrian scale to enhance the street-level experience to create a sense of place, establishing identity for the Downtown District. IN COMPLIANCE

Per Sec. 30-50.23.4-05, buildings shall have a street level frontage to contribute to the desired character of each sector and desired Downtown vision. This project is proposing the use of porches. Porch frontage type is only permitted in the Neighborhood Sector. IN COMPLIANCE.

Per Sec. 30-50.23.5-02, green building requirements are only required for all new construction that exceed 10,000 square feet of floor area. The proposed floor area for this development does not reach the minimum 10,000 square feet. N/A

Per Sec. 30-50.23.6-01, if a lot is less than one (1) acre, the minimum number of required trees is ten (10). This section also requires that no less than 40% of the required trees shall be native species and no less than 50% shall be low maintenance or drought tolerant species. Tree species must diverse and shall be listed in the Miami-Dade County Landscape Manual, the Miami-Dade Street Tree Master Plan, the University of Florida's Low Maintenance Landscape Plants for South Florida, or another list approved by the Village. These requirements have been met and exceeded as shown on the landscape plans. IN COMPLIANCE.

Per Sec. All parking stalls, access aisles and driveways in residential uses shall be separated from any building by a minimum of 30 inches and landscaped with shrubs, groundcover, or other suitable plant materials. The Applicant is requesting a variance from this requirement to provide 12 inches of landscaped buffer next the interior driveway, due to a requirement of the Miami-Dade County to provide a 15-foot driveway width. NOT IN COMPLIANCE – VARIANCE REQUIRED.

However, an irrigation plan has not been provided. Per subsection (i), all newly planted and relocated plat material shall be watered by a permanent irrigation system, unless a natural irrigation system is in place, or when native vegetation is proposed. Per the landscape plan, not all proposed plant species are native; therefore, an irrigation system shall be required. REQUIRE AS CONDITION OF APPROVAL.

SITE PLAN EVALUATION CRITERIA

Pursuant to Sec. 30-30.5., Site Plan Approval, the granting or granting with conditions, modifications of approval by written resolution of a site plan shall include findings of fact and conclusion of law related to the specific proposal. The resolution shall set forth with particularity in what respects the plan would or would not be in the public interest including, but not limited to the following:

a. The Proposed site plan is or is not consistent with the comprehensive plan and the purpose and intent of the zoning district in which it is located.

STAFF EVALUATION: The proposed site plan is consistent with the Village's current Comprehensive Plan and the purpose of the current Franjo Activity Center (FAC) future land use designation.

b. In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located.

STAFF EVALUATION: The proposed site plan is largely in conformance with the regulations of the zoning district in which the project is to be located, as well as related regulations, with the exception of two (2) dimensional requirements that the Applicant is requesting variances from and the requirement to submit an irrigation plan, which is recommended to be included as a potential condition of approval.

c. In what respects the plan is or is not in conformance with the village subdivision regulations and all other applicable village requirements including the design and construction of streets, utility facilities and other essential services.

STAFF EVALUATION: The site is platted, and the project does not involve re-platting or subdividing the land, nor the provision of new public streets or utilities.

d. In what respects the plan is or is not consistent with good design standards in respect to all external relationships including but not limited to:

i. Relationship to adjoining properties.

STAFF EVALUATION: The proposed development consists of two (2) buildings, each encompassing two (2) dwelling units connected back-to-back. The view from the public street will be of detached, front-facing single-family units. The buildings comply with the district setbacks, maintaining the pattern of the surrounding area.

ii. Internal circulation, both vehicular and pedestrian.

STAFF EVALUATION: The proposed site plan is inspired by the bungalow court model, which organizes the buildings around a common central space, usually perpendicular to a public street. The central axis is used to provide vehicular access onto the site, as well as access to internal parking. The project includes improvement of the public sidewalk in front of the site.

iii. Disposition of open space, use of screening, buffering and/or preservation of existing natural features, including trees.

STAFF EVALUATION: The Letter of Intent and landscape plan indicates that an existing 65-foot-tall tropical almond tree (Terminalia catappa) that exists on the property will be preserved. Additional existing trees will also remain. New landscape will include 50% native and 100% drought-tolerant plantings. Planting areas area provided at the front of the property, and landscaped buffers line and separate the buildings from the internal drive and parking areas. However, the Applicant is asking for approval of a variance from the

minimum buffer width requirement for the two front townhouses, to accommodate a wider driveway required by the Miami-Dade Fire Department (see V-24-004).

iv. Building arrangements between buildings in the proposed development and those adjoining the site.

STAFF EVALUATION: The Applicant portrays the development as a "detached townhouse" project. The project consists of two separate buildings, each containing two single-family homes that are only attached at the rear wall of each house. From the front of the property, the site will likely appear to have two detached single-family homes. Since the buildings comply with the setback requirements of the zoning district sector, the building arrangement could give an appearance of consistency with the development pattern of the surrounding area.

e. In what respects the plan is or is not in conformance with the village policy in respect to sufficiency of ownership, guarantee for completion of all required improvements and the guarantee for continued maintenance.

STAFF EVALUATION: The site is owned by Applicant Milk Planning & Development LLC, whose members are Ana Luiza Leite & Diego Andres Uribe (50/50 sole owners). A deed has been submitted as part of the site plan application package.

RECOMMENDATIONS

Staff finds that the project is consistent with the Village's Comprehensive Plan and that the project largely meets the Site Plan approval criteria and the current provisions of the Land Development Code, except for those items that are the subject of the Applicant's requests for variances.

Approval of the Site Plan is contingent on all two variance requests being approved first by the Village Council, and subject to the conditions listed below.

Approval of this Site Plan shall not indicate or imply approval of working drawings (plans) and specifications required for building permits. All conditions shall be met as stated.

CONDITIONS

1. The Site Plan shall incorporate and be developed in substantial conformance with the following documents:
    a. Architectural Plans prepared by Pujols Architecture, LLC, consisting of 15 sheets sealed by Gilberto Pujols, AIA, NCARB, dated October 21, 2024.
    b. Civil Engineering Plans prepared by Zephyr Engineering, Inc., consisting of 4 sheets sealed by Wilford Zephyr, P.E., on November 4, 2024.
    c. Landscape Plans prepared by Cabezas Alvarez Landscape Architect, Inc, consisting of 3 sheets dated October 23, 2024.
2. The number of residential units allocated to this development order is limited to 4.
3. Sidewalk dimensions are to meet the requirements of the current Downtown zoning code.
4. An irrigation plan in compliance with the requirements of Sec. 30-50.23.6-01(i) shall be provided prior to the issuance of a building permit.

5. Visibility triangles shall be shown on the plans on the inside of both driveways to show the clear zone.
6. A homeowners' association, master association or similar type of association, shall be created to provide for the maintenance of all common areas. Alternatively, the property owner shall execute and record in the public records a covenant running with the land for the entire property providing for the maintenance of all common areas.
7. The covenant shall also provide that no residential unit shall be used or rented as an Airbnb. The covenant shall first be provided to the Village Attorney for approval before recording.
8. This Order and the Covenant shall be recorded in the public records of Miami-Dade County and shall be returned to the Village.
9. This development approval shall be valid for 24 months from the date of approval. Should a building permit not be issued and substantial completion not be obtained within the 24-month period, the development approval shall be deemed null and void, and automatically terminate, unless an extension (not to exceed six (6) months) is obtained by the applicant prior to the expiration of the initial validity period.

LIST OF ATTACHMENTS

Attachment A - Application
Attachment B - LOI
Attachment C - Deed
Attachment D - Survey
Attachment E - Architectural/Civil/Water and Sewer Plans
Attachment F - Landscape Plans
Attachment G – Resolution

FOLIO NUMBER	NAME 1	NAME 2	NAME 3	MAILING ADDRESS	CITY	STATE	ZIP	COUNTRY	LEGAL DESCRIPTION
' 3350320070360	18140 LLC			18140 SW 97 AVE	PALMETTO BAY	FL	33137	USA	MORNINGSIDE ACRES PB 46-7 LOT 6 & S1/2 OF LOT 7 BLK 4
' 3350320070330	9745SW182ST LLC			13800 SW 82 AVE	PALMETTO BAY	FL	33158	USA	MORNINGSIDE ACRES PB 46-7 LOT 3 BLK 4
' 3350320070420	9780 SW 181 TERRACE LLC			9500 THANKSGIVING DR	CUTLER BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 13 LESS E15FT & N1/2 OF LOT 14 LESS E15FT BLK 4 OR 17141-3304 0396 1
' 3350320070310	9799 SW 182 STREET LLC			9500 THANKSGIVING DR	CUTLER BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 1 & S1/2 OF LOT 14 BLK 4
' 3350330080080	ALEXA SMITH HUGHES			9600 SW 181 TER	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 3 BLK 2
' 3350320640090	ANDRES CHIRINOS			9751 WAYNE AVE 9	PALMETTO BAY	FL	33157	USA	PALMETTO BAY CONDO UNIT 9
' 3350330080220	IBUILD PROPERTIES LLC			2520 SW 115 AVE	MIAMI	FL	33165	USA	FRANJO PARK SEC 1 PB 65-25 LOT 7 BLK 3
' 3350320070280	ANGELA H RUSSELL			6300 HOLATEE TRL	SW RANCHES	FL	33330-3708	USA	MORNINGSIDE ACRES PB 46-7 LOT 4 BLK 3
' 3350330080010	ARPA GROWTH DEVELOPMENT INC			20946 SW 85 PL	CUTLER BAY	FL	33189	USA	FRANJO PARK SEC 1 PB 65-25 LOT 1 LESS W5FT FOR R/W BLK 1 & E95FT OF W135FT OF S30FT OF N1/2 OF NW1/4 OF SW1/4 OF SW1/4 OF SEC 33-55-40
' 3350330080180	BARRY D STEVENSON			9600 SW 182 ST	PALMETTO BAY	FL	33157-5633	USA	FRANJO PARK SEC 1 PB 65-25 LOT 3 BLK 3
' 3350330080300	CARLOS COMAS	MARGARITA B COMAS		9630 SW 183 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 5 BLK 4 74R-79702
' 3350320070430	CARLOS ROSELL			18245 SW 98 AVE	PALMETTO BAY	FL	33157-5505	USA	MORNINGSIDE ACRES PB 46-7 LOT 1 & W22FT LOT 2 LESS N41.7FT BLK 5 OR 19107-1215 052000 1
' 3350320070470	CHARLES NESS			13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 4 BLK 5
' 3350320070340	CHARLES NESS			13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 4 BLK 4
' 3350320070410	CHARLES NESS TRS	CHARLES PRESTON NESS REV TR		9760 SW 181 TER	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 12 LESS E15FT & E15FT LOT 13 & E15FT OF N1/2 LOT 14 BLK 4
' 3350320070440	CHARLES P NESS			13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 2 LESS W22FT & W11FT LOT 3 BLK 5
' 3350320070490	CHARLES P NESS	ELLIOTT L NESS		13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 6 & S83FT OF E22FT OF LOT 5 BLK 5 OR 21115-1459 022003 1
' 3350320070520	CHARLES P NESS	DONNA GLAZEBROOK NESS		13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 9 LESS E22FT & E11FT LOT 10 BLK 5
' 3350320070400	CHARLES P NESS			13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 11 LESS E15FT & E15FT LOT 12 BLK 4 OR 19907-0622 092001 1
' 3350320070390	CHARLES P NESS &	SCOTT NESS		13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 10 & E15FT LOT 11 BLK 4
' 3350320070500	CHARLES P NESS TRS	CHARLES P NESS REV TR		13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 7 & N41.7FT OF E22FT LOT 5 & S41.7FT OF E22FT LOT 9 BLK 5
' 3350320070320	CHARLES PRESTON NESS			13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 2 BLK 4
' 3350320070510	CHARLES PRESTON NESS TRS	CHARLES PRESTON NESS REV LIV TR		13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 LOT 8 & N83FT OF E22FT OF LOT 9 BLK 5
' 3350320070610	CLAIRE MESSAM WEBB			11900 SW 199 ST	MIAMI	FL	33177-4308	USA	MORNINGSIDE ACRES PB 46-7 E11FT LOT 4 & LOT 5 LESS E22FT BLK 6 OR 17622-4905 0497 1
' 3350320070460	DHANA MOORE &W CLAIRE MOORE	& CYRIL MOORE JTRS		9747 SW 183 ST	PALMETTO BAY	FL	33157-5517	USA	MORNINGSIDE ACRES PB 46-7 LOT 3 LESS W11FT BLK 5
' 3350320070590	DTT COACHING SERVICES LLC			9745 SW 184 ST	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 3 LESS W11FT & LOT 4 LESS E11FT & LOT 10 LESS E11FT & LOT 11 LESS W11FT BLK 6
' 3350330080090	DUFRANC DEGUERRE LE	GLADYS DEGUERRE LE	REM TAINA DEGUERRE	8305 SW 172 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 4 BLK 2
' 3350320070290	EKWADIE LLC			700 NE 87 ST	MIAMI SHORES	FL	33138	USA	MORNINGSIDE ACRES PB 46-7 LOT 5 BLK 3
' 3350320070480	ELLIOTT LEE NESS & CHARLES P NESS			13820 SW 92 AVE	MIAMI	FL	33176-7114	USA	MORNINGSIDE ACRES PB 46-7 E11FT LOT 4 & LOT 5 LESS E22FT BLK 5
' 3350320640020	ENTRUST FREEDOM LLC			1107 KEY PLAZA #329	KEY WEST	FL	33040	USA	PALMETTO BAY CONDO UNIT 2
' 3350320070630	FRANJO MEDICAL OFFICES LLC			18320 FRANJO RD	CUTLER BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 E22FT OF N41.7FT LOT 5 & ALL LOT 7 & E22FT OF S41.7FT LOT 9 BLK 6 OR 18048-3905 0398 1
' 3350320070620	FRANJO MEDICAL OFFICES LLC			18320 FRANJO RD	CUTLER BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 6 & E 22 FT LOT 5 BLK 6
' 3350320070650	FRANJO MEDICAL OFFICES LLC			18320 FRANJO RD	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 8 & E22FT LOT 9 LESS S41.7FT BLK 6 OR 20797-3725 112002 1
' 3350320070660	FRANJO MEDICAL OFFICES LLC			18320 FRANJO RD	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 9 LESS E22FT & E11FT LOT 10 BLK 6
' 3350320640030	GERARDO MARTINEZ RUBIO			9751 WAYNE AVE #3	PALMETTO BAY	FL	33157	USA	PALMETTO BAY CONDO UNIT 3
' 3350320070370	GUERRERO INVESTMENT GROUP LLC			13727 SW 152 ST #233	MIAMI	FL	33177	USA	MORNINGSIDE ACRES PB 46-7 LOT 8 & N1/2 OF LOT 7 BLK 4
' 3350320070160	INDIGO AT PALMETTO BAY LLC			10281 SW 72 ST STE 106	MIAMI	FL	33173	USA	MORNINGSIDE ACRES PB 46-7 LOTS 5 THRU 8 BLK 2 PER UNITY OF TITLE OR 31589-1523
' 3350320070550	JEFFREY C OUSLEY LE	REM AMY STONE		9760 SW 182 ST	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 W11FT LOT 11 & LOT 12 LESS W22FT BLK 5
' 3350320070540	JEFFREY CHARLES OUSLEY LE	REM AMY STONE		9748 SW 182 ST	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 11 LESS W11FT BLK 5
' 3350320070830	JEREMY JAMES SNOWDEN			9801 SW 183 ST	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 E75FT OF S18.75FT LOT 10 & LOT 11 LESS W25FT BLK 7
' 3350320640060	JORGE LOZANO	IRIS LOZANO		9751 WAYNE AVE #6	PALMETTO BAY	FL	33157	USA	PALMETTO BAY CONDO UNIT 6
' 3350330080110	JOY P HEW LE	REM JASON DESMOND HEW	REM KARINA ELAINE HEW	11111 SW 170 TER	MIAMI	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 6 BLK 2
' 3350320070690	JULES G MINKES	LINDA MINKES		11760 SW 72 PL	PINECREST	FL	33156	USA	MORNINGSIDE ACRES PB 46-7 W11FT LOT 11 & LOT 12 LESS W22FT BLK 6
' 3350320070570	JULES G MINKES &W LINDA			9765 SW 184 ST	PALMETTO BAY	FL	33157-6932	USA	MORNINGSIDE ACRES PB 46-7 LOT 1 & LOT 2 LESS N41.7FT OF W22FT & W11FT LOT 3 BLK 6
' 3350330080200	JULIETH IGLESIAS RAUDER			9630 SW 182 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 5 BLK 3
' 3350320070380	LAUREL M KETTLE TRS	THE LAUREL M KETTLE REV LIV TR		9720 SW 181 TER	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 9 BLK 4
' 3350330080210	LUIS E LEMA &W MARIA D	FRANCISCO A LEMA	GLORIA I LEMA	9635 SW 183 ST	PALMETTO BAY	FL	33157-5634	USA	FRANJO PARK SEC 1 PB 65-25 LOT 6 BLK 3
' 3350320640080	MARIA ELIZABETH CUSTODIO			9751 WAYNE AVE #8	PALMETTO BAY	FL	33157-5568	USA	PALMETTO BAY CONDO UNIT 8
' 3350330080320	MARIA FLORES	DAVID FLORES		9625 SW 184 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 7 BLK 4
' 3350320640010	MARK A WILLIAMS			15300 SW 106 TER #533	MIAMI	FL	33196	USA	PALMETTO BAY CONDO UNIT 1
' 3350320070350	MEHDI AJABSHIR			9725 SW 182 ST	PALMETTO BAY	FL	33157-5515	USA	MORNINGSIDE ACRES PB 46-7 LOT 5 BLK 4
' 3350320640100	MICHAEL ERICE	MYRA ERICE		11405 NOGALES ST	CORAL GABLES	FL	33156	USA	PALMETTO BAY CONDO UNIT 10
' 3350320640070	MICHAEL ERICE	MYRA ERICE		11405 NOGALES ST	CORAL GABLES	FL	33156	USA	PALMETTO BAY CONDO UNIT 7
' 3350320070530	MILK PLANNING & DEVELOPMENT LLC			3851 CRAWFORD AVE	MIAMI	FL	33133	USA	MORNINGSIDE ACRES PB 46-7 LOT 10 LESS E11FT BLK 5
' 3350320070840	MILK PLANNING & DEVELOPMENT LLC			3851 CRAWFORD AVE	MIAMI	FL	33133	USA	MORNINGSIDE ACRES PB 46-7 W75FT OF E150FT OF S18.75FT LOT 10 & W25FT LOT 11 & E50FT LOT 12 BLK 7
' 3350320070270	MORNINGSIDE APARTMENTS LLC			1401 BAY RD #310	MIAMI BEACH	FL	33139	USA	MORNINGSIDE ACRES PB 46-7 LOTS 2 & 3 BLK 3
' 3350320070730	MUSA HOLDINGS LLC			16925 SW 82 CT	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 SE5FT LOT 2 & S18.75FT LOT 10 LESS E150FT & LOT 12 LESS E50FT BLK 7
' 3350330080310	MYRTICE LONGWITH			9635 SW 184 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 6 BLK 4
' 3350320070770	PALMETTO BAY TH LLC			7740 SW 104 ST STE 201	MIAMI	FL	33156	USA	MORNINGSIDE ACRES PB 46-7 LOT 6 BLK 7
' 3350330080230	PEDRO LUIS MARTINEZ			9601 SW 183 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 8 BLK 3 73R-215725
' 3350320640040	QUNHUI SUN	BAIRAO ZHOU		14750 SW 132 CT	MIAMI	FL	33186-7636	USA	PALMETTO BAY CONDO UNIT 4
' 3350320640050	QUNHUI SUN			9751 WAYNE AVE 5	PALMETTO BAY	FL	33157	USA	PALMETTO BAY CONDO UNIT 5
' 3350320070820	REMBERTO FERIA LE	REM CECILIA MASI	REM REMBERTO FERIA	18220 SW 98 AVE	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 LOT 10 LESS S18.75FT & LESS N1.25FT BLK 7
' 3350330080100	RODOLFO SANTANA	MAIBYS R RAMOS GONZALEZ		9630 SW 181 TER	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 5 BLK 2
' 3350330080190	RUBEN J FERNANDEZ			9620 SW 182 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 4 BLK 3

' 3350320070450	STEPHEN A KREISHER			18201 SW 98 AVE	PALMETTO BAY	FL	33157-5505	USA	MORNINGSIDE ACRES PB 46-7 W22FT OF N41.7FT LOT 2 & W22FT OF S41.7FT LOT 12 & ALL LOT 14 BLK 5 OR 20654-3936 082002 4
' 3350320070560	STEPHEN A KREISHER			18201 SW 98 AVE	PALMETTO BAY	FL	33157-5505	USA	MORNINGSIDE ACRES PB 46-7 W22FT LOT 12 LESS S41.7FT & ALL LOT 13 BLK 5
' 3350330080130	SUSAN P MAY			9601 SW 182 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 8 BLK 2
' 3350330080290	THOMAS C WYSS TRS			13621 DEERING BAY DR APT 1004	CORAL GABLES	FL	33158	USA	FRANJO PARK SEC 1 PB 65-25 LOT 4 BLK 4
' 3350330080120	THOMAS J SNOWDEN JR &W	DIANE L SNOWDEN		9625 SW 182 ST	PALMETTO BAY	FL	33157	USA	FRANJO PARK SEC 1 PB 65-25 LOT 7 BLK 2
' 3350320071121	VISTAS GROUP PALMETTO FUND LLC			718 SEVILLA AVE	CORAL GABLES	FL	33134	USA	MORNINGSIDE ACRES PB 46-7 BEG AT NE COR LOT 10 BLK 10 TH WLY ALG NLY/L LOTS 10 & 9 FOR 114.36FT TH SLY PARR TO E/L LOT 9 78.29FT TH ELY TO E/L LOT 10 TH NLY140.27FT TO POB
' 3350320070640	VISTAS PALMETTO BAY LLC			18300 SW 98 AVE STE 100	PALMETTO BAY	FL	33157	USA	MORNINGSIDE ACRES PB 46-7 W22FT LOT 12 LESS S41.7FT & ALL LOT 13 BLK 6 OR 19695-0337 062001 4
	VILLAGE OF PALMETTO BAY	ATTN: VILLAGE CLERK		9705 E HIBISCUS ST	PALMETTO BAY	FL	33157	USA	

18140 LLC
18140 SW 97 AVE
PALMETTO BAY, FL 33137

9745SW182ST LLC
13800 SW 82 AVE
PALMETTO BAY, FL 33158

9780 SW 181 TERRACE LLC
9500 THANKSGIVING DR
CUTLER BAY, FL 33157

9799 SW 182 STREET LLC
9500 THANKSGIVING DR
CUTLER BAY, FL 33157

ALEXA SMITH HUGHES
9600 SW 181 TER
PALMETTO BAY, FL 33157

ANDRES CHIRINOS
9751 WAYNE AVE 9
PALMETTO BAY, FL 33157

IBUILD PROPERTIES LLC
2520 SW 115 AVE
MIAMI, FL 33165

ANGELA H RUSSELL
6300 HOLATEE TRL
SW RANCHES, FL 33330-3708

ARPA GROWTH DEVELOPMENT INC
20946 SW 85 PL
CUTLER BAY, FL 33189

BARRY D STEVENSON
9600 SW 182 ST
PALMETTO BAY, FL 33157-5633

CARLOS COMAS
MARGARITA B COMAS
9630 SW 183 ST
PALMETTO BAY, FL 33157

CARLOS ROSELL
18245 SW 98 AVE
PALMETTO BAY, FL 33157-5505

CHARLES NESS
13820 SW 92 AVE
MIAMI, FL 33176-7114

CHARLES NESS TRS
CHARLES PRESTON NESS REV TR
9760 SW 181 TER
PALMETTO BAY, FL 33157

CHARLES P NESS
DONNA GLAZEBROOK NESS
13820 SW 92 AVE
MIAMI, FL 33176-7114

CHARLES P NESS
ELLIOTT L NESS
13820 SW 92 AVE
MIAMI, FL 33176-7114

CHARLES P NESS &
SCOTT NESS
13820 SW 92 AVE
MIAMI, FL 33176-7114

CHARLES P NESS TRS
CHARLES P NESS REV TR
13820 SW 92 AVE
MIAMI, FL 33176-7114

CHARLES PRESTON NESS
13820 SW 92 AVE
MIAMI, FL 33176-7114

CHARLES PRESTON NESS TRS
CHARLES PRESTON NESS REV LIV TR
13820 SW 92 AVE
MIAMI, FL 33176-7114

CLAIRE MESSAM WEBB
11900 SW 199 ST
MIAMI, FL 33177-4308

DHANA MOORE &W CLAIRE MOORE
& CYRIL MOORE JTRS
9747 SW 183 ST
PALMETTO BAY, FL 33157-5517

DTT COACHING SERVICES LLC
9745 SW 184 ST
PALMETTO BAY, FL 33157

DUFRANC DEGUERRE LE
GLADYS DEGUERRE LE
REM TAINA DEGUERRE
8305 SW 172 ST
PALMETTO BAY, FL 33157

EKWADIE LLC
700 NE 87 ST
MIAMI SHORES, FL 33138

ELLIOTT LEE NESS & CHARLES P NESS
13820 SW 92 AVE
MIAMI, FL 33176-7114

ENTRUST FREEDOM LLC
1107 KEY PLAZA #329
KEY WEST, FL 33040

FRANJO MEDICAL OFFICES LLC
18320 FRANJO RD
CUTLER BAY, FL 33157

GERARDO MARTINEZ RUBIO
9751 WAYNE AVE #3
PALMETTO BAY, FL 33157

GUERRERO INVESTMENT GROUP LLC
13727 SW 152 ST #233
MIAMI, FL 33177

INDIGO AT PALMETTO BAY LLC
10281 SW 72 ST STE 106
MIAMI, FL 33173

JEFFREY C OUSLEY LE
REM AMY STONE
9760 SW 182 ST
PALMETTO BAY, FL 33157

JEFFREY CHARLES OUSLEY LE
REM AMY STONE
9748 SW 182 ST
PALMETTO BAY, FL 33157

JEREMY JAMES SNOWDEN
9801 SW 183 ST
PALMETTO BAY, FL 33157

JORGE LOZANO
IRIS LOZANO
9751 WAYNE AVE #6
PALMETTO BAY, FL 33157

JOY P HEW LE
REM JASON DESMOND HEW
REM KARINA ELAINE HEW
11111 SW 170 TER
MIAMI, FL 33157

JULES G MINKES
LINDA MINKES
11760 SW 72 PL
PINECREST, FL 33156

JULES G MINKES &W LINDA
9765 SW 184 ST
PALMETTO BAY, FL 33157-6932

JULIETH IGLESIAS RAUDER
9630 SW 182 ST
PALMETTO BAY, FL 33157

LAUREL M KETTLE TRS
THE LAUREL M KETTLE REV LIV TR
9720 SW 181 TER
PALMETTO BAY, FL 33157

LUIS E LEMA &W MARIA D
FRANCISCO A LEMA
GLORIA I LEMA
9635 SW 183 ST
PALMETTO BAY, FL 33157-5634

MARIA ELIZABETH CUSTODIO
9751 WAYNE AVE #8
PALMETTO BAY, FL 33157-5568

MARIA FLORES
DAVID FLORES
9625 SW 184 ST
PALMETTO BAY, FL 33157

MARK A WILLIAMS
15300 SW 106 TER #533
MIAMI, FL 33196

MEHDI AJABSHIR
9725 SW 182 ST
PALMETTO BAY, FL 33157-5515

MICHAEL ERICE
MYRA ERICE
11405 NOGALES ST
CORAL GABLES, FL 33156

MILK PLANNING & DEVELOPMENT LLC
3851 CRAWFORD AVE
MIAMI, FL 33133

MORNINGSIDE APARTMENTS LLC
1401 BAY RD #310
MIAMI BEACH, FL 33139

MUSA HOLDINGS LLC
16925 SW 82 CT
PALMETTO BAY, FL 33157

MYRTICE LONGWITH
9635 SW 184 ST
PALMETTO BAY, FL 33157

PALMETTO BAY TH LLC
7740 SW 104 ST STE 201
MIAMI, FL 33156

PEDRO LUIS MARTINEZ
9601 SW 183 ST
PALMETTO BAY, FL 33157

QUNHUI SUN
BAIRAO ZHOU
14750 SW 132 CT
MIAMI, FL 33186-7636

QUNHUI SUN
9751 WAYNE AVE 5
PALMETTO BAY, FL 33157

REMBERTO FERIA LE
REM CECILIA MASI
REM REMBERTO FERIA
18220 SW 98 AVE
PALMETTO BAY, FL 33157

RODOLFO SANTANA
MAIBYS R RAMOS GONZALEZ
9630 SW 181 TER
PALMETTO BAY, FL 33157

RUBEN J FERNANDEZ
9620 SW 182 ST
PALMETTO BAY, FL 33157

STEPHEN A KREISHER
18201 SW 98 AVE
PALMETTO BAY, FL 33157-5505

SUSAN P MAY
9601 SW 182 ST
PALMETTO BAY, FL 33157

THOMAS C WYSS TRS
13621 DEERING BAY DR APT 1004
CORAL GABLES, FL 33158

THOMAS J SNOWDEN JR &W
DIANE L SNOWDEN
9625 SW 182 ST
PALMETTO BAY, FL 33157

VISTAS GROUP PALMETTO FUND LLC
718 SEVILLA AVE
CORAL GABLES, FL 33134

VISTAS PALMETTO BAY LLC
18300 SW 98 AVE STE 100
PALMETTO BAY, FL 33157

VILLAGE OF PALMETTO BAY
ATTN: VILLAGE CLERK
9705 E HIBISCUS ST
PALMETTO BAY, FL 33157

Village of Palmetto Bay | Department of Community & Economic Development
9705 East Hibiscus Street, Palmetto Bay, FL 33157

Affidavit Attesting to Public Hearing Mailed Notification

Property Owner or Authorized Representative:
MILK PLANNING & DEVELPOMENT, LLC (ANA LUIZA LEITE)

Property Address and Folio Number(s):

ADDRESS: 9730 SW 182 STREET; FOLIO: 33-5032-007-0530

In compliance with Village of Palmetto Bay Code of Ordinances Section 30-30.11, I, as property owner or Authorized Representative of the above described property attest that on (date) November 13, 2024, I sent by U.S. Mail to each person on the list of names and addresses attached a true copy of the attached notice letter.

I hereby certify that all information attached to this Affidavit is true and accurate. Under penalty of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

Affiant's Printed Name: Ana Luiza Leite

Affiant's Signature.:

Date: 11/13/24

Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 13 day of November, 20 24, personally appeared Ana Luiza Leite, being personally known to me (X) or having produced as identification _____, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary:

Print Name: Carolina Perez

Notary Public Stamp:

My Commission Expires: 3-28-25

Carolina Diane Perez
Notary Public
State of Florida
Comm# HH109574
Expires 3/28/2025

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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 13, 2024

Village of Palmetto Bay
Planning & Zoning Division
9705 E Hibiscus Street
Palmetto Bay, FL 33157

Re: Property owners within 500 feet of:
SUBJECT: 9730 SW 182 Street, Palmetto Bay, FL 33157
FOLIO NUMBER: 33-5032-007-0530
ABBREV. LEGAL DESCRIPTION: MORNINGSIDE ACRES PB 46-7 LOT 10 LESS E11FT BLK 5

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office. Notices to blocked addresses, if existing with the radius, have been sent to the site address addressed to "Current Resident". No folio number or Legal Description is available as part of public records for blocked addresses. One postcard was added and addressed to: Village of Palmetto Bay, Attn: Village Clerk, 9705 E Hibiscus Street, Palmetto Bay, FL 33157.

Sincerely,



Diana B. Rio

Total number of property owners without repetition: **64, including 0 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

VILLAGE OF PALMETTO BAY
PUBLIC NOTICE

APPLICANT: MILK PLANNING & DEVELOPMENT, LLC **APPLICATION NO: V-24-004 & SP-24-002**
LOCATION: 9730 SW 182ND STREET **FOLIO: 33-5032-007-0530**

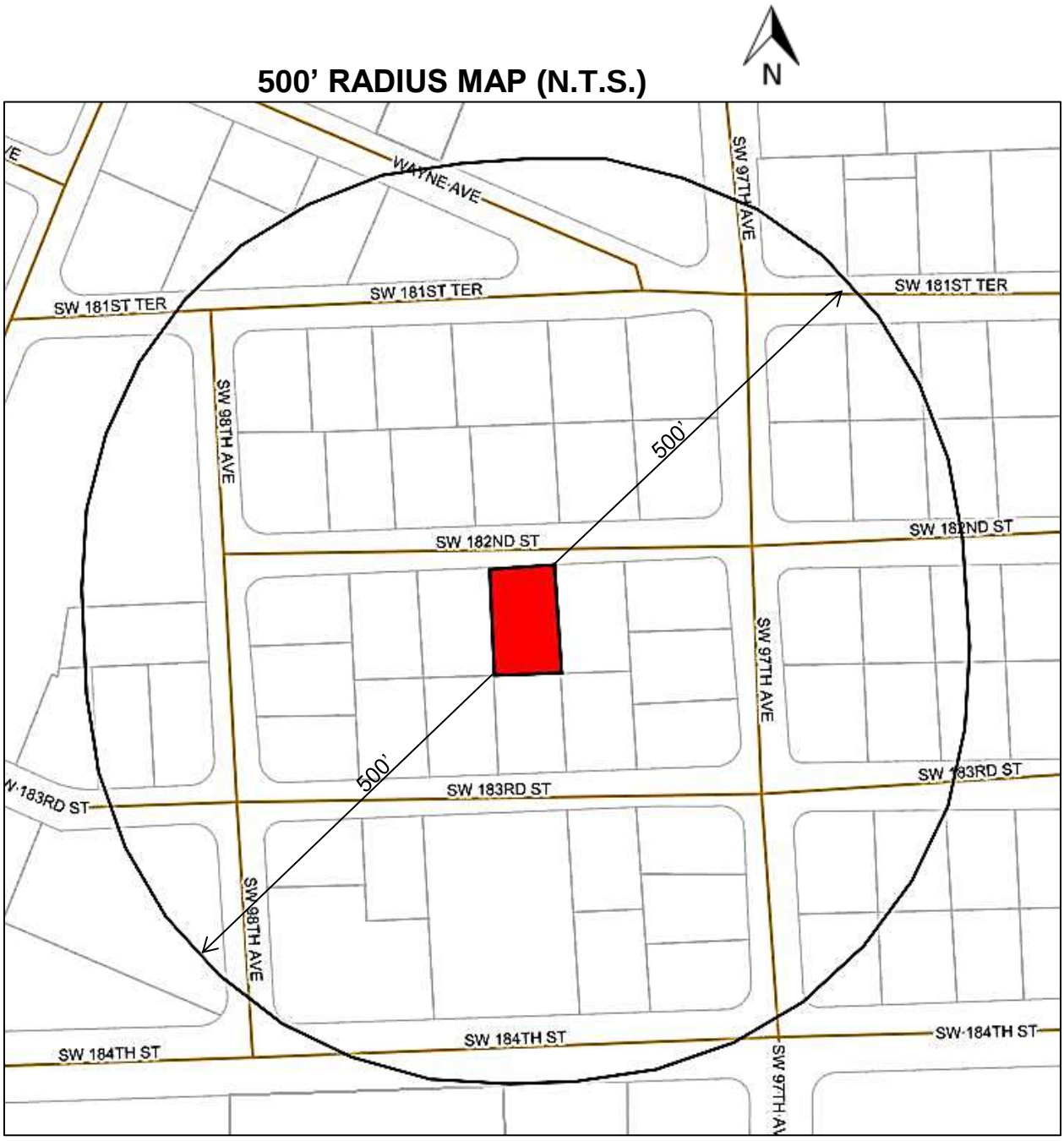
REQUEST 1: **VARIANCES WAIVING THE REQUIRED MINIMUM BUILDING SEPARATION UNDER SECTION 30-50.23.3-02.4 – TABLE 14, TO PERMIT A BUILDING SEPARATION OF 17 FEET WHERE 20 FEET IS REQUIRED, PROVIDING A LANDSCAPE BUFFER WIDTH UNDER SECTION 30-50.23.6-01 TO PERMIT A LANDSCAPE BUFFER OF 12 INCHES WHERE IS 30 INCHES IS REQUIRED FOR FOUR (4) DETACHED TOWNHOUSES IN THE DOWNTOWN DISTRICT, NEIGHBORHOOD SECTOR PURSUANT TO SECTION 30-30.6 STYLED "VARIANCES", AND PROVIDING FOR AN EFFECTIVE DATE.**

REQUEST 2: **APPROVAL OF A SITE PLAN TO BE KNOWN AS "ALMOND COURT", TO ALLOW FOR FOUR (4) DETACHED TOWNHOUSES IN THE DOWNTOWN DISTRICT NEIGHBORHOOD SECTOR PURSUANT TO SECTION 30-30.5 STYLED "SITE PLAN APPROVAL" AND SECTION 30-50.23.3.02.4 STYLED "NEIGHBORHOOD SECTOR", AND PROVIDING FOR AN EFFECTIVE DATE.**

THIS ZONING HEARING SHALL BE HELD AT VILLAGE HALL MUNICIPAL CENTER, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157 ON MONDAY, DECEMBER 16TH, 2024 AT 7 PM. THIS MEETING WILL BE CONDUCTED USING A TELECONFERENCING PLATFORM AND BROADCAST LIVE. MEMBERS OF THE PUBLIC MAY ATTEND IN PERSON OR WATCH VIA THE VILLAGE'S OFFICIAL FACEBOOK PAGE. INCLUIDNG THE GRANICUS WEB STREAM ON WWW.PALMETTOBAY-FL.GC

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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

500' RADIUS MAP (N.T.S.)



SUBJECT: 9730 SW 182 Street, Palmetto Bay, FL 33157
FOLIO NUMBER: 33-5032-007-0530
ABBREV. LEGAL DESCRIPTION: MORNINGSIDE ACRES PB 46-7 LOT 10 LESS E11FT BLK 5

RESOLUTION NO. 2024-_____

ZONING APPLICATION SP-2024-002

APPROVAL OF A SITE PLAN TO BE KNOWN AS "ALMOND COURT", TO ALLOW FOR FOUR (4) DETACHED TOWNHOUSES IN THE DOWNTOWN DISTRICT NEIGHBORHOOD SECTOR PURSUANT TO SECTION 30-30.5 STYLED "SITE PLAN APPROVAL" AND SECTION 30-50.23.3.02.4 STYLED "NEIGHBORHOOD SECTOR", AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the applicant, Milk Planning & Development, LLC, has applied for approval of a site plan to develop a detached townhouse project to be known as "Almond Court" ("the Project"), consisting of two residential structures, each encompassing two 2-story, single-family dwelling units that share a rear wall (i.e., two townhouses each), for a total of four (4) units; and

WHEREAS, the subject property, designated as folio number 33-5032-007-0530, is approximately 0.29 acres, and is located at 9730 SW 182 Street, as legally described in Exhibit A, "Legal Description" attached hereto (the "Property"); and

WHEREAS, the site plan for the Project is attached hereto as Exhibit "B"; and

WHEREAS, the property is designated "Downtown District – Neighborhood Sector" on the Village of Palmetto Bay Zoning Map, as adopted on July 19, 2021 by Ordinance 2021-13; and

WHEREAS, Village Planning and Zoning Staff reviewed the application and found the Project largely consistent with the Palmetto Bay Comprehensive Plan and the applicable Land Development Regulations, and recommended approval conditional on prior Village Council approval of two variance requests to reduce the building separation to 17 feet, where a minimum of 20 feet is required, and to reduce the landscape buffer width to 12 inches, where a minimum of 30 inches; and other conditions herein; and

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a public hearing on the application at Village Hall, 9705 East Hibiscus Street on December 16, 2024; and

WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence in the record, that the application for the site plan [is/is not] consistent with the Village of Palmetto Bay Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to [grant/not grant] the application, as provided in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1.

A public hearing on the application was held on December 16, 2024 in accordance with the Village's "Quasi-judicial Hearing Procedures".

Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law and final order.

Section 2. Findings of fact.

1. The requested site plan is consistent with the Village's Comprehensive Plan, as further specified in the analysis section of the Village's staff report.
2. The rules that govern the conditions upon which such uses are permitted to be constructed and operated as requested are principally at Section 30-30.5, Site Plan Approval and Section 30-50.23, in particular subsection 30-50.23.2-03, Downtown – Neighborhood Sector. After review of the Code, as evidenced in the Village staff analysis which is incorporated by reference into this resolution, and after hearing the applicant and applicant's experts, the Village Council found the site plan request [consistent/not consistent] with those standards.

3. The Village Council accepted the findings of Village Staff as it relates to compliance with the following provisions of the Village's Code: Sections 30-30.5 and 30-50.23.
4. The Village adopts and incorporates by reference the Planning & Zoning Division staff report, which expert report is considered competent substantial evidence.
5. The applicant has agreed to all proposed modifications and conditions in the section entitled Order.

Section 3. Conclusions of law.

The site plan was reviewed pursuant to Sections 30-30.5, and 30-50.23 of the Palmetto Bay's Code of Ordinances, and was found to be [consistent/not consistent] with the enumerated conditions.

Section 4. Order.

Pursuant to Section 30-50.23, and Section 30-30.5(j)(1), the Village Council grants the requests for the proposed site plan as in keeping with the applicable Land Development Regulations, subject to the approval of the two related variance requests, and with the following conditions:

1. The Site Plan shall incorporate and be developed in substantial conformance with the following documents, presented to the Village Council on December 16, 2024:
   a) Architectural Plans prepared by Pujols Architecture, LLC, consisting of 15 sheets sealed by Gilberto Pujols, AIA, NCARB, dated October 21, 2024.
   b) Civil Engineering Plans prepared by Zephyr Engineering, Inc., consisting of 4 sheets sealed by Wilford Zephyr, P.E., on November 4, 2024.
   c) Landscape Plans prepared by Cabezas Alvarez Landscape Architect, Inc, consisting of 3 sheets dated October 23, 2024.
2. The number of residential units allocated to this development order is limited to 4.
3. Sidewalk dimensions are to meet the requirements of the current Downtown zoning code.
4. An irrigation plan in compliance with the requirements of Sec. 30-50.23.6-01(i) shall be provided prior to the issuance of a building permit.

5. Visibility triangles shall be shown on the plans on the inside of both driveways to show the clear zone.
6. A homeowners' association, master association or similar type of association, shall be created to provide for the maintenance of all common areas. Alternatively, the property owner shall execute and record in the public records a covenant running with the land for the entire property providing for the maintenance of all common areas.
7. The covenant shall also provide that no residential unit shall be used or rented as an Airbnb. The covenant shall first be provided to the Village Attorney for approval before recording.
8. This Order and the Covenant shall be recorded in the public records of Miami-Dade County and shall be returned to the Village.
9. This development approval shall be valid for 24 months from the date of approval. Should a building permit not be issued and substantial completion not be obtained within the 24-month period, the development approval shall be deemed null and void, and automatically terminate, unless an extension (not to exceed six (6) months) is obtained by the applicant prior to the expiration of the initial validity period.

Section 5. Record.

The record shall consist of the notice of hearing, the Village of Palmetto Bay Staff Report, the application, documents submitted by the applicant and the applicants' representations to the Village of Palmetto Bay at the public hearing, the testimony of sworn witnesses and documents presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by the Village Clerk.

Section 6. This Resolution shall take effect immediately upon approval.

PASSED this 16th day of December, 2024.

Attest:

_____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

John C. Dellagloria, Esq.
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore ____
Council Member Steve Cody ____
Council Member Marsha Matson ____
Vice-Mayor Mark Merwitzer ____
Mayor Karyn Cunningham ____