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, MAY 19, 2025 – 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 (April 21, 2025)

4. MAJOR PROJECTS UPDATE

5. PUBLIC HEARING ITEMS

A. **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, ADOPTING AMENDMENTMENTS 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 STATUTES; ADOPTING THE UPDATED MAP SERIES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (This Ordinance is being heard on Second Reading)*

B. **Applicant:** VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO LAND USE AND DEVELOPMENT; CREATING SECTION 30-60.13 OF THE VILLAGE LAND DEVELOPMENT CODE, ENTITLED "ENCROACHMENTS WITHIN UTILITY EASEMENTS," PROHIBITING THE CONSTRUCTION OF STRUCTURES WITHIN FLORIDA POWER & LIGHT TRANSMISSION EASEMENTS; PROVIDING FOR THE REGULATION OF OTHER EASEMENTS; PROVIDING FOR DEFINITIONS; ESTABLISHING REGULATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Councilmember Steve Cody) (This Ordinance is being heard on First Reading)*

6. ADJOURNMENT

- ZONING HEARING (Monday, June 16, 2025, at 7:00 PM)

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:	May 19, 2025
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	**APPROVAL OF MINUTES**
SUBJECT:	Zoning Hearing (April 21, 2025)
SUGGESTED ACTION:	

ATTACHMENTS:
2025-04-21 Zoning-Minutes
Exhibit A - Public Comments by Form

MINUTES
ZONING HEARING
MONDAY, APRIL 21, 2025 – 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 7:00 PM.

The following members of the Village Council were present during the roll call:
Vice Mayor Mark Merwitzer
Councilmember Patrick Fiore
Councilmember Steve Cody
Councilmember Marsha Matson

Mayor Karyn Cunningham was absent, and Vice Mayor Mark Merwitzer chaired the hearing.

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

A moment of silence was observed in honor of the victims of the Florida State University shooting and in remembrance of the passing of Pope Francis.

Councilmember Patrick Fiore led the invocation.

2. **REQUEST, PETITION, AND PUBLIC COMMENTS:** The following speakers addressed the Council for a time allotment of three minutes.

- Sandra Saavedra (8400 SW 174th Street) - shared concerns about increased traffic

congestion in the Malbrook neighborhood, particularly at the three-way intersection of SW 174th Street and SW 84th Avenue. She explained that she moved to the area in June 2024 and noted that while traffic was manageable during the summer months, it significantly worsened with the start of the school year and indicated that many drivers are using neighborhood streets as cut throughs to avoid congestion on main roads. Having moved from Homestead due to traffic issues, she explained disappointment at encountering similar problems in their new home, despite a long-standing personal connection to the Palmetto Bay area through programs such as summer camps since 2016. She acknowledged not having a clear solution but emphasized that the current traffic situation is unsustainable and requested consideration from the Village to address the issue.

- Hilary Sturkie (17522 SW 84th Avenue) - voiced appreciation to the Village Manager for the recent traffic mitigation initiative and reported that traffic flow had noticeably improved and credited the placement of barricades for making a significant difference in the neighborhood. She explained that the current efforts provide some relief to the community and observed that while signage and police enforcement were largely ineffective—due to drivers ignoring signs and maneuvering around law enforcement—the barricades were effective in managing traffic and discouraging reckless driving. She urged the Council to maintain these efforts, especially with anticipated increases in traffic volume along SW 87th Avenue.

- Adele Wheeler (8805 SW 183rd Terrace) – spoke opposition to the barricades installed in the Malbrook neighborhood and voiced that the barricades created more traffic in the area. She urged the Council to consider other solutions and to remove the barricades as soon as possible from the area.

3. APPROVAL OF MINUTES

A. Zoning Hearing (February 25, 2025)

Councilmember Marsha Matson **moved** to approve the minutes. **Seconded** by Councilmember Patrick Fiore. The **motion passed (4-1)**; Councilmember Steve Cody voted in opposition in the approval of the minutes.

Councilmember Patrick Fiore **motioned** to direct the Manager to give an update on the traffic conditions and mitigations measures taken by the Village regarding the Malbrook community at the beginning of major projects update. Councilmember Marsha Matson **seconded** the motion. **All voted in favor (5-0). The motion passed unanimously.**

4. MAJOR PROJECTS UPDATE

Village Manager Nick Marano presented a traffic map regarding the traffic conditions and mitigation measures in the Malbrook community, including its surrounding areas. The map displayed weekday morning rush hour traffic patterns within the Village. He reported that approximately 15,000 vehicles travel through the Village daily, particularly along Old Cutler Road, with double that volume using US-1. He emphasized that a significant portion of the traffic affecting the Malbrook neighborhood is commuter traffic, with around 15,000 vehicles filtering through local streets—many of which include "No Right Turn" signs. He stated that the Village is currently enforcing Miami-Dade County's restrictions on SW 87th avenue and

has invested over $200,000 in traffic-calming efforts, including traffic studies and police enforcement. He acknowledged that despite these efforts, residents in Malbrook continue to experience severe congestion, to the point that some cannot exit their driveways. To address this, the Village has rented and deployed temporary barricades to help enforce the county's restrictions consistently during peak hours. Vice Mayor Mark Merwitzer further explained that the Village's road crew sets up the barricades by 6:55 a.m. and removes them after 9:00 a.m. Nick confirmed that the Village intends to maintain this measure and is exploring more aesthetically pleasing, permanent solutions and asserted that these actions are within the Village's authority and have already shown results in improving traffic flow by reducing the volume of vehicles during peak hours. He explained that most commuter traffic comes from the south and moves north and east, primarily funneling toward SW 77th Avenue, Old Cutler Road, and SW 67th Avenue.

Following the Manager's presentation on the traffic map regarding the traffic conditions and mitigation measures in the Malbrook community, the members of the Village Council expressed strong support for the initiative, emphasizing the importance of enforcing traffic restrictions in the Malbrook area and commended the efforts of the Village Manager on the initiative.

Vice Mayor Mark Merwitzer suggested that the initiative could serve as a pilot program for other areas of the Village facing similar traffic issues.

Planning and Zoning Director, Javier Gonzalez illustrated a PowerPoint Presentation on the Mayor Projects Update dated May 2025. The presentation demonstrated upcoming applications, recent applications, administrative requests under review, approved projects pending building permit, projects under construction, and projects completed.

Following Director Gonzalez's update, he addressed questions from the Village Council regarding his presentation.

5. PUBLIC HEARING ITEMS

A. **Original Applicant:** JUAN CARLOS SAINZ / FAIRCHILD BAY SUBDIVISION, LLC
Current Owner: MARCOS AND ANNE BECARI
Location: 9000 SW 174 STREET
Folio No.: 33-5033-000-0220
Application No.: RZ-23-004
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO A ZONING CLASSIFICATION; REDESIGNTATING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 9000 SW 174TH STREET, FOLIO NO. 33-5033-000-0220, FROM ITS CURRENT AGRICULTURAL DESIGNATION TO AN ESTATE MODIFIED SINGLE FAMILY DESIGNATION; APPROVING THE APPLICATION OF THE THEN-OWNER OF THE PROPERTY, FAIRCHILD BAY SUBDIVISION, LLC; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Village Attorney John C. Dellagloria, Esq.) (This Ordinance was heard on Second Reading) (This Ordinance is in compliance with the court orders requiring the Village to rezone the property)*

Item 5A was **moved** by Councilmember Steve Cody. **Seconded** by Councilmember Marsha Matson.

There were no speakers either in support of or in opposition to the public hearing item.

There were no questions or comments from the Council regarding the public hearing item.

The question was called, and the Ordinance on Second Reading was approved via a roll call vote.

- Councilmember Steve Cody - YES
- Councilmember Patrick Fiore - YES
- Vice Mayor Mark Merwitzer - YES
- Councilmember Marsha Matson - YES

All voted in favor (4-0). The Ordinance on Second Reading passed unanimously.

B. **Applicant:** GEORGE CASALI
Location: 8995 SW 158TH STREET & 15755 SW 90TH AVENUE
Folio No.: 33-5028-000-0160 & 33-5028-000-0164
Application No.: VPB-19-006
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") FOR THE PROPERTY LOCATED AT 8995 SW 158TH STREET AND 15755 SW 90TH AVENUE, PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez) (Second Reading)*

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

Planning and Zoning Director Javier Gonzalez presented a PowerPoint presentation on the request and provided an overview, including general information on the applicant's request, the adjacent future land use map, zoning district classification, notice requirements, background on the request to approve the rezoning application from the previously approved first reading in September 2019, amendments to the official zoning map criteria, and the business impact estimate.

Following the presentation, Director Gonzalez recommended that the Council approve the proposed rezoning from AG (Agricultural) to R-1 (Single Family District), based on the finding that the rezoning is compatible with the surrounding community, consistent with the Comprehensive Plan, and in compliance with the Village's Land Development Code.

There were no speakers either in support of or in opposition to the public hearing

item.

There were no questions or comments from the Council regarding the public hearing item.

The question was called, and the Ordinance on Second Reading was approved via a roll call vote.

- Vice Mayor Mark Merwitzer - YES
- Councilmember Marsha Matson - YES
- Councilmember Patrick Fiore - YES
- Councilmember Steve Cody - YES

All voted in favor (4-0). The Ordinance on Second Reading passed unanimously.

C. **Applicant:** PALMETTO VENTURE PARTNERS, LLC
Location: 9500 SW 174TH STREET
Folio No.: 33-5033-000-0650
Application No.: PL-25-001
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-80, PLATTING AND SUBDIVISIONS, APPROVING THE PARK VIEW AT PALMETTO BAY FINAL PLAT FOR THE PROPERTY LOCATED AT 9500 SW 174TH STREET; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez)*

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

Village Attorney John Dellagloria reported that the Council may skip the staff report if it is the will of the Council.

The Council reached a consensus to skip the report from staff and asked the applicant to give a report.

Vanessa Madrid, Esq. from the firm of Holland and Knight explained that the request was approved in 2020 by the Village Council and now it's back before the county and the county stated that it needs to be re-approved by the Village. She urged the Council to support the request which was already approved by the Village in 2020.

There were no speakers either in support of or in opposition to the public hearing item.

Councilmember Steve Cody questioned if the plat will come back to the Council again or if the existing request is the end of plat.

Village Attorney John Dellagloria explained that plats have to be sealed by a surveyor of the property and we did not have one on staff.

Councilmember Patrick Fiore explained that the existing Council, including the previous Council, worked hard to get the plat, and questioned if there would be parking enforcement on the property in the future.

Village Manager Nick Marano responded that the Village anticipates implementing restricted parking on the property for two to four hours; however, he stated that the Village is currently working out the details of the parking enforcement plans to support the businesses in that area in the most cost-effective way.

Councilmember Marsha Matson reported that she lives near Parkview and has observed that the traffic control sticks at the Parkview parking garage is broken and displaced which part of the agreement between the Village and Parkview was to prevent right turns into the neighborhood. She requested that the management put in a new traffic control stick at the parking garage to ensure that the agreement is followed.

Representative Vanessa Madrid from Holland and Knight reported that she would ensure to transmit the message to the developer.

The question was called, and the Resolution was approved via a roll call vote.

- Vice Mayor Mark Merwitzer - YES
- Councilmember Marsha Matson - YES
- Councilmember Steve Cody - YES
- Councilmember Patrick Fiore - YES

All voted in favor (4-0). The Resolution passed unanimously.

D. **Applicant:** JOSE LOPEZ
Location: 8701 SW 148TH STREET
Folio No.: 33-5021-004-0250
Application No.: V-25-001
Request: 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, AND SECTION 30-60.2, FENCES, WALLS AND HEDGES, TO PERMIT THE CONSTRUCTION OF AN 8-FOOT FENCE EXCEEDING THE 6-FOOT MAXIMUM FOR THE PROPERTY LOCATED AT 8701 SW 148TH STREET; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez)*

Item 5D was **moved** by Councilmember Patrick Fiore. **Seconded** by Councilmember Marsha Matson.

Planning and Zoning Director Javier Gonzalez presented a PowerPoint presentation on the request and provided an overview, including general information on the

applicant's request, the adjacent future land use map, zoning district classification, notice requirements, and background on the application to allow construction of a residential fence that is higher than the maximum allowed by code. He explained that staff found that the variance request fully met seven of the eight evaluation criteria and criteria B partially met.

Applicant Jose Lopez appeared before the Council requesting a variance to replace an existing unsound and unappealing fence with a new 8-foot fence. He explained that the proposed replacement is in accordance with Miami-Dade County building codes and is intended to improve safety for the family and pets, while also enhancing the overall aesthetics of the neighborhood and noted the current fence presents safety hazards and expressed concerns about privacy. He stated that the variance is justified under the current circumstances and is consistent with surrounding properties.

During the discussion, the Council inquired about a past dispute with a neighbor. Mr. Lopez explained that the dispute involved interference with construction, but it has since been resolved, and the neighbor has agreed not to interfere with the project moving forward.

Councilmember Steve Cody questioned whether granting the 8-foot fence would set a precedent for future applications and whether it met the Village's variance criteria.

Planning and Zoning Director Javier Gonzalez responded that variances must be evaluated based on specific criteria and the unique circumstances of each property. He explained that in the case of the applicant, while the proposed 8-foot fence is not consistent with typical development patterns in the Village, the applicant met 4 out of 5 criteria, and the request is not considered detrimental to the neighborhood. He reported that the surrounding neighbors are in support of the variance-no objections by the neighbors were made.

Village Attorney John Dellagloria added that each variance must be considered with its own merits and supported by competent, substantial evidence. He further clarified that, unless there is opposing evidence from the Council or public, the Council cannot deny the request solely based on preference.

Public Hearing:

- Jordan Finkelman (8700 SW 148th Street) - spoke in favor of the application.

There were no speakers who opposed the application.

Councilmember Marsha Matson expressed appreciation for the applicant obtaining written approval from neighboring property owners.

Councilmember Patrick Fiore voiced support for the item, referencing a 15% permit fee reduction Ordinance he sponsored.

Councilmember Steve Cody voiced concern that the request was based on desire

rather than necessity. He opposed the variance, stating that without a demonstrated hardship, granting it may lead to similar requests from other residents in the Village.

Vice Mayor Mark Merwitzer inquired if there was any competent substantial evidence to deny the application.

Village Attorney John Dellagloria confirmed there was not.

The question was called, and the Resolution was approved via a roll call vote.

- Councilmember Patrick Fiore - YES
- Councilmember Marsha Matson - YES
- Councilmember Steve Cody - NO
- Vice Mayor Mark Merwitzer - YES

The Resolution passed (3-1); Councilmember Steve Cody voted opposed.

E. **Applicant:** MOYRA ZIMERMAN AND MATEO MLIKOTA
Location: 17071 SW 86TH AVENUE
Folio No.: 33-5034-007-0170
Application No.: V-25-002
Request: 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, AND SECTION 30-50.4, E-M ZONING DISTRICT, TO PERMIT THE ENCLOSURE OF AN EXISTING NONCONFORMING BOAT CANOPY STRUCTURE ENCROACHING ON THE REQUIRED SIDE SETBACK, TO BE USED AS AN ART STUDIO, FOR THE PROPERTY LOCATED AT 17071 SW 86 AVENUE; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez)*

Item 5E was **moved** by Councilmember Patrick Fiore. **Seconded** by Councilmember Marsha Matson.

Planning and Zoning Director Javier Gonzalez presented a PowerPoint presentation on the request and provided an overview, including general information on the applicant's request, the adjacent future land use map, zoning district classification, notice requirements, and background on the application to enclose the existing footprint of the nonconforming accessory structure located in the rear yard of the subject property. He explained the staff's recommendations and the conditions to be met should the Council approve the variance.

Applicant Mateo Mlikota described the proposed variance for the modification of an existing structure and explained that the primary change involves re-roofing with tiles to align with the design of the main house. He stated that the purpose of the project is to enhance the aesthetics of the backyard while preserving green space and a fruit tree (mango). The proposed structure includes a sink and toilet—no shower or bathtub—and would serve as an art space for his wife and him.

Councilmember Steve Cody raised concerns regarding, the accuracy of visual representations included in the application such as whether the existing structure would remain intact, including the potential removal of a mature mango tree. He also stated that the appropriateness of the image submitted as part of the application package is not consistent with what the applicant stated in the presentation. He explained that that representations provided to the Council must be accurate, noting inconsistencies between the conceptual image and actual design. He expressed opposition to the application, citing a lack of demonstrated hardship and inconsistency with zoning criteria.

Applicant Moyra Zimmerman was sworn in by the Clerk to provide testimony and explained that the submitted image was conceptual and intended to portray the general design, though not to scale. She acknowledged that the angle of the roof in the image was not accurate. She also addressed the collection of neighboring signatures, stating she was unaware that written approvals from all contiguous property owners were required.

Councilmember Marsha Matson commended the applicant for obtaining written approvals from eleven neighbors but recommended formalizing the process of collecting signatures to ensure full compliance with notification requirements.

Vice Mayor Mark Merwitzer expressed support for the artistic use of the structure and reported that visual representations could be distorted based on photographic techniques and emphasized the importance of not denying a variance based on misinterpreted imagery. He encouraged the applicant to continue sharing their art with the community and encouraged others to do the same.

Village Attorney John Dellagloria explained that each application must be evaluated on competent substantial evidence and that there was no competent substantial evidence presented to deny the application based on the materials provided.

Public Hearing:

- Laurie Feldman (8590 SW 170th Terrace) - spoke in support of the application.

There were no speakers who opposed the application.

Councilmember Matson reported that conceptual images are common in development proposals and do not carry binding weight.

Councilmember Fiore supported the application, referencing the need for pragmatic decision-making.

Vice Mayor Merwitzer reiterated his support for the applicant's creative use of the property and emphasized the community benefit of encouraging local art.

The question was called, and the Resolution was approved via a roll call vote.

- Vice Mayor Mark Merwitzer - YES
- Councilmember Patrick Fiore - YES
- Councilmember Steve Cody - NO
- Councilmember Marsha Matson - YES

The Resolution passed (3-1); Councilmember Steve Cody voted opposed.

6. ADJOURNMENT

Councilmember Marsha Matson **motioned** to adjourn the meeting. Councilmember Patrick Fiore **seconded** the motion. **All voted in favor (4-0). The motion passed unanimously**.

The Zoning Hearing adjourned at 8:39 p.m.

The meeting minutes were approved on this 19th day of May 2025.

Attest:

_____	_____
Mayor Karyn Cunningham	Village Clerk Missy Arocha

From: noreply@granicusideas.com
Sent: Monday, April 21, 2025 7:46 PM
To: Village Council; Missy Arocha; Nick Marano
Subject: [EXT] New eComment for Zoning Hearing

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

The Village of Palmetto Bay, FL

New eComment for Zoning Hearing

Philippe Bellande submitted a new eComment.

Meeting: Zoning Hearing

Item: 5.D) Applicant: JOSE LOPEZLocation: 8701 SW 148TH STREET Folio No.: 33-5021-004-0250Application No.: V-25-001 Request: 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, AND SECTION 30-60.2, FENCES, WALLS AND HEDGES, TO PERMIT THE CONSTRUCTION OF AN 8-FOOT FENCE EXCEEDING THE 6-FOOT MAXIMUM FOR THE PROPERTY LOCATED AT 8701 SW 148TH STREET; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez)

eComment: Fully support the 8 foot height variance request

AGENDA ITEM NO. 5.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: May 19, 2025

SUBMITTED BY: Javier Gonzalez, 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, ADOPTING AMENDMENTMENTS 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 STATUTES; ADOPTING THE UPDATED MAP SERIES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (This Ordinance is being heard on Second Reading)*

SUGGESTED ACTION:

ATTACHMENTS:

Comprehensive Plan Update - Ordinance.docx
Exhibit A - Final Booklet Format Comprehensive Plan Update.pdf
Exhibit B - Comprehensive Plan Map Series.pdf
Comprehensive Plan EAR Based Amendments Staff Report.docx
Attachment A - Public Notice.pdf
Attachment B - Response to Agency Comments.pdf
Attachment C - Strikethrough Comprehensive Plan.pdf
Attachment D - Final Booklet Format Comprehensive Plan Update.pdf
Attachment E - Comprehensive Plan Map Series.pdf

ORDINANCE 2025 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING 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 STATUTES; ADOPTING THE UPDATED MAP SERIES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez)(This Ordinance is being heard on Second Reading)

WHEREAS, the Comprehensive Plan for the Village of Palmetto Bay (the "Comprehensive Plan") was adopted on August 1, 2005, to ensure that the development patterns for future land uses within the Village match the community vision and quality-of-life expectations of its residents; and

WHEREAS, subsequent thereto, the Comprehensive Plan was amended in 2008, 2009, 2015, and 2020; 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's adopted Evaluation and Appraisal Report (EAR) analyzed the Comprehensive Plan to ensure a minimum planning period extending to at least 2045, consistent with Section 163.3177(5), Florida Statutes; 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, on September 18, 2023, staff presented to the Village Council the draft Comprehensive Plan update, for the purpose of discussion, which included proposed changes to the Future Land Use Map and updated Goals, Objectives, and Policies; and

WHEREAS, specific Future Land Use Map issues requiring further attention were brought to the Village Council and staff following the December 18, 2023 public hearing, which led to a deferral of the decision and the need for additional review and consideration; and

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

WHEREAS, public notice was provided to the general public in accordance with Section 30-30.11(i) of the Village of Palmetto Bay Land Development Code to inform of the public meetings to consider the Comprehensive Plan Update; and

WHEREAS, on December 16, 2024, Village Council met as the Local Planning Agency at a public meeting and approved a resolution recommending approval of the amended Village of Palmetto Bay Comprehensive Plan to the Mayor and Village Council; and

WHEREAS, during the regular zoning meeting held on December 16, 2024, the Mayor and Village Council deferred consideration of the Comprehensive Plan amendment to a time-certain hearing; and

WHEREAS, the Village Council held a public hearing on January 27, 2025, and approved the Comprehensive Plan Update on First Reading; and

WHEREAS, on February 3, 2025, the proposed Comprehensive Plan Update was transmitted to the State Land Planning Agency and

other relevant reviewing agencies, including the Florida Department of Transportation and Miami-Dade County, for their review and feedback, as required by Section 163.3184, Florida Statutes; and

WHEREAS, the Village received comments from the State Land Planning Agency and other reviewing agencies, and staff prepared responses and incorporated necessary changes into the updated Comprehensive Plan; and

WHEREAS, a duly published public hearing was held on May 19, 2025, to consider the adoption stage of the Comprehensive Plan update; and

WHEREAS, the Mayor and Village Council find that the Comprehensive Plan amendment is in the best interest of the Village and its residents; and

WHEREAS, upon the effective date of this updated Comprehensive Plan, all development undertaken by the Village and all actions taken on development orders shall be consistent with the updated goals, objectives, and policies contained herein, in accordance with Section 163.3194(1)(a), Florida Statutes.

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

Section 1. Recitals. 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 and directed to transmit certified copies of this Ordinance adopting the amendments to the Village of Palmetto Bay Comprehensive Plan, along with all supporting documentation required by Florida Statutes, to the State Land Planning Agency and all other relevant reviewing agencies within ten (10)

working days after the final adoption hearing on second reading of this Ordinance, consistent with Section 163.3184(3)(c)2. and (4)(e)2., Florida Statutes.

Section 4. Severability. If any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 5. Conflict with Other Ordinances. In the event that any provision of this Ordinance conflicts with the provisions of any other ordinance of the Village of Palmetto Bay, the provisions of this Ordinance shall prevail to the extent of the conflict.

Section 6. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

PASSED ON FIRST READING this 27th day of January, 2025.

PASSED AND ADOPTED ON SECOND READING this 19th day of May, 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 ___





VILLAGE OF PALMETTO BAY
2035/2045 COMPREHENSIVE PLAN

MAY 2025

ACKNOWLEDGMENTS

Village Council

Karyn Cunningham, Mayor
Mark Merwitzer, Vice Mayor
Patrick Fiore, Councilmember
Steve Cody, Councilmember
Marsha Matson, Councilmember

Village Staff

Nick Marano, Village Manager
Javier Gonzalez, AICP, CFM, Planning Director
Andrea Candelaria, MPA, Resilience Coordinator
Dio Torres, Public Services Director
Fanny Carmona, Parks and Recreation Director

Stantec

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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.

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)

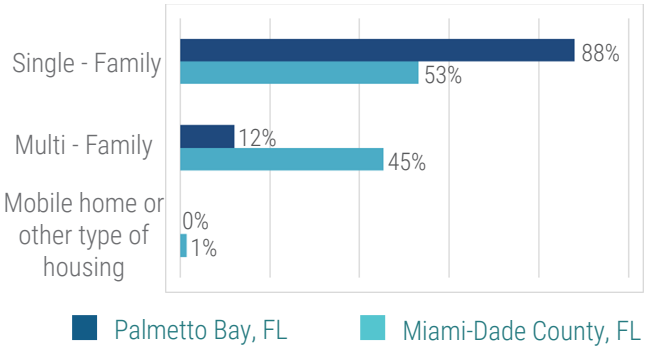
42
Median Age (2017-2021)

HOUSING

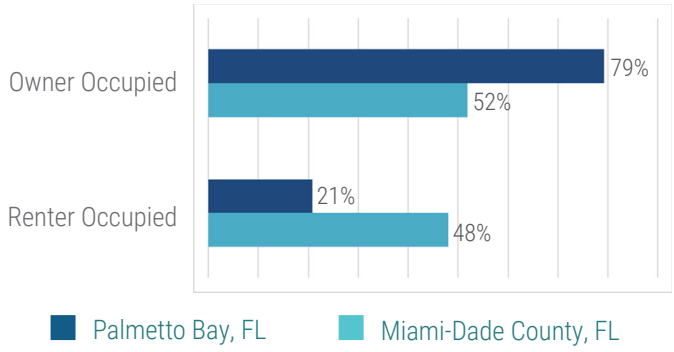
Housing Costs

		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

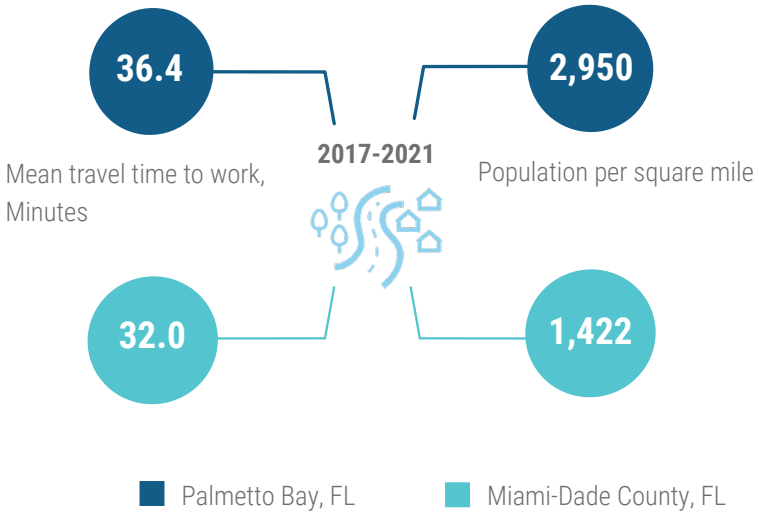
Housing Unit by Type
2017 -2021



Housing Unit by Occupancy
2017 -2021

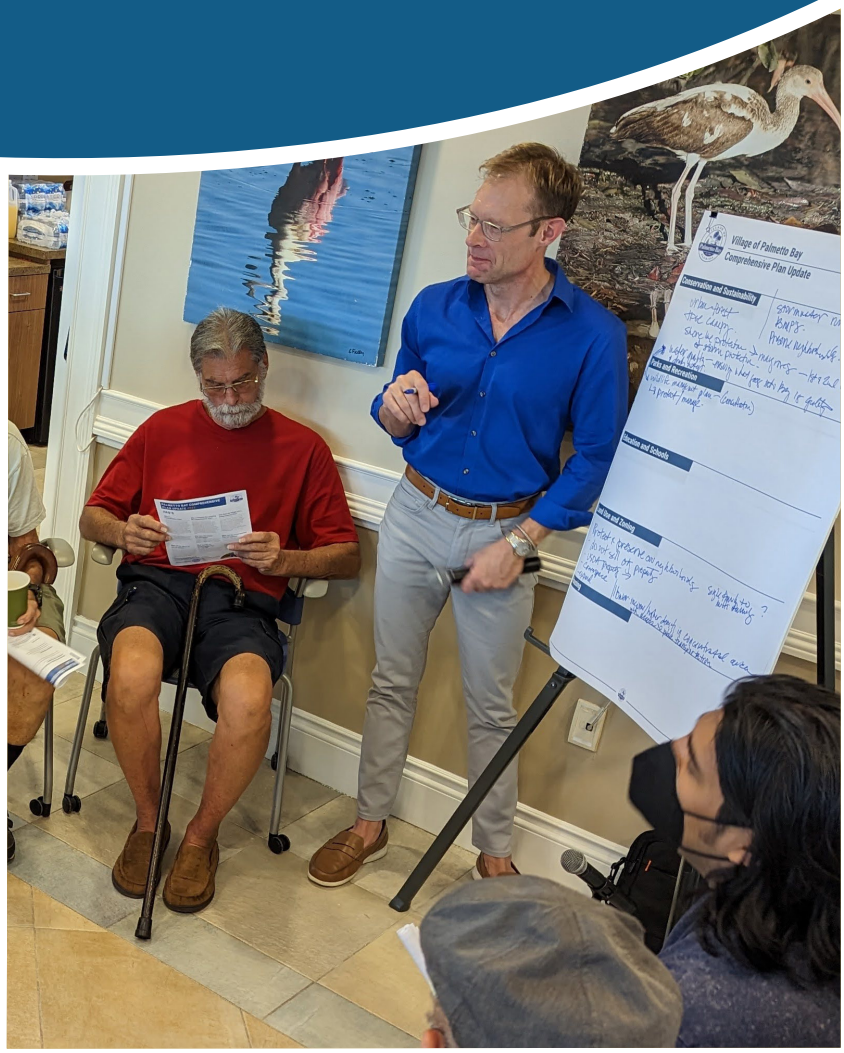


TRANSPORTATION & GEOGRAPHY



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.

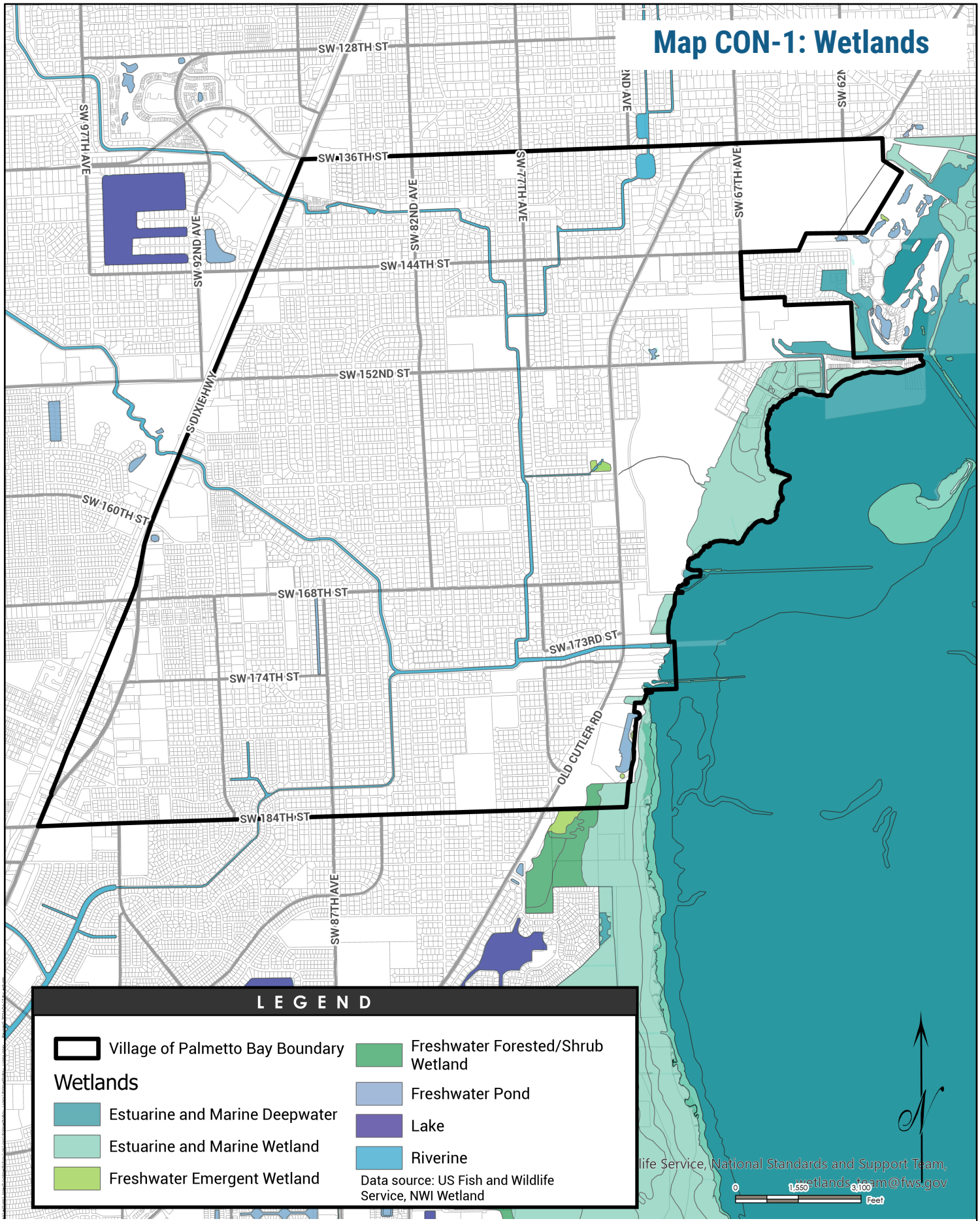


Protect Surface Waters, Wetlands, and Coastal Resources
The Village shall protect the community's surface waters, wetlands, and coastal resources in order to protect water quality and preserve important natural resources.



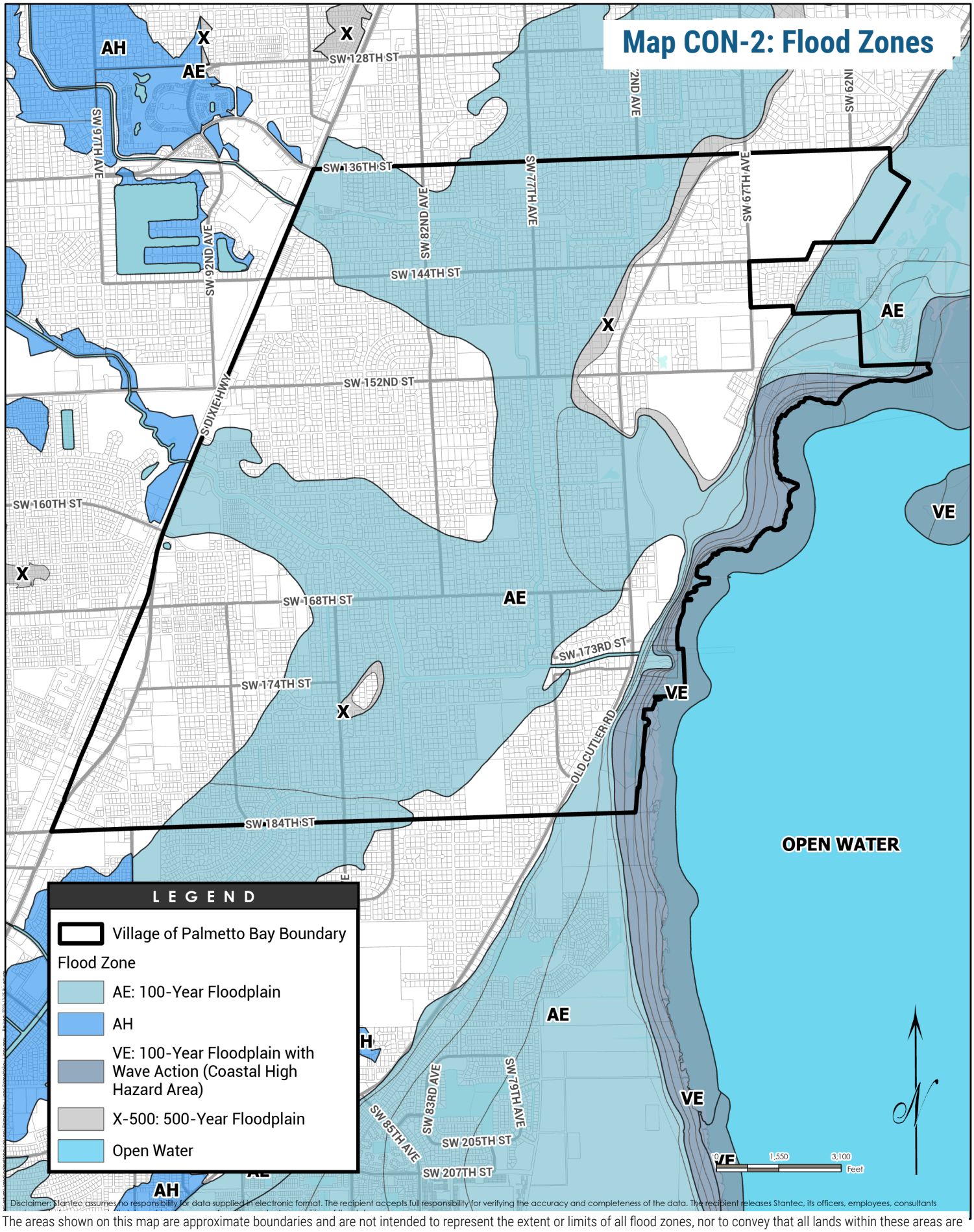
Protect Potable Water Quality and Supply
The Village shall encourage water conservation and ensure that the community has a quality, dependable potable water supply.

Map CON-1: Wetlands



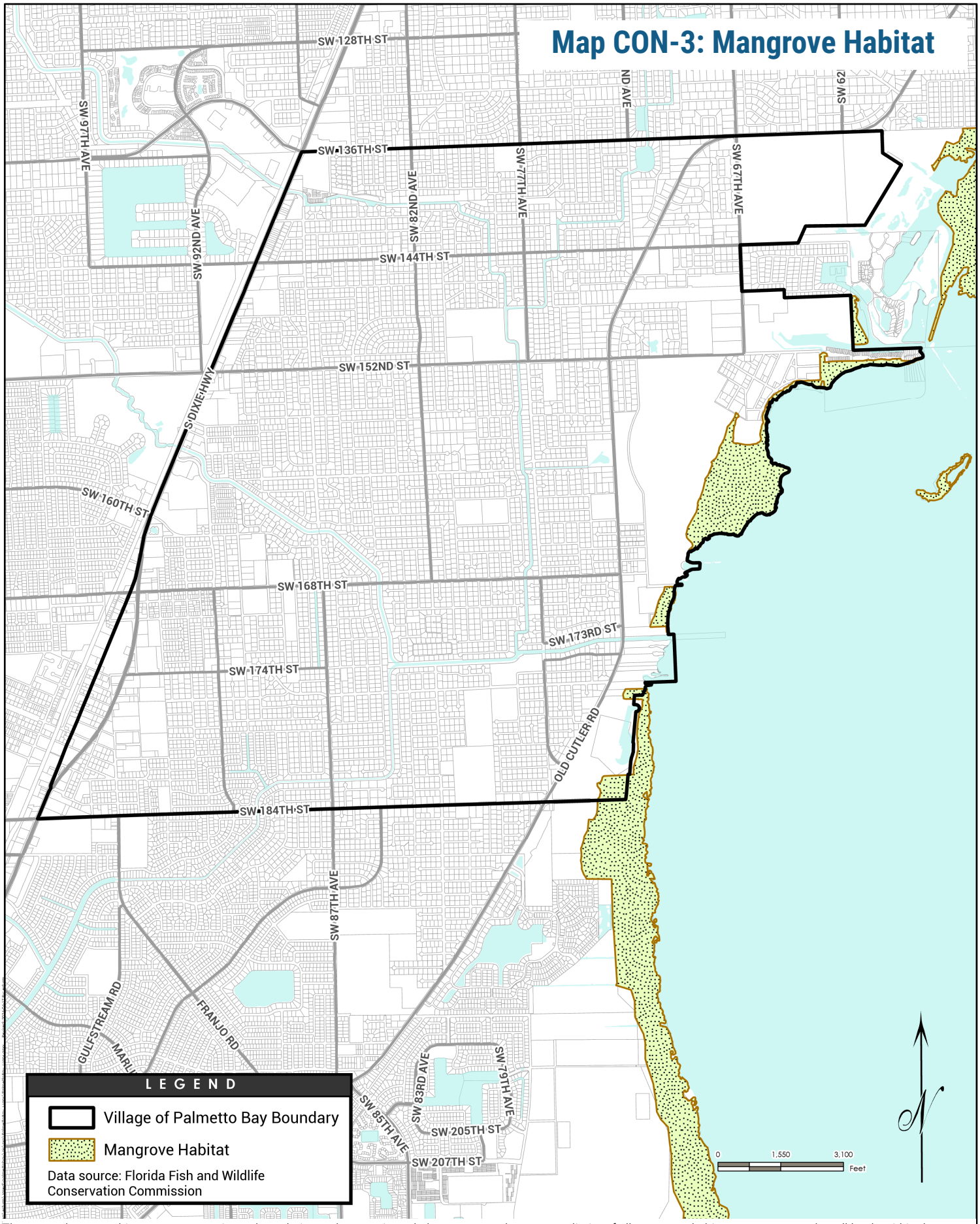
The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all wetlands, nor to convey that all lands within these areas contain wetlands. This map should not be used to determine the location of jurisdictional wetlands for regulatory purposes, but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

Map CON-2: Flood Zones

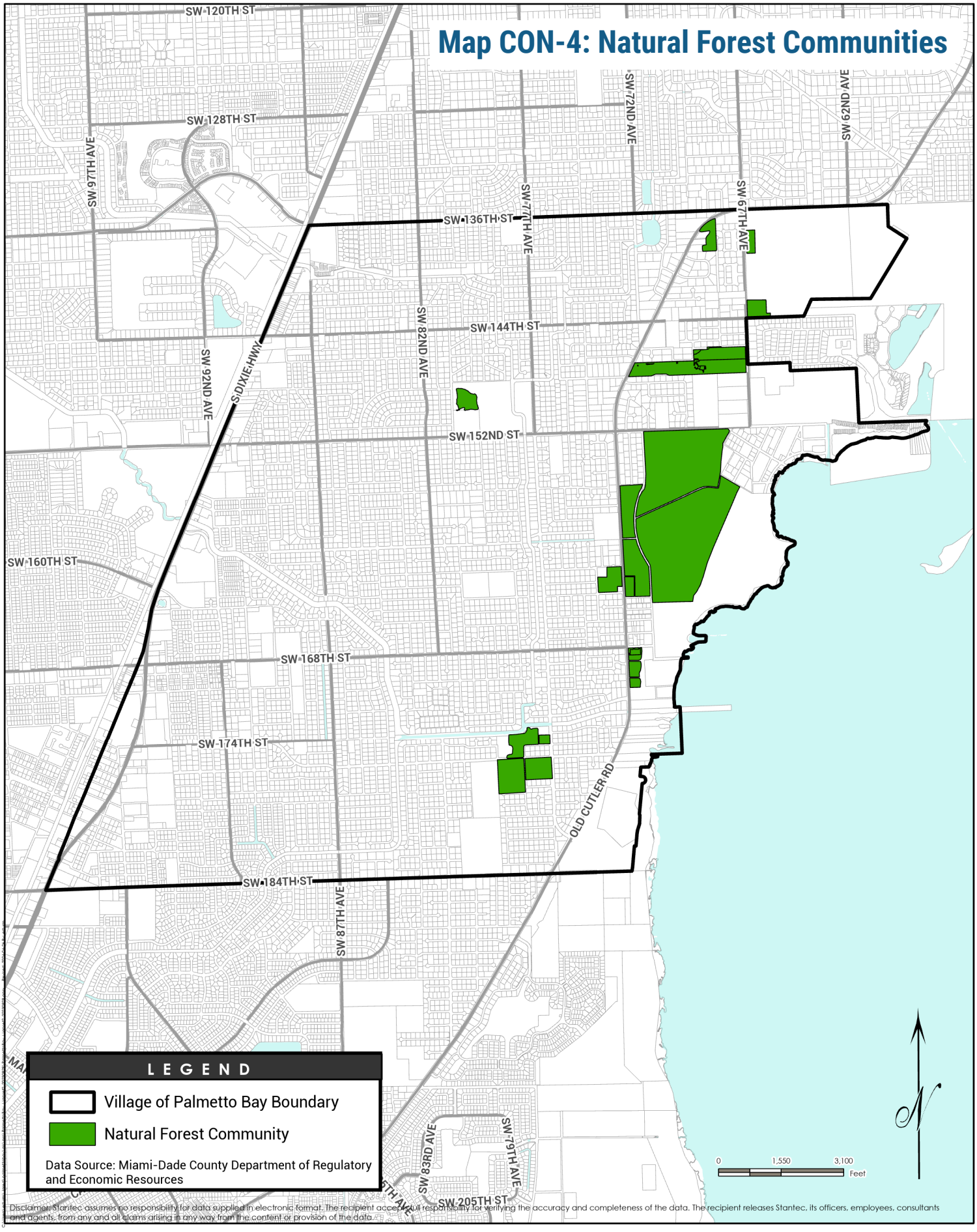


The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all flood zones, nor to convey that all lands within these areas are flood zones. This map should not be used to determine the location of flood zones for regulatory purposes, but instead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

Map CON-3: Mangrove Habitat

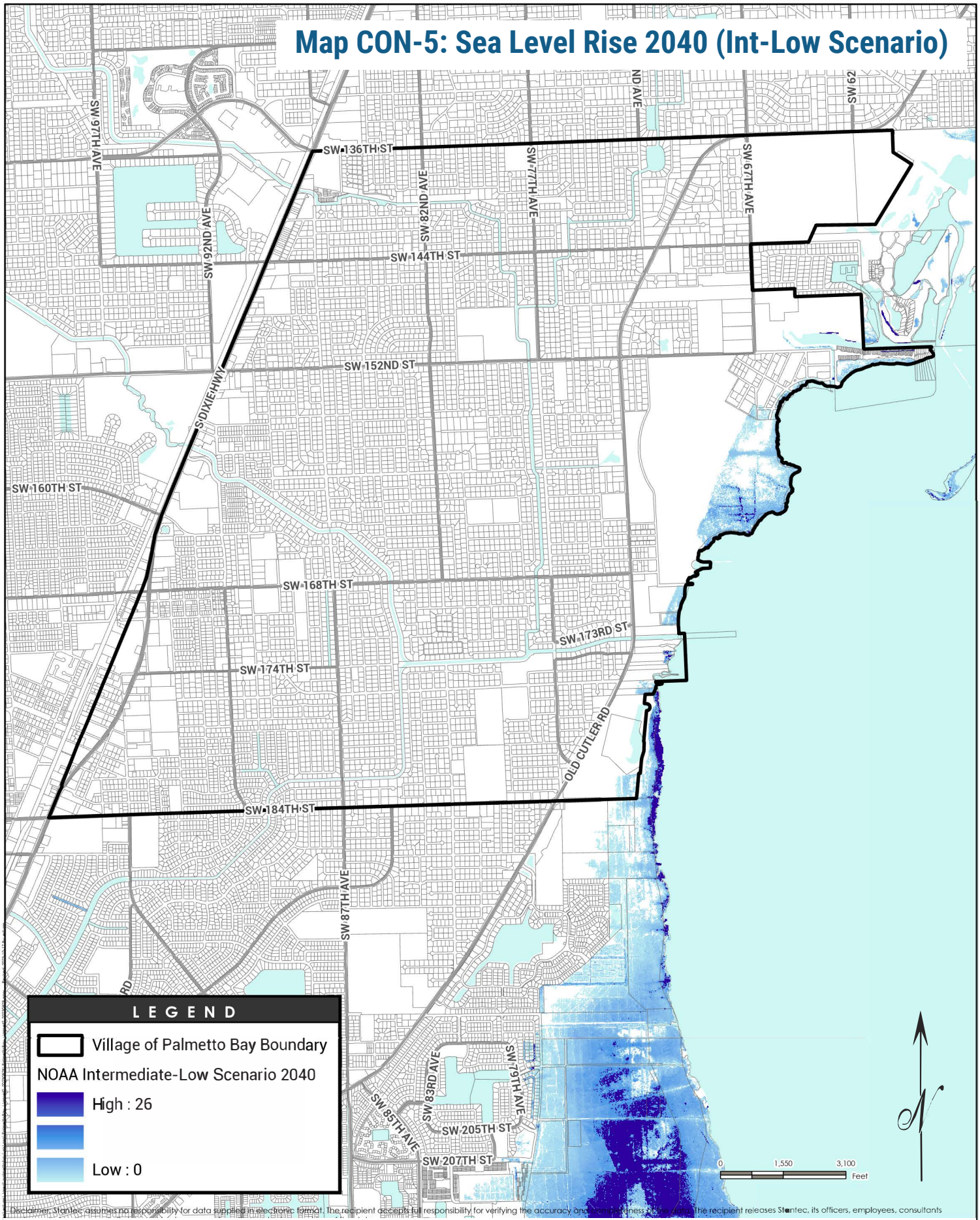


The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all mangrove habitat, nor to convey that all lands within these areas contain mangroves. This map should not be used to determine the location of mangrove habitat for regulatory purposes,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



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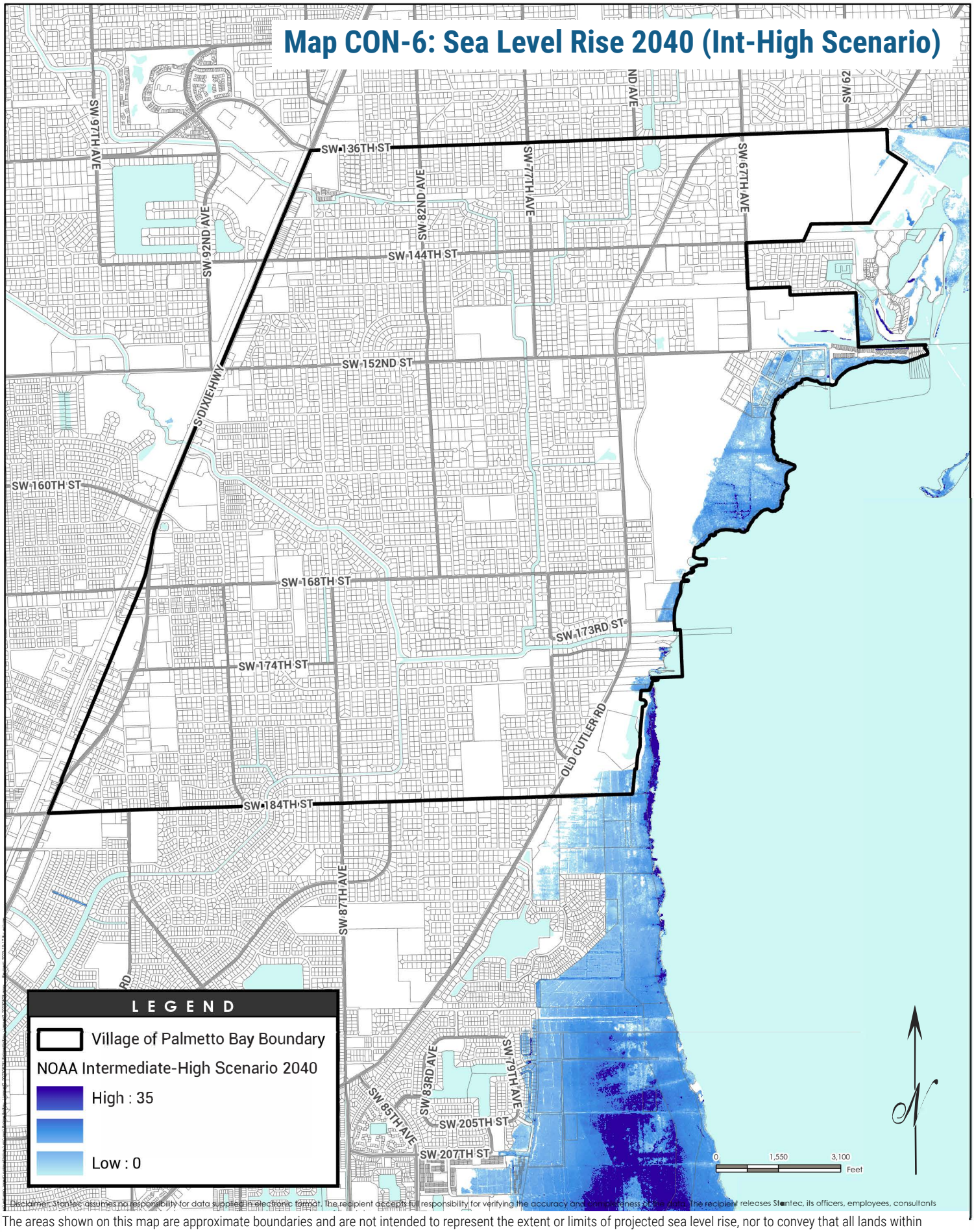
Map CON-5: Sea Level Rise 2040 (Int-Low Scenario)



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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)



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants

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.



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 encuourage growth and redevelopment in the higher elevation ground areas and away from vulnerable coastline hazards like sea level rise, floods, hurricanes, wind, recurring loss properties.
- **CON I.A.5: Low Impact Development (LID)**
  The Village shall promote environmentally friendly, LID strategies and best management practices that further protect water quality (See Future Land Use Element).
- **CON I.A.6: Water Quality Protection**
  Water quality shall be protected including through stormwater best management practices and requirements that mandate acceptable paving and drainage plans, adequate open (pervious) space areas, and stormwater detention and retention in development projects. All development projects shall use retention, infiltration, and detention systems as required by the LDR, state, and regional standards.
- **CON I.A.7: Minimum Green Standards**
  The Village shall require a minimum green building standards for all new development, remodels, and tenant improvements for commercial, mixed-use and government projects to promote energy efficiency, water conservation, resource efficiency, waste reduction, and pollution prevention.
  - The Village shall encourage developments, through incentives, to utilize energy efficient designs and the use of renewal materials.
  - The Village shall maintain its Florida Green Building Coalition Certified Green Local Government status.
- **CON I.A.8: Environmental Protection**
  As sustainability and environmental protection are priorities for the Village, the LDR shall maintain criteria that protects the Village's natural resources from the adverse impact of development.
- **CON I.A.9: Open Space**
  The Land Development Regulations (LDR) shall maintain open space requirements for developments and the Village shall seek to expand parks and pocket parks.

Objective B: Reduce, Reuse, Recycle

The Village shall promote a comprehensive strategy of reduction first, reusing products second and recycling of waste before sending materials to landfills.

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, historic building restorations 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 public parks or public lands designated as 'Environmental Protection' or 'Water Management and Recreation' on the Future Land Use Map (FLUM), shall remain protected for future generations and wildlife habitat conservation.
- **CON II.A.3: Acquisition of Buffer Areas**
  The Village may consider the purchase of strategic properties for preservation, passive recreation, and conservation easements to buffer existing wildlife conservation areas or historic and archaeologically significant sites and districts, 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, historic and archaeologically significant sites and districts 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.
- **CON II.B.12**
  The Village shall aspire to create a Street Tree Master plan and once created shall be updated every five (5) years thereafter.



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.
- **CON II.C.5**
  The Village of Palmetto Bay will work with Miami-Dade County to increase tree canopy in support of Miami-Dade County's 2025 Urban Forestry Plan, which seeks to increase tree canopy to a minimum of 30% countywide. Achieving this canopy goal means adding 50% more tree canopy than currently exists within Miami-Dade County's urban development boundary per the Urban Forestry Plan.
- **CON II.C.6**
  Bischofia javonica, an invasive and prohibited tree, shall be removed, not trimmed, from under FPL power lines on Village-owned property by the Village and shall be replaced within the Village with three (3) smaller native trees to mitigate the loss of canopy.





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, including those within historic and/or archaeologically significant sites and districts.

- **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 magrove habitat areas.
- **CON III.C.3: Coastal Restoration**
  The results of coastal water quality and living marine resources performed by Miami-Dade County and SFWMD shall be monitored by the Village Sustainability Officer.
- **CON III.C.4: Coastal Replanting**
  The Village shall encourage the replanting of mangroves and marsh grasses including to enhance public or semi-public shorelines.
- **CON III.C.5:**
  Reduce Litter in canals and Biscayne Bay
  The Village shall coordinate with SFWMD to maintain the water quality and reduce trash and other waste discharges to canals that connect to estuary areas.
- **CON III.C.6: Coastal boardwalks**
  For shoreline access, the Village shall encourage elevated boardwalks that minimize the impact to coastal vegetation.
- **CON III.C.7: Water Impact Statements**
  The Village shall require Water Impact Statements from property developers in order to regulate adverse effects construction can have on the environment, including the floodplain, aquifer and Biscayne Bay.

Objective D: Preserve, Enhance, Restore

The Village shall preserve, enhance, and restore coastal and wetland habitats.

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.

- **CON IV.C.5: Water Use Efficiency**

  All future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code.



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)

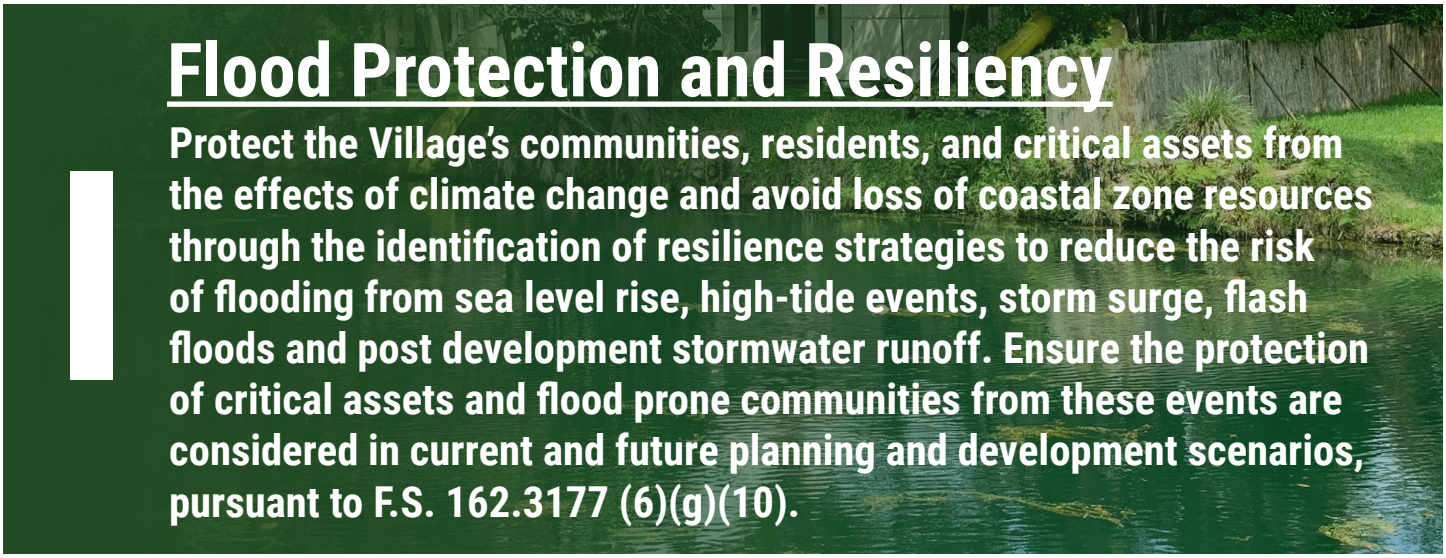
Protect human life and limit public expenditures that subsidize private development within the CHHA, as defined in F.S. 163.3178(2)(h).

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.



Flood Protection and Resiliency

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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. Special attention shall be given to historic and/or archaeologically significant sites and districts to ensure the preservation and protection of their natural and historical significance while adapting to environmental changes.

Objective B: Reduce Natural Hazard Impacts

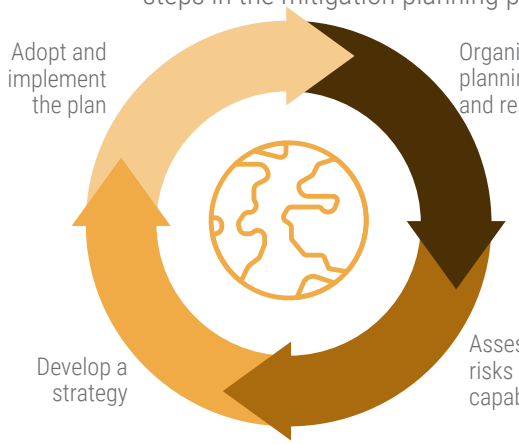
Reduce natural hazard impacts through compliance with Federal Emergency Management Agency (FEMA) regulations and by targeting repetitive flood loss and vulnerable properties for mitigation.

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 within the CHHA and FEMA floodplains in order to account for the impacts of future estimates by NOAA on climate change, sea level rise, storm surge modeling, king tides and more frequent weather related flooding.

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

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

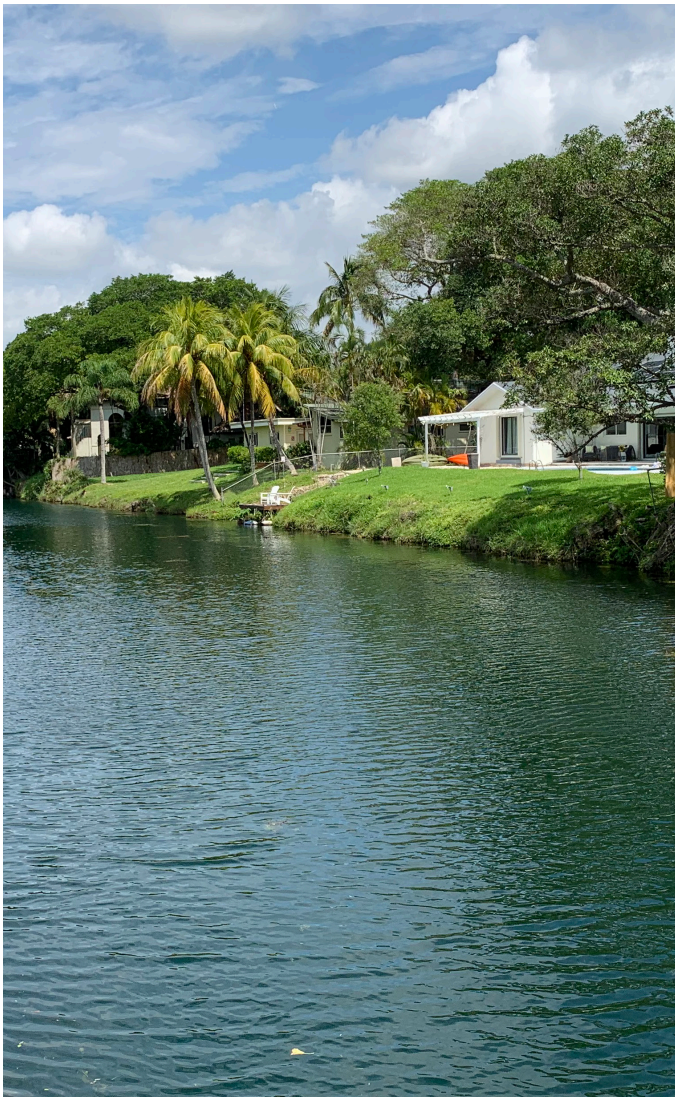
  The Village of Palmetto Bay recognizes that the boundaries of its Coastal High Hazard Area (CHHA) shall be the area below the elevation of the Category 2 storm surge as calculated by South Florida Storm Surge Model known as the SLOSH model. The Village of Palmetto Bay CHHA boundary is derived from the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

- **COA II.A.2: Reduce Flood Risks**

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

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

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



- **COA II.A.4: Transfer of Development Rights**

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

- **COA II.A.5: State Standards**

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

- **COA II.A.6: Coastal Construction Control Line**

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

- **COA II.A.7: Floodplain Management**

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



- **COA II.A.8: Reduce Hurricane Evacuation Clearance Time**

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

- **COA II.A.9: Evaluate Hurricane Evacuation Impacts**

  In accordance with F.S. 163.3178 (8)(a), all amendments to this Comprehensive Plan and/or applications for development review within the CHHA and FEMA floodplains shall be evaluated for impacts to evacuation routes, times and off-site sheltering capacities. If the evaluation indicates inadequate capacity, mitigation activities will need to be identified, built, or proffered to be accepted through a developer agreement to satisfy the generated demand.

- **COA II.A.10: Establish Resilience Review Protocols**

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

- **COA II.A.11: Preserve Historical Resources**

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

- **COA II.A.12: Pervious Areas**

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

Objective B:

Limit new public infrastructure in the Coastal High Hazard Area (CHHA) and focus new public infrastructure in designated redevelopment areas and ensure that infrastructure is designed to mitigate against flooding, sea level rise and storm surge, while minimizing degradation of and harmful impacts to the public and natural environment.

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:

Except as otherwise permitted by the Future Land Use Map, direct population concentrations away from the Coastal High Hazard Area (CHHA) and FEMA floodplain areas, by diverting new growth towards US-1 and limiting densities and intensities in existing Low Density Future Land Use designations.

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.





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).

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.

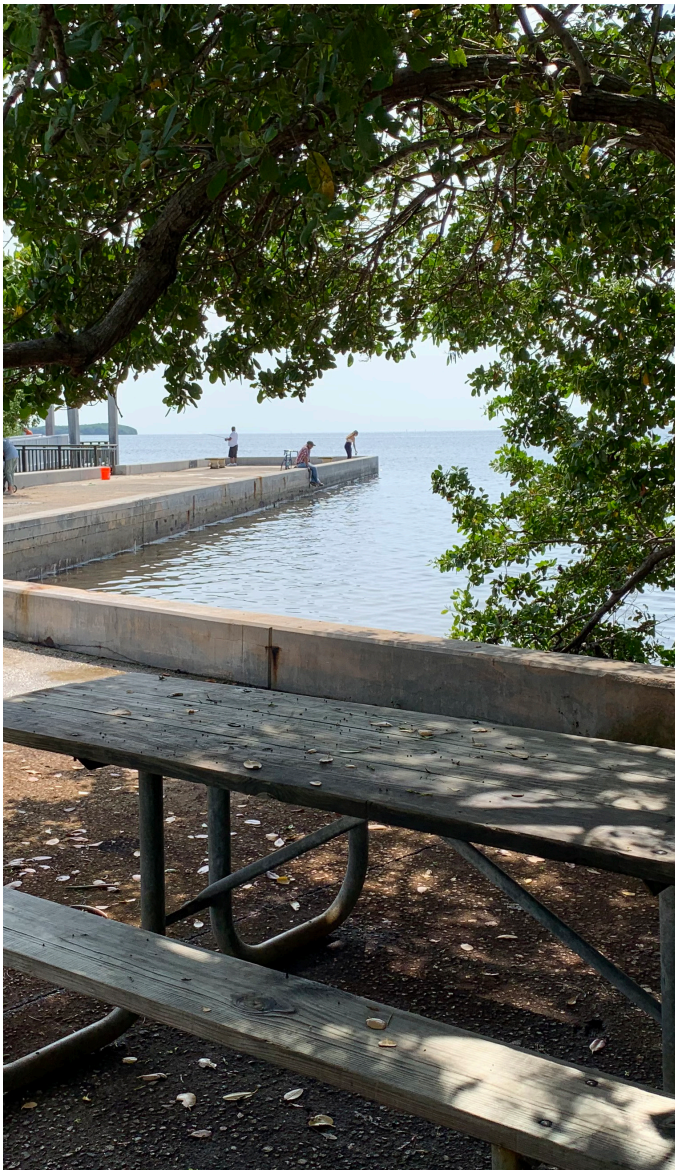
Policies:

- **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.



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

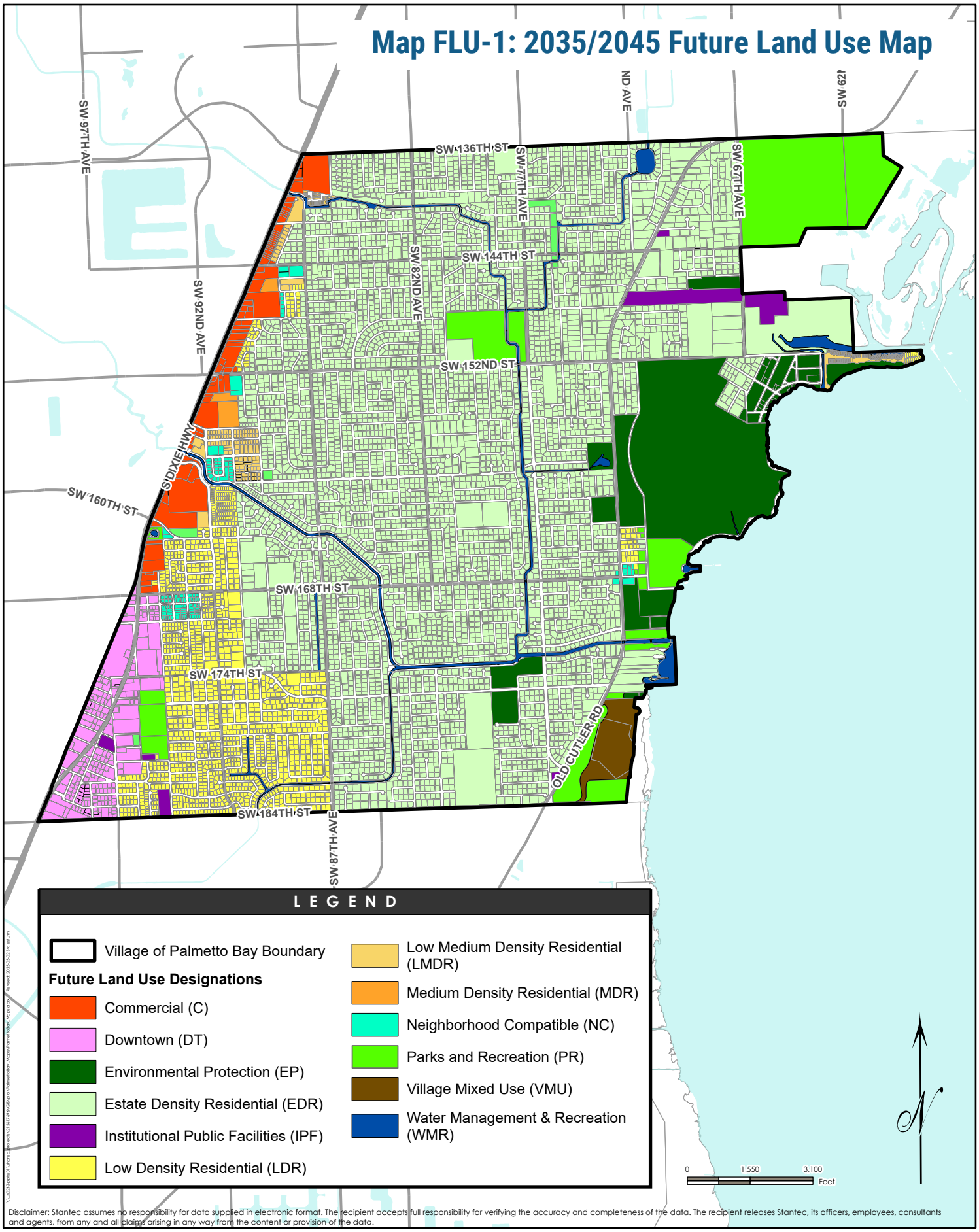
The Village shall encourage architectural design that protects the Village's unique sense of place and create identifiable neighborhoods.



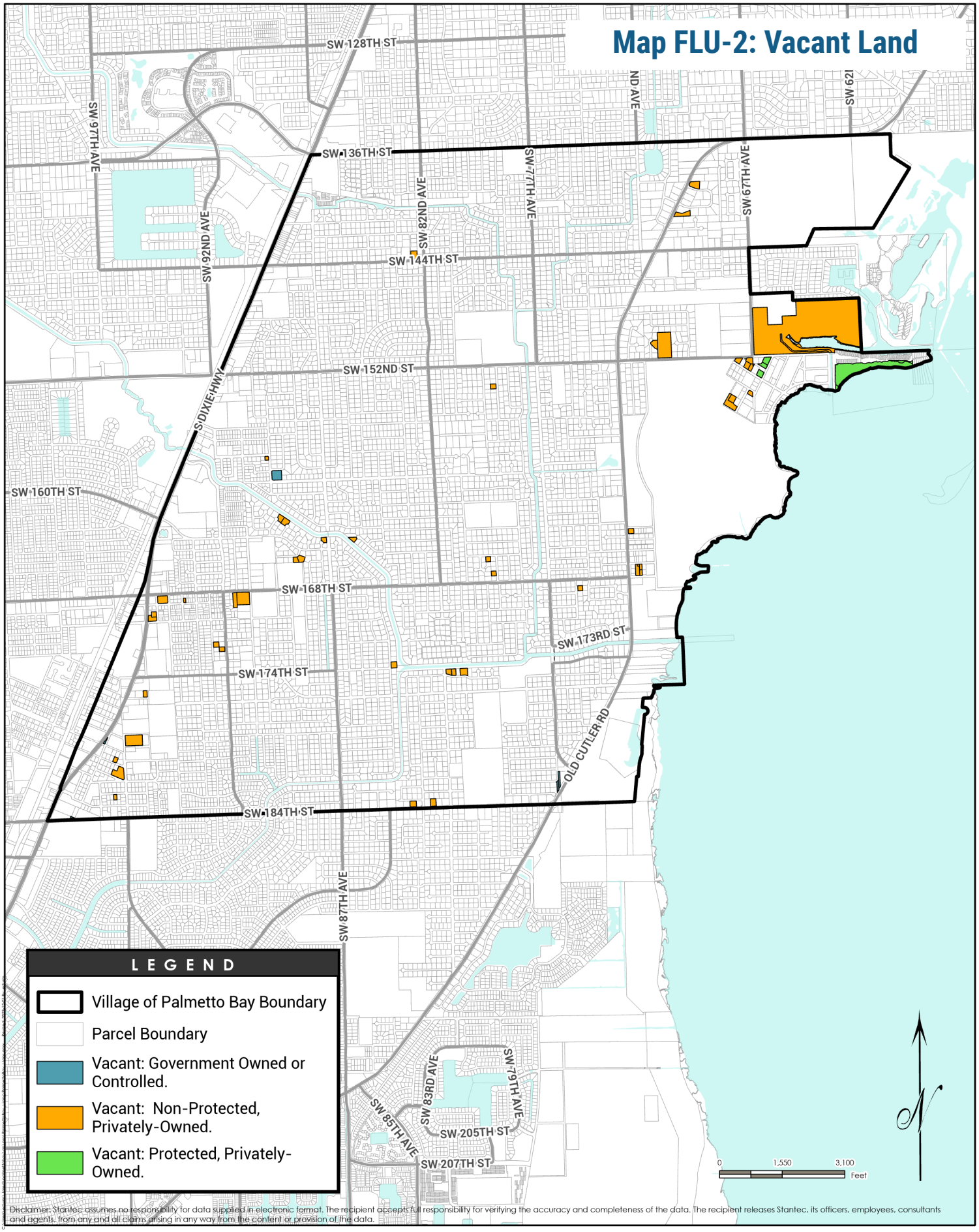
Implement Regulations through the Land Development Regulations (LDR)

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.

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

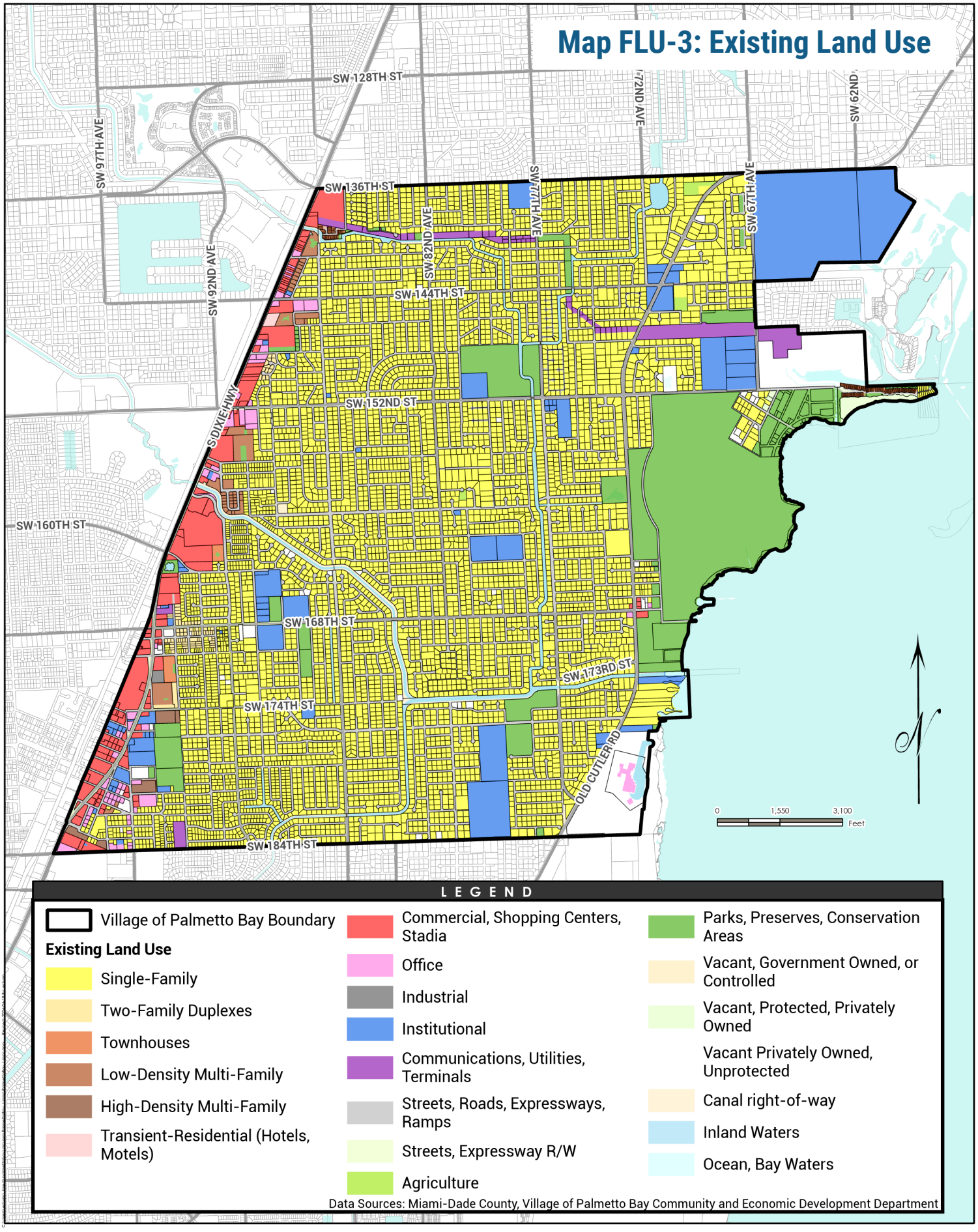


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Map FLU-3: Existing Land Use



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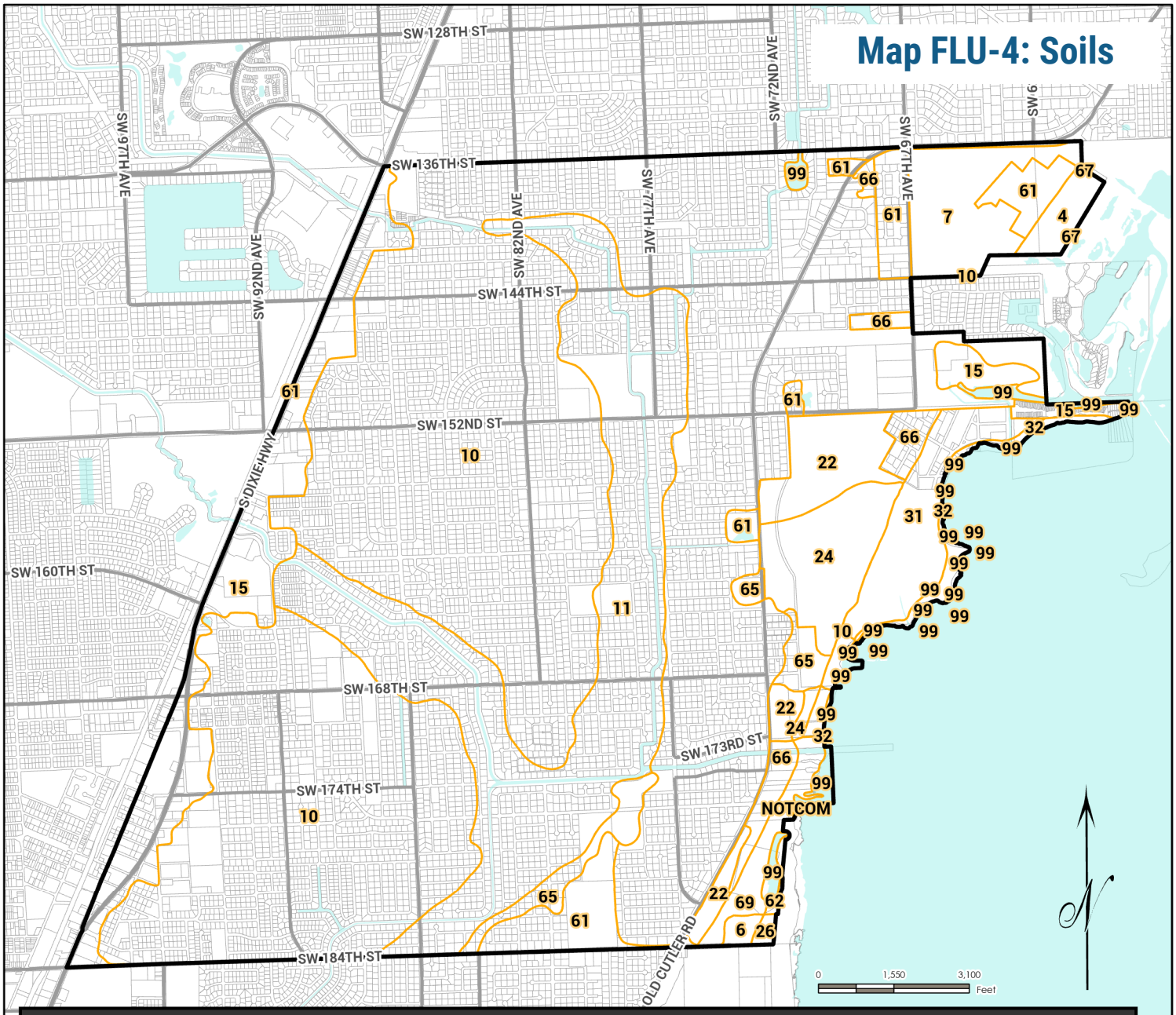
- Village of Palmetto Bay Boundary

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



LEGEND

- Village of Palmetto Bay Boundary

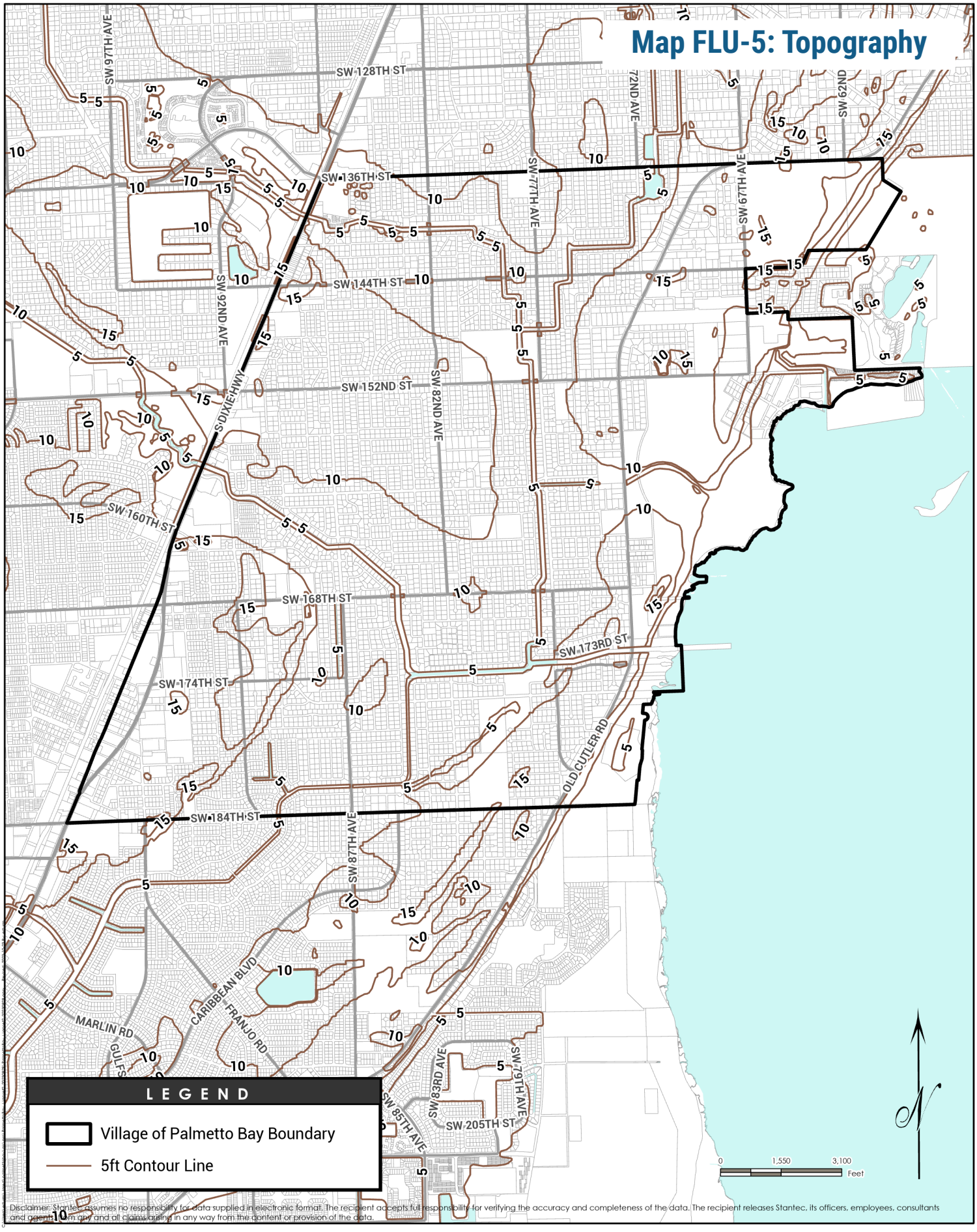
MUSYM,MUDESC

- 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

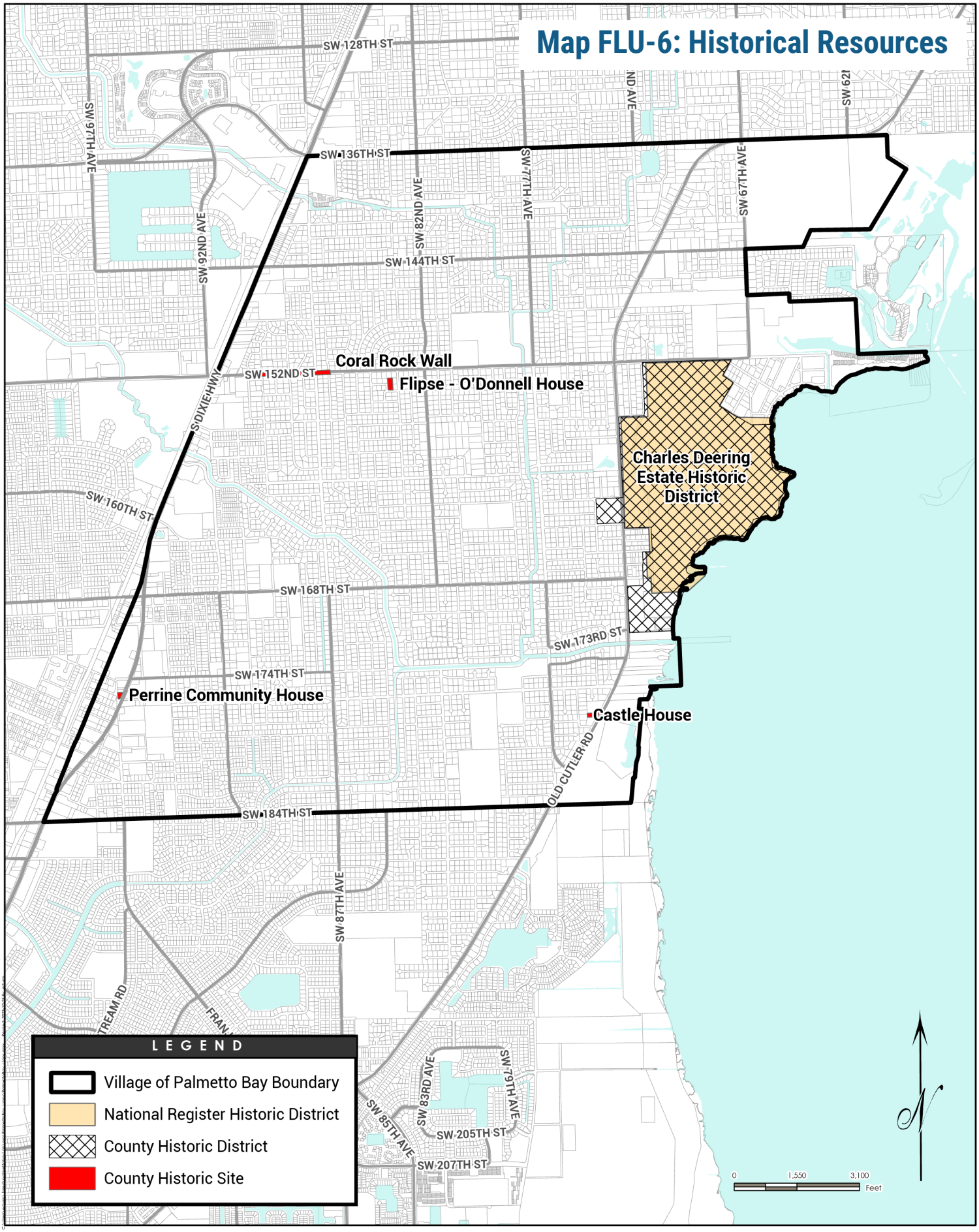
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The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of soil types. This map should not be used to determine the extent or location of soil types for regulatory purposes, but instead as a guidance to determine if further investigation into the property conditions is warranted.

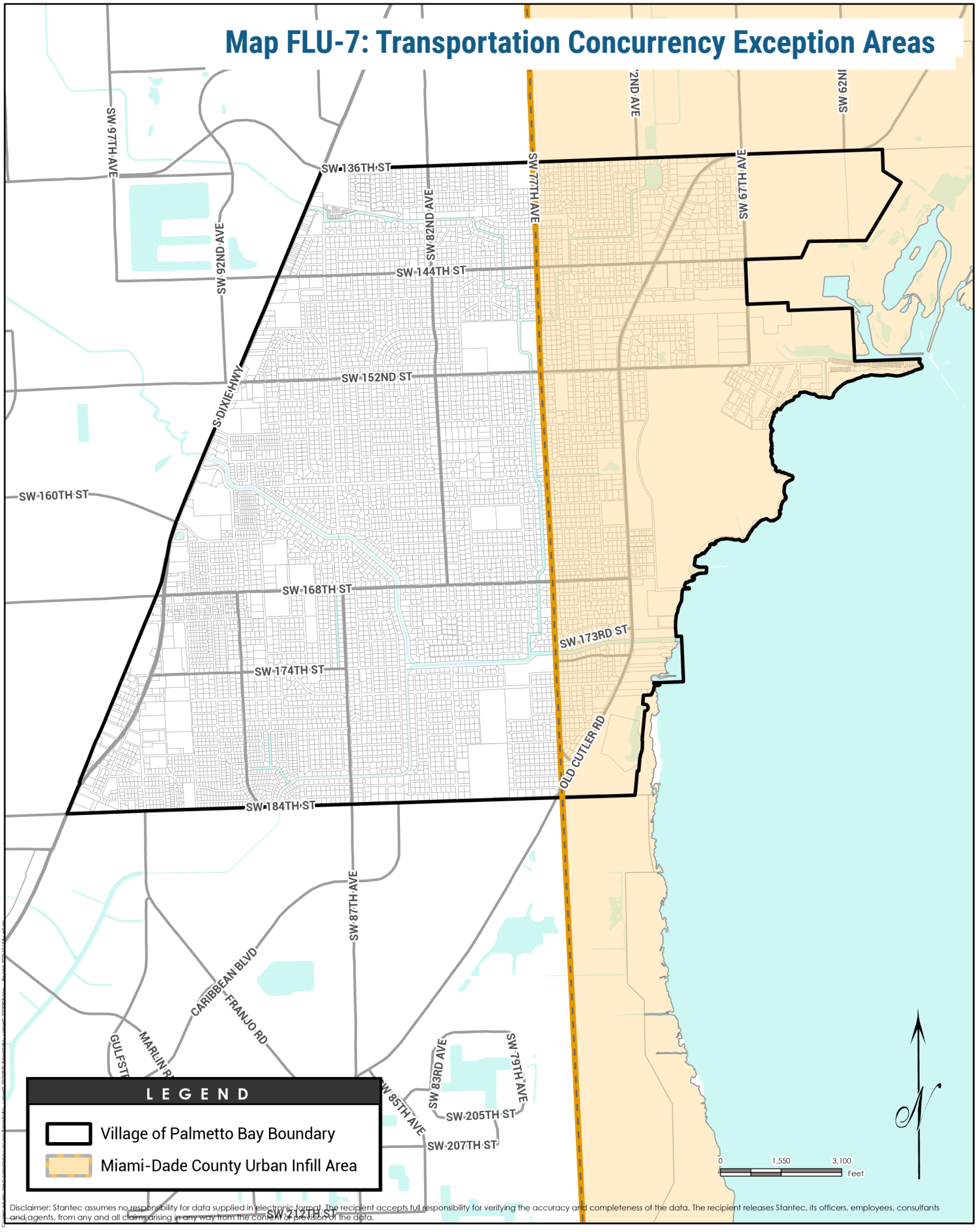
Map FLU-5: Topography



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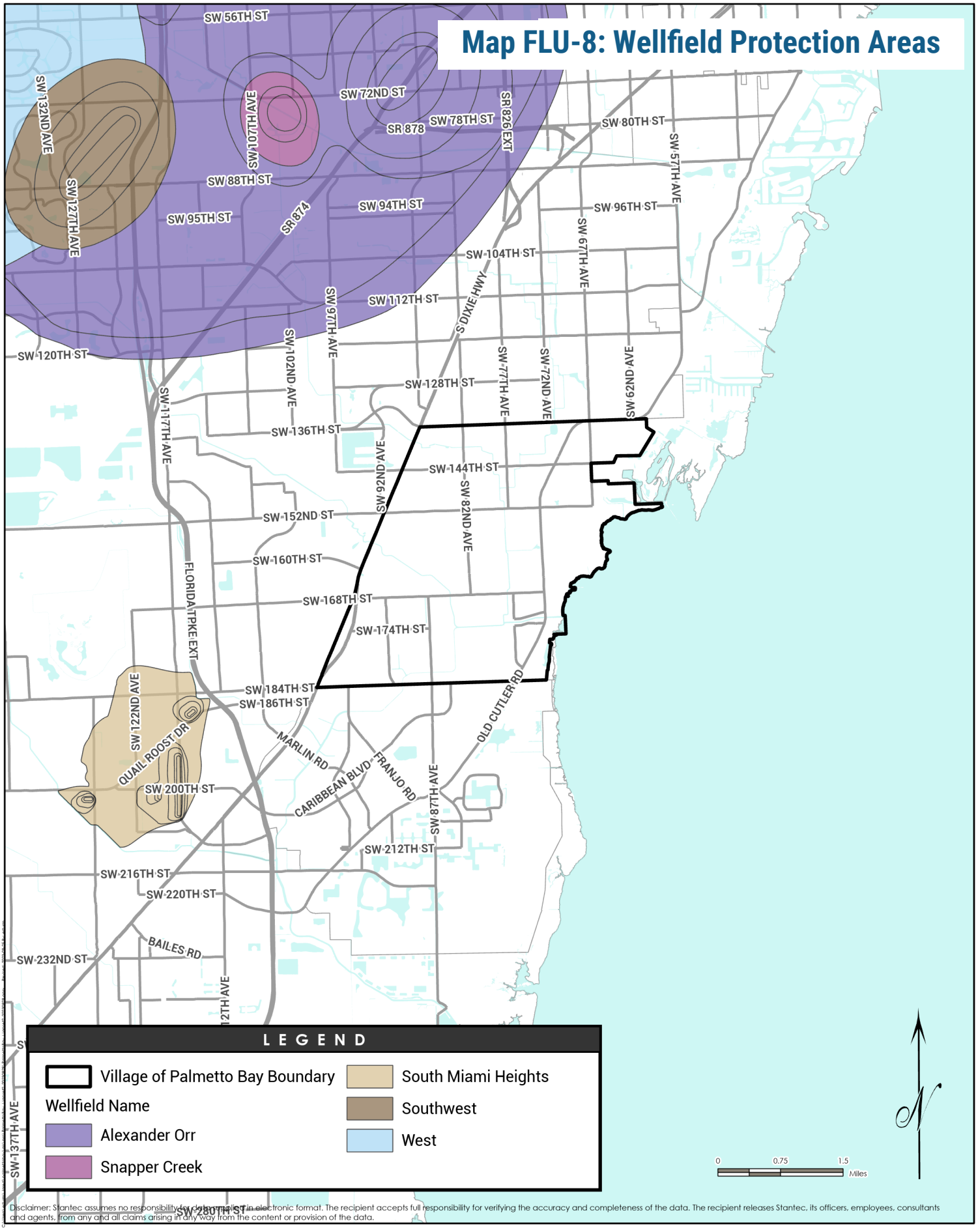

Map FLU-6: Historical Resources
SW 128TH ST
SW 136TH ST
SW 144TH ST
SW 152ND ST
SW 160TH ST
SW 168TH ST
SW 173RD ST
SW 174TH ST
SW 184TH ST
SW 207TH ST
SW 97TH AVE
SW 92ND AVE
SW 82ND AVE
SW 77TH AVE
SW 67TH AVE
SW 87TH AVE
SW 83RD AVE
SW 85TH AVE
SW 79TH AVE
S DIXIE HWY
OLD CUTLER RD
Coral Rock Wall
Flipse - O'Donnell House
Charles Deering Estate Historic District
Perrine Community House
Castle House
LEGEND
Village of Palmetto Bay Boundary
National Register Historic District
County Historic District
County Historic Site
0
1,550
3,100
Feet

Map FLU-7: Transportation Concurrency Exception Areas

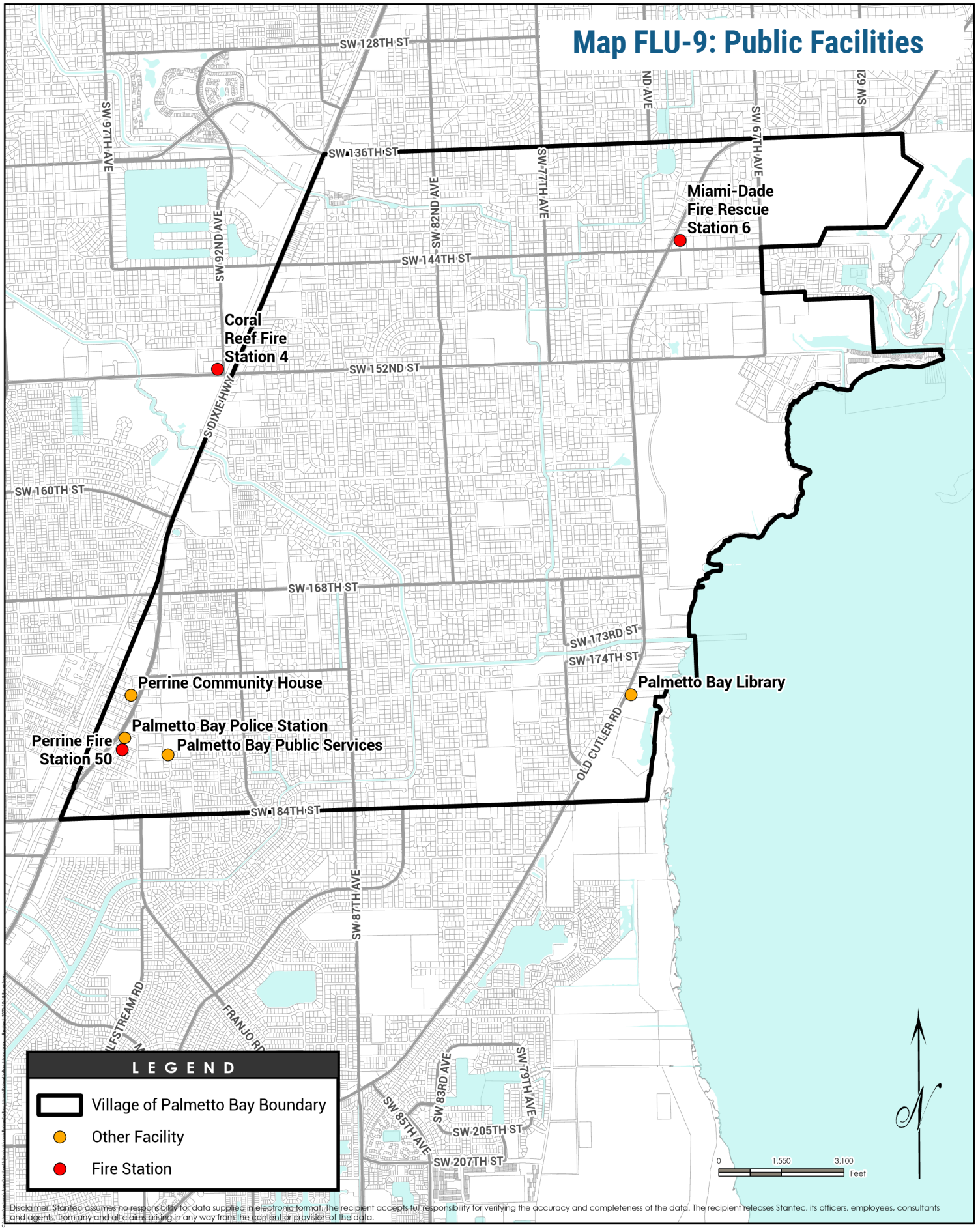


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Map FLU-8: Wellfield Protection Areas



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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. This policy does not apply to the Village Mixed-Use (VMU) category, which is governed by FLU I.C.4..

- **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.

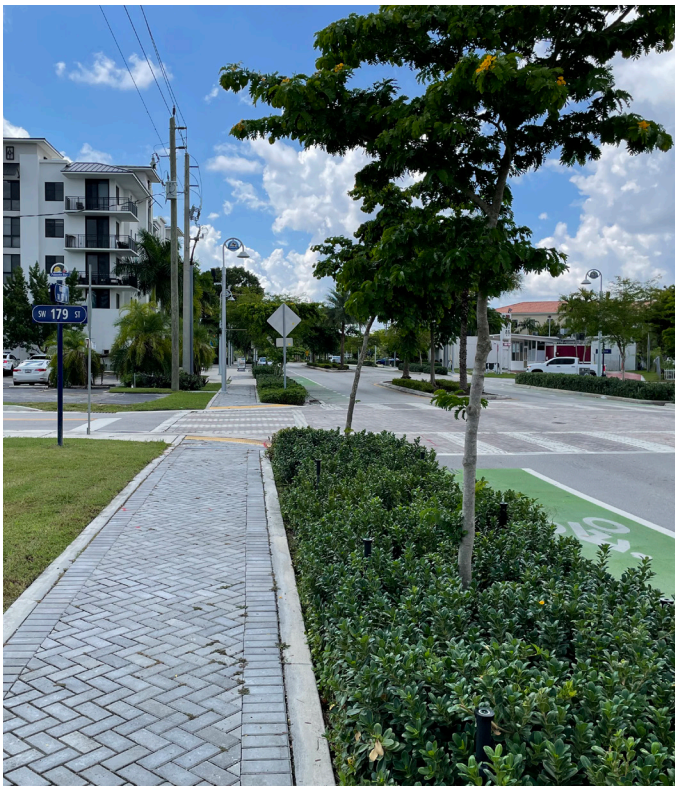
Policies:

- **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 from 2 story minimum.

Community facilities will continue to be permitted with the Downtown designation. Industrial uses and those uses which are determined to be detrimental to the goals of the Downtown are prohibited. The Village may use innovative land development regulations such as transit and pedestrian-oriented development, transfer development rights, development bonuses and minimum land use densities/intensities to ensure an appropriate land use pattern for the Downtown. These regulations shall promote effective multi-modal transportation.



- **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 shall not exceed 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. on lands under the ownership of government or not-for-profit entities.

- **FLU I.D.2: Parks and Recreation (PR).**

  The PR category shall designate passive and active public park sites. Parks 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). Unless otherwise restricted, the privately owned land designated as PR may be developed for a use or a density comparable to, and compatible with, adjacent development, provided that such development is consistent with the goals, objectives, and policies of the Village's Comprehensive Plan and the Village's land development regulations. Schools are not allowed under this land use category at any location, or adjacent to any location, where schools (public or private) are explicitly prohibited in the Village's Comprehensive Plan or the Village's land development regulations.

- **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, historic resources 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.

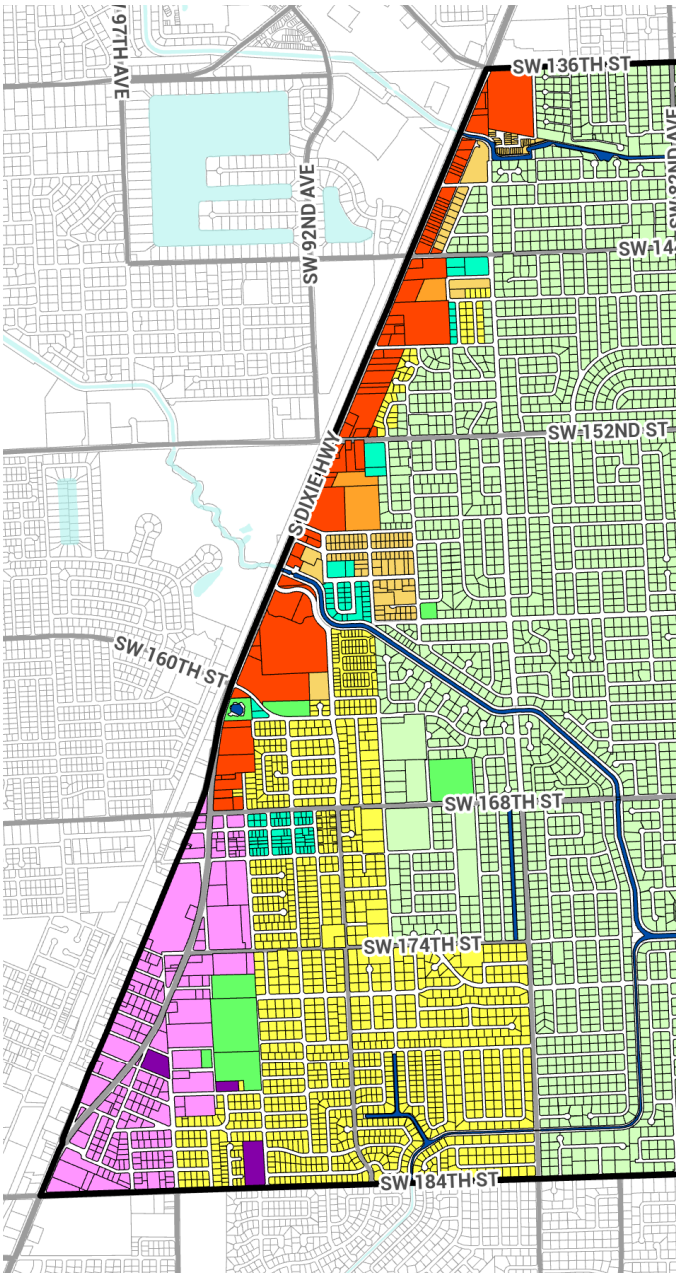
Policies:

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

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

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**

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

- **FLU IV.B.2: US-1 Gateway Boulevard Study**

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



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.

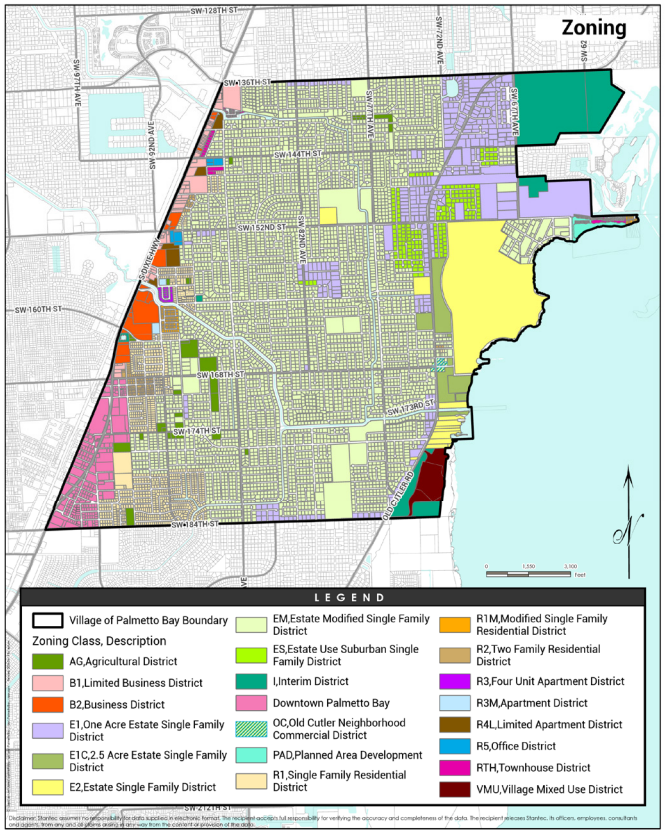
Objective A: Implement and Maintain the LDR

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

Objective B: Monitor the LDC

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

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
H-E
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:



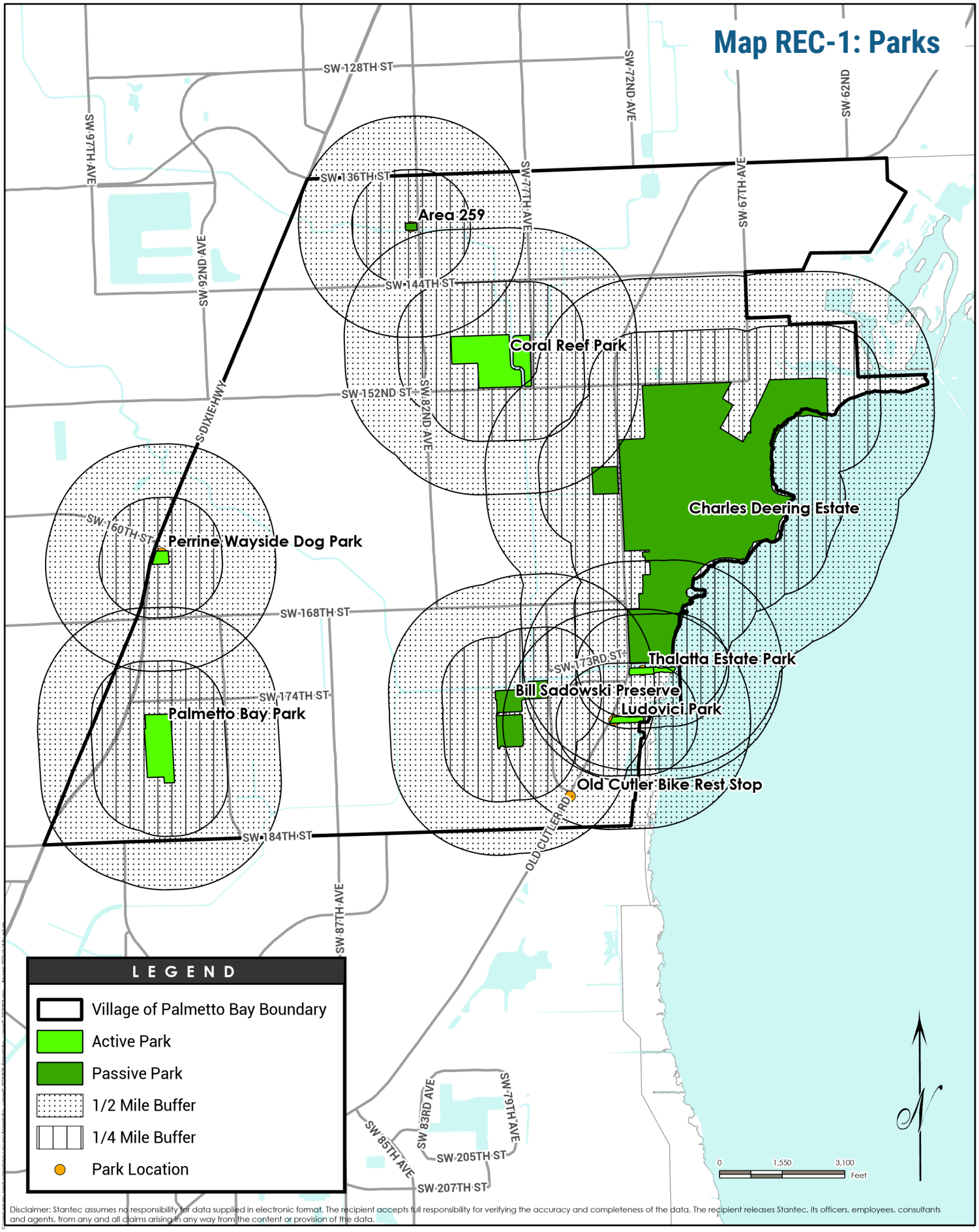
Highest Quality Parks

The Village shall provide parks, recreation and open space that benefits the community and retains the Village's brand as the Village of Parks.



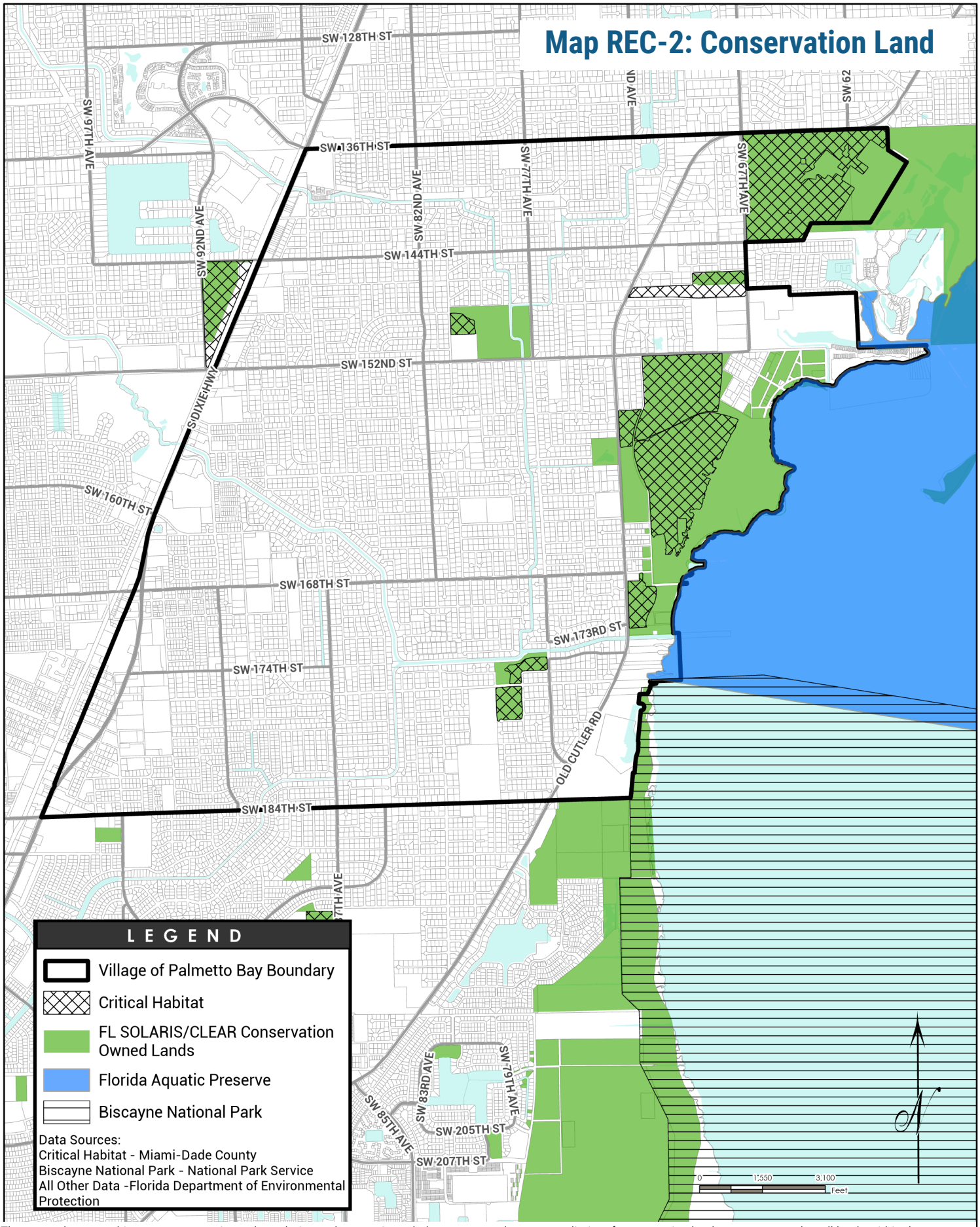
Provide Access

The Village shall make public recreational facilities highly accessible to bicycles and pedestrians whenever feasible.



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Map REC-2: Conservation Land



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.

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.

- **REC I.B.11: Emergency Response Infrastructure**

  The Village shall install emergency call boxes or panic buttons in parks larger than 3 acres, place emergency locator signs at key intersections and gathering areas, maintain clear emergency vehicle access to all major park facilities, and post-emergency contact information at all park entrances and key locations.





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 public 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)

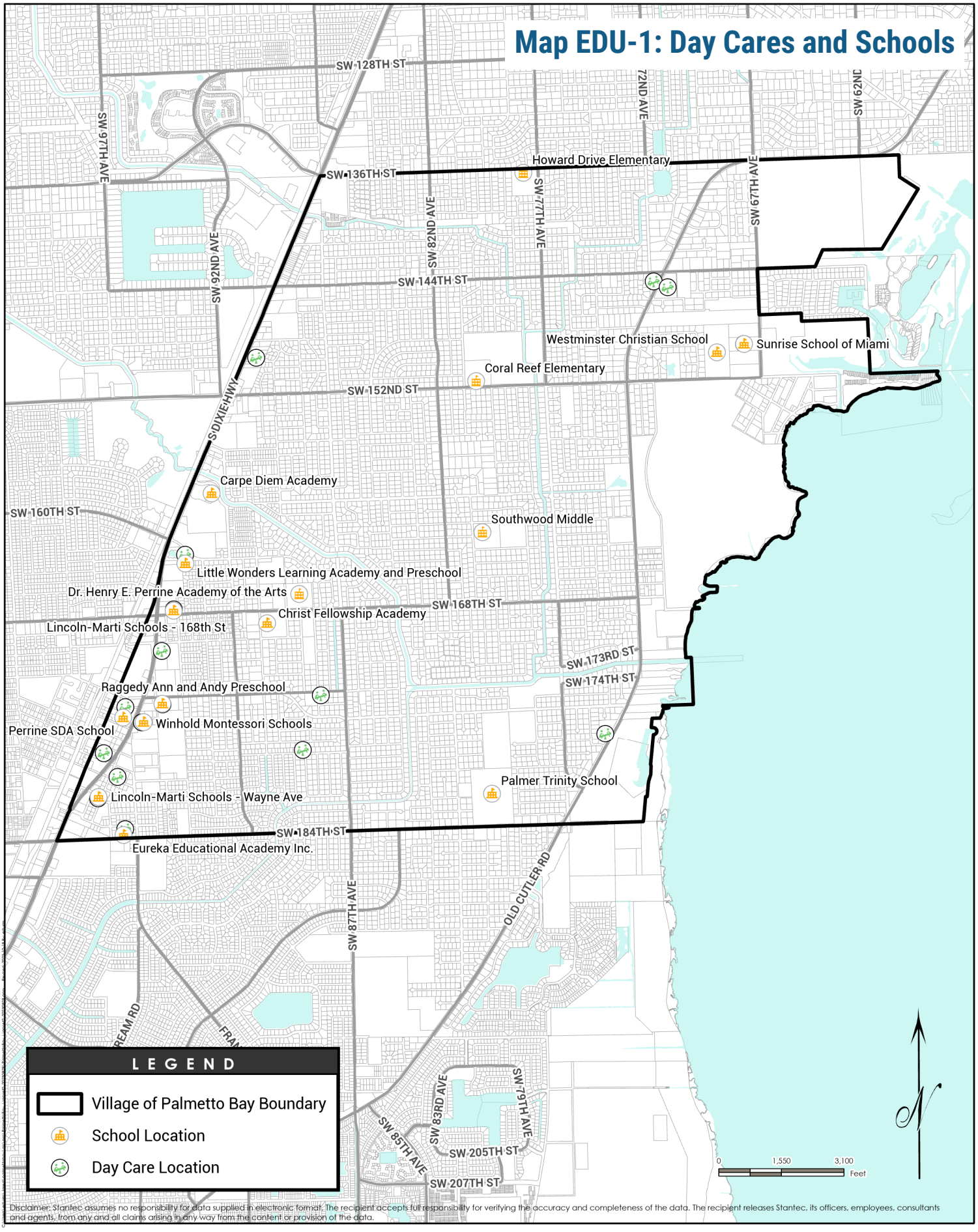
The Educational Facilities Element (EDU) of the Comprehensive Plan establishes continued coordination with Miami-Dade County Public Schools and additional ways to utilize local schools as community resources. The Village has an Education Advisory Board that works to make sure residents have access to 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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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.

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. The Village's potable water level of service (LOS) shall remain consistent with Miami-Dade County's adopted LOS standard.

- **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 within feasible distance pursuant to section 24-43.4 of the Miami-Dade County Code and 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 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



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**

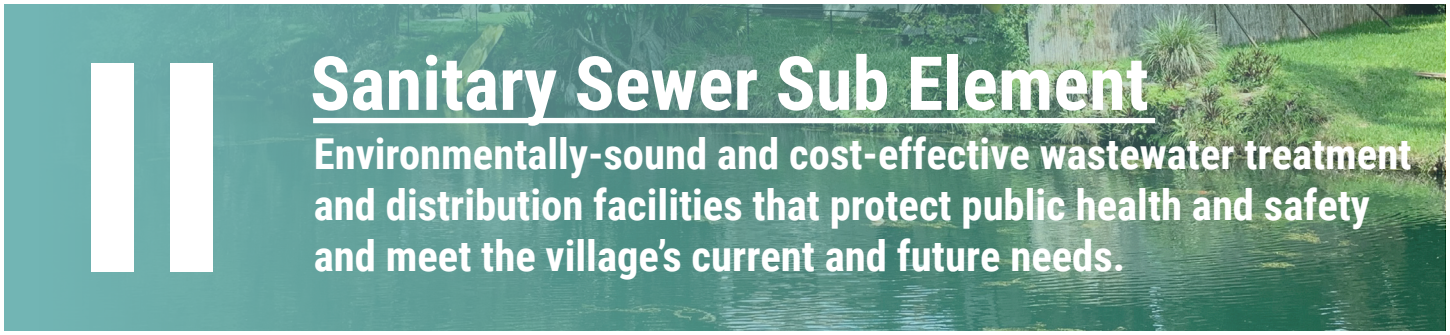
  Encourage the use of water-saving "Florida Friendly" plants, watering techniques and landscape designs in existing and future developed areas of the Village.

- **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.

  - The wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily influent sewage flow for the preceding 12 months.
  - 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 no less than 102 percent of annual average daily influent sewage flow for the preceding 5 years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period.
  - The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day.

- **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's Water and Sewer Department (WASD) and and Regulatory and Economic Resources – DERM 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.

- **INF II.B.4:**

  Consistent with Florida Statute section 163.3177(6)(c)3, the Village shall coordinate with the Miami-Dade County Water and Sewer Department (WASD) to consider, as funds become available under WASD's Connect 2 Protect Program, the feasibility of providing sanitary sewer services to any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system (OSTDS) per one acre within a 10-year planning horizon, and to identify the wastewater facility (capacity, projected flows for the next 20 years, and timeline for construction of the sanitary sewer system) that could receive the sanitary sewer flows after connection. The Village will update its general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the conclusions of Miami-Dade County's feasibility consideration along with the required information once obtained from Miami-Dade County.

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**

  Coordinate with the Miami-Dade County WASD and DERM 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. The design of gray water systems shall comply with Chapter 24 of the Miami-Dade County Code..

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

- **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

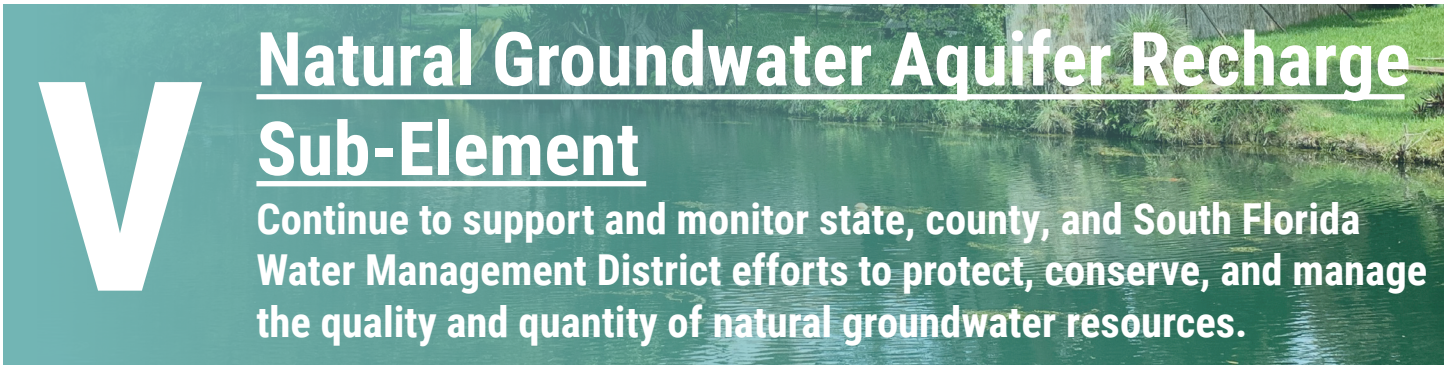
Assist the Miami-Dade County Department of Solid Waste Management in the continuing implementation of a comprehensive program for their proper storage, recycling, collection, and disposal of hazardous and toxic wastes in the Village of Palmetto Bay

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.



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.

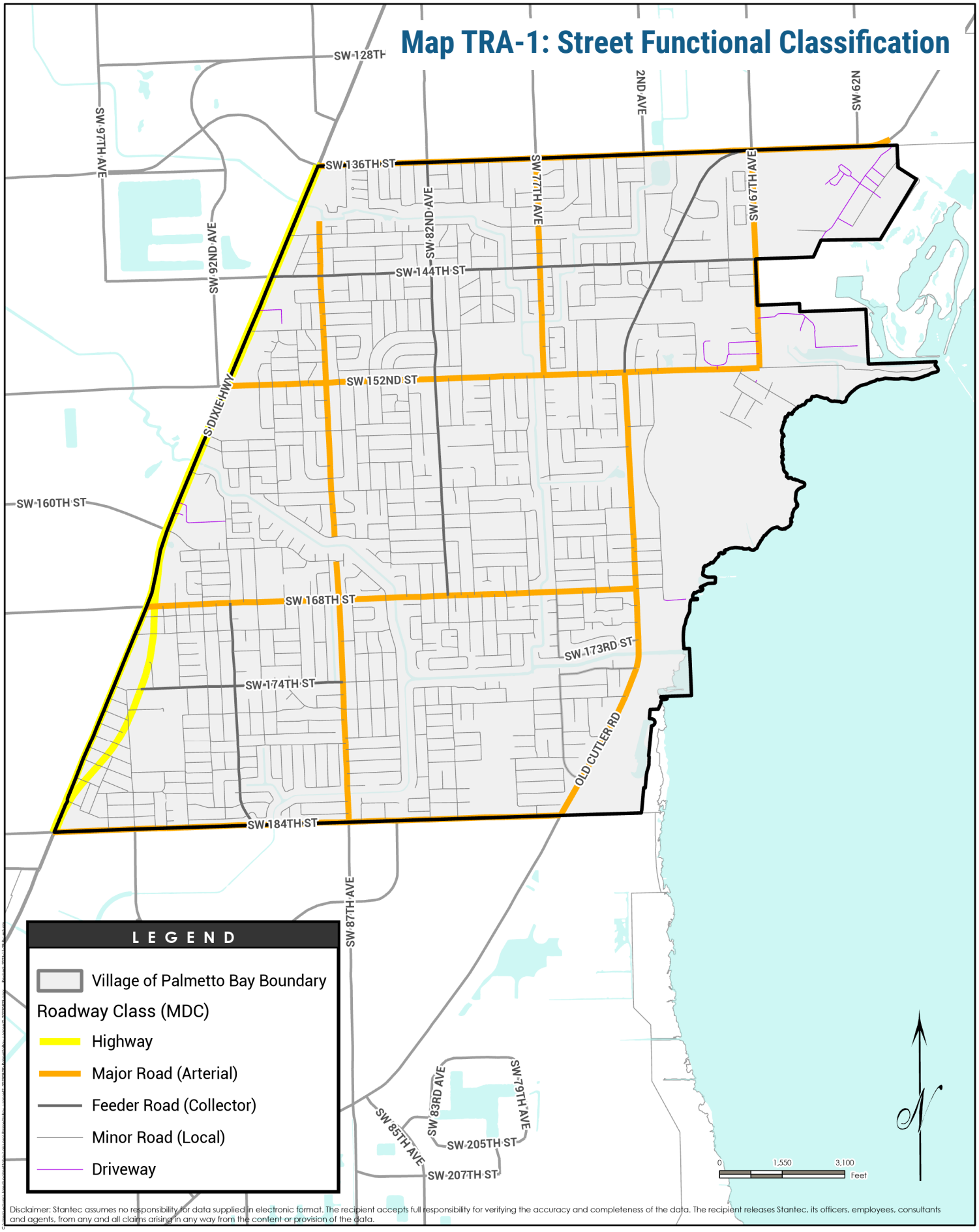
Transportation infrastructure will balance adequate capacity to support the travel demand from new development while fitting appropriately into established neighborhoods and other character areas.



Village-led transportation improvements and decisions are consistent with those of its agency partners

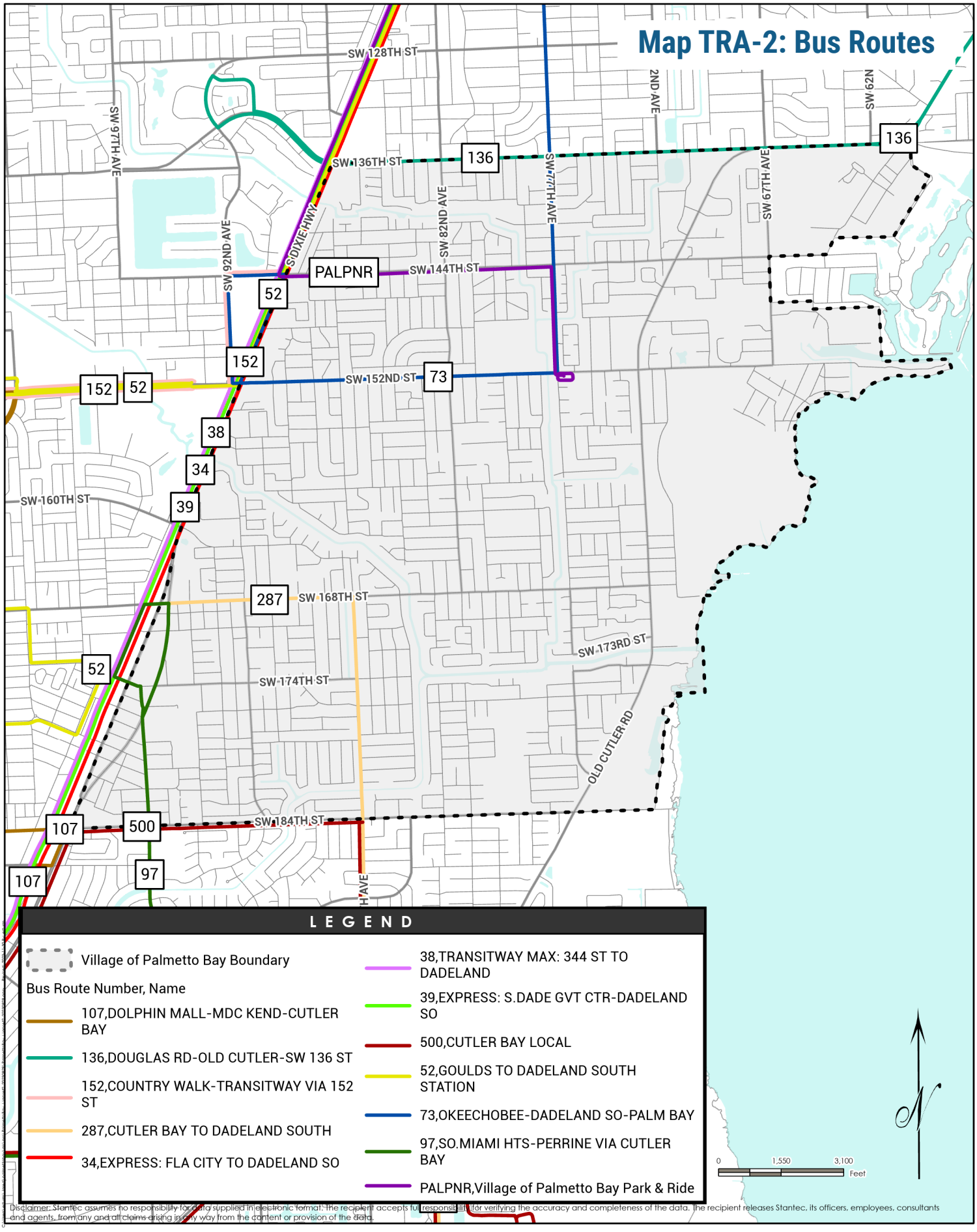
The Village's own contributions to its transportation network and actions to manage it will support and complement those from private developers and from partner agencies (including Florida Department of Transportation ((FDOT)), the Miami-Dade County Transportation Planning Organization ((TPO)), and Miami-Dade Transit).

Map TRA-1: Street Functional Classification



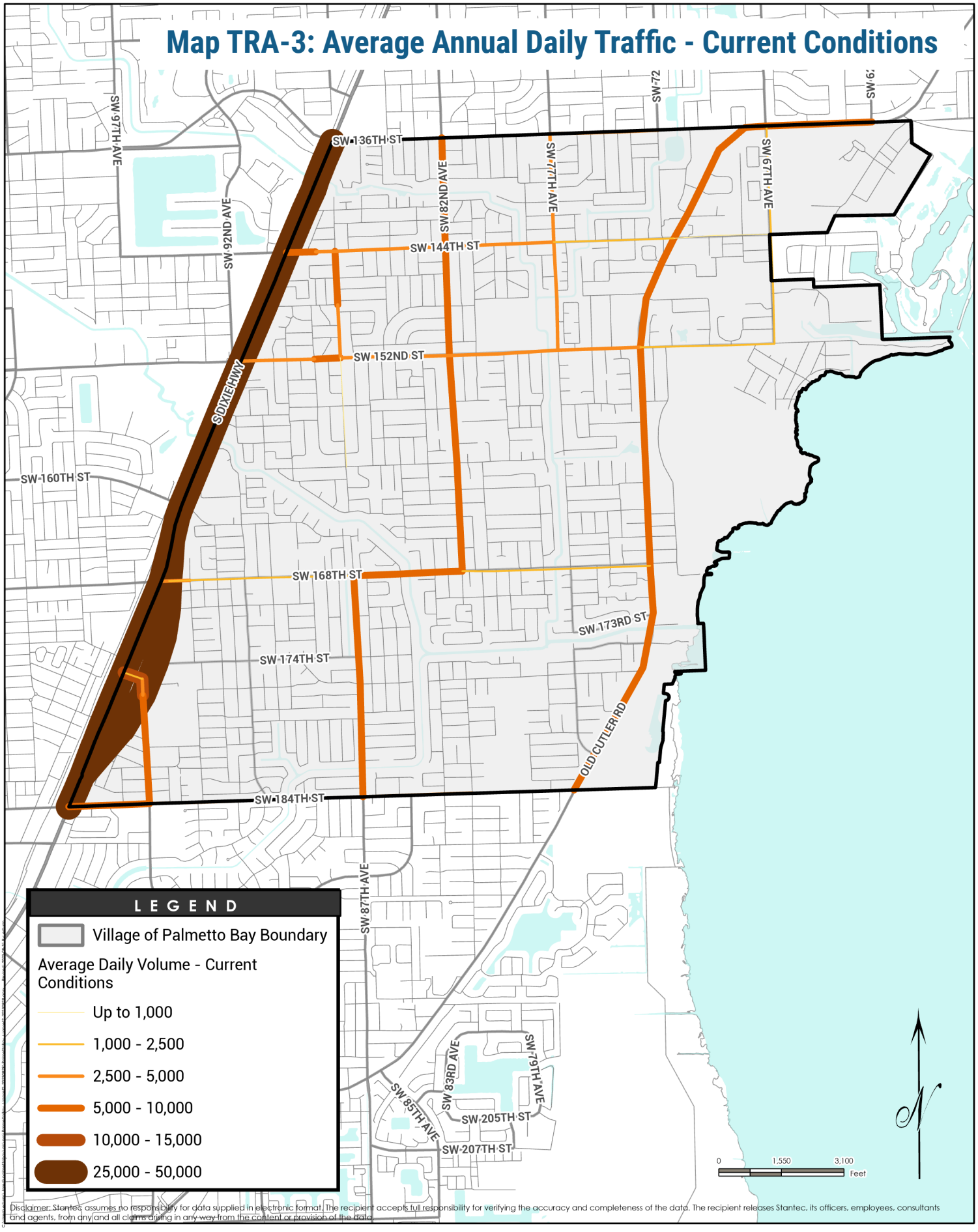
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Map TRA-2: Bus Routes



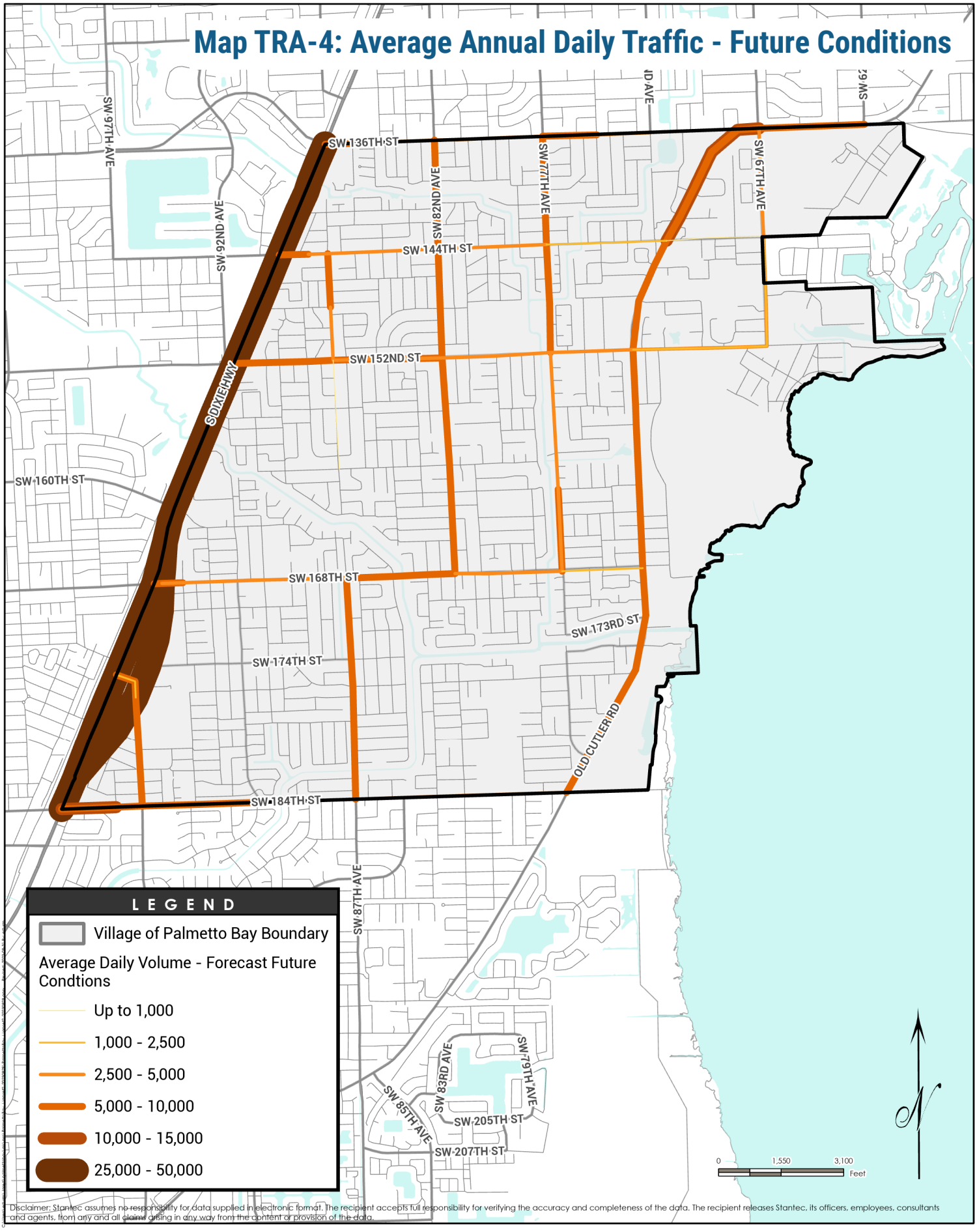
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Map TRA-3: Average Annual Daily Traffic - Current Conditions



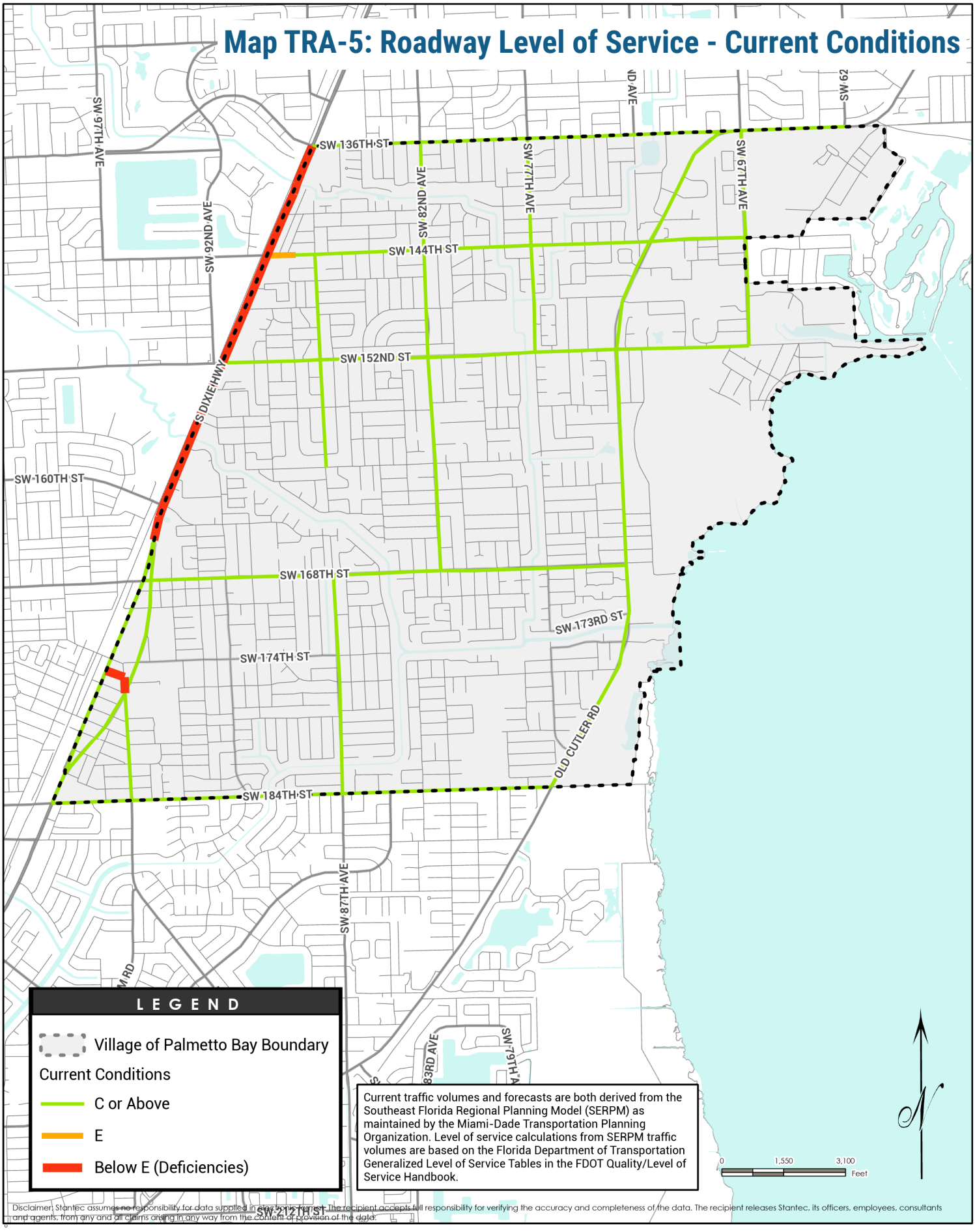
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Map TRA-4: Average Annual Daily Traffic - Future Conditions



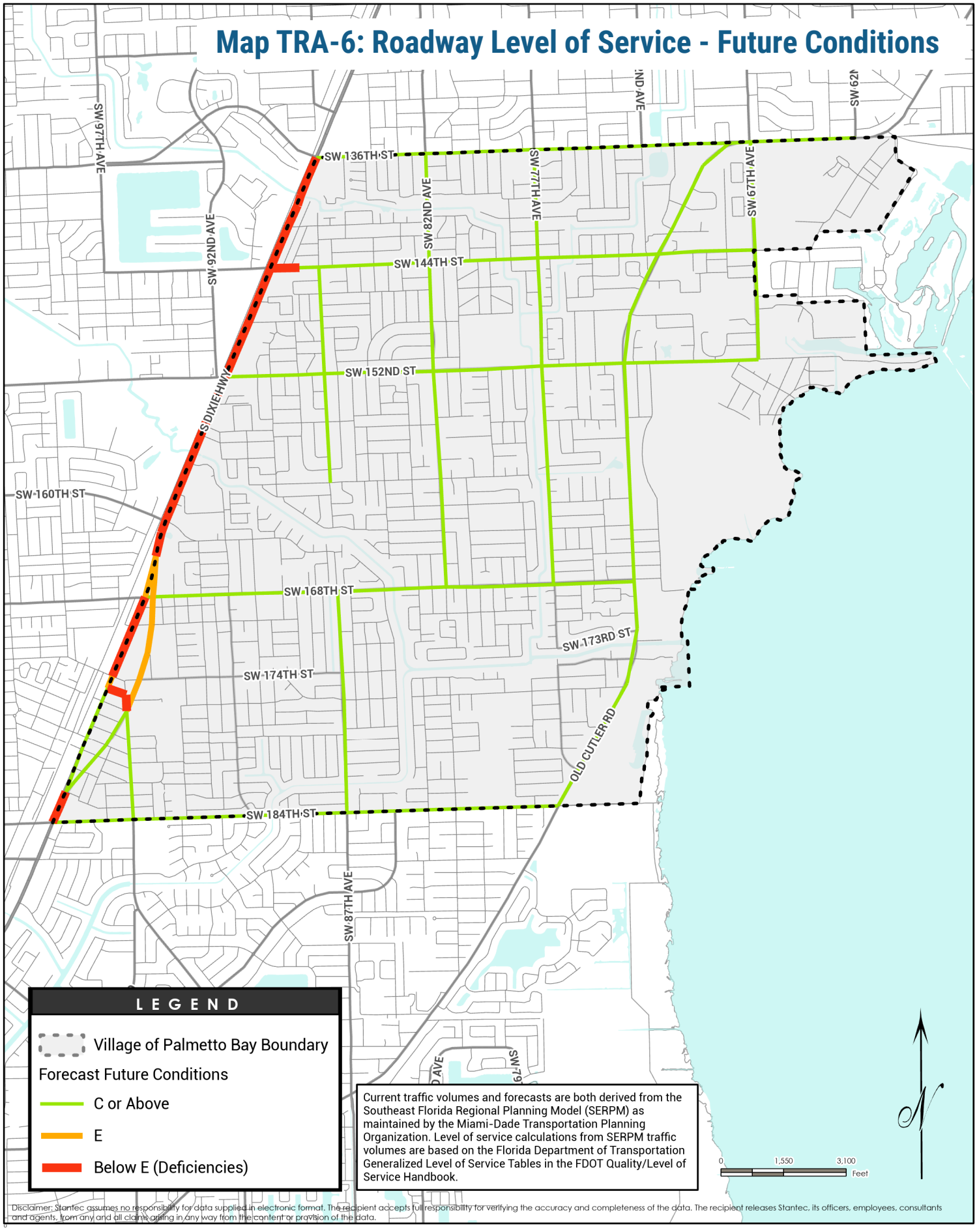
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Map TRA-5: Roadway Level of Service - Current Conditions

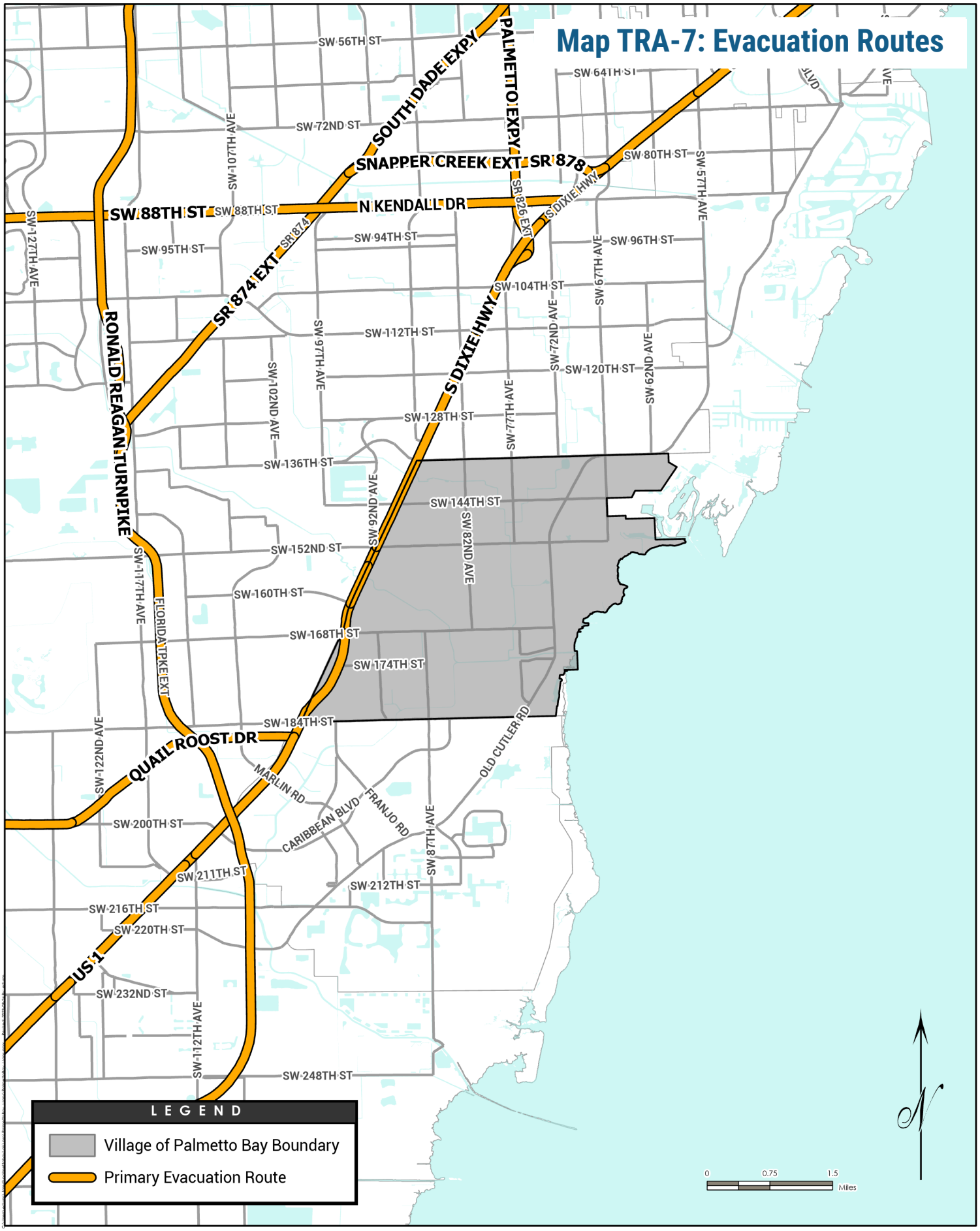


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Map TRA-6: Roadway Level of Service - Future Conditions



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Map TRA-7: Evacuation Routes
SW 56TH ST
SW 64TH ST
SW 72ND ST
SW 80TH ST
SW 88TH ST
SW 95TH ST
SW 94TH ST
SW 96TH ST
SW 104TH ST
SW 112TH ST
SW 120TH ST
SW 128TH ST
SW 136TH ST
SW 144TH ST
SW 152ND ST
SW 160TH ST
SW 168TH ST
SW 174TH ST
SW 184TH ST
SW 200TH ST
SW 211TH ST
SW 212TH ST
SW 216TH ST
SW 220TH ST
SW 232ND ST
SW 248TH ST
SOUTH DADE EXPY
PALMETTO EXPY
SNAPPER CREEK EXT SR 878
SR 826 EXT
N KENDALL DR
SW 88TH ST
SR 874
SR 874 EXT
RONALD REAGAN TURNPIKE
FLORIDA TPKE EXT
S DIXIE HWY
US 1
QUAIL ROOST DR
MARLIN RD
CARIBBEAN BLVD
FRANJO RD
OLD CUTLER RD
SW 107TH AVE
SW 127TH AVE
SW 102ND AVE
SW 97TH AVE
SW 92ND AVE
SW 82ND AVE
SW 77TH AVE
SW 72ND AVE
SW 67TH AVE
SW 62ND AVE
SW 57TH AVE
SW 117TH AVE
SW 122ND AVE
SW 112TH AVE
SW 87TH AVE
LEGEND
Village of Palmetto Bay Boundary
Primary Evacuation Route
0
0.75
1.5
Miles
N

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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, and under the jurisdiction of, 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.

- **TRA II.A.6:**

  The Village of Palmetto Bay recognizes the Urban Development Boundary (UDB) designated by Miami-Dade County and the Urban Infill Area UIA 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

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

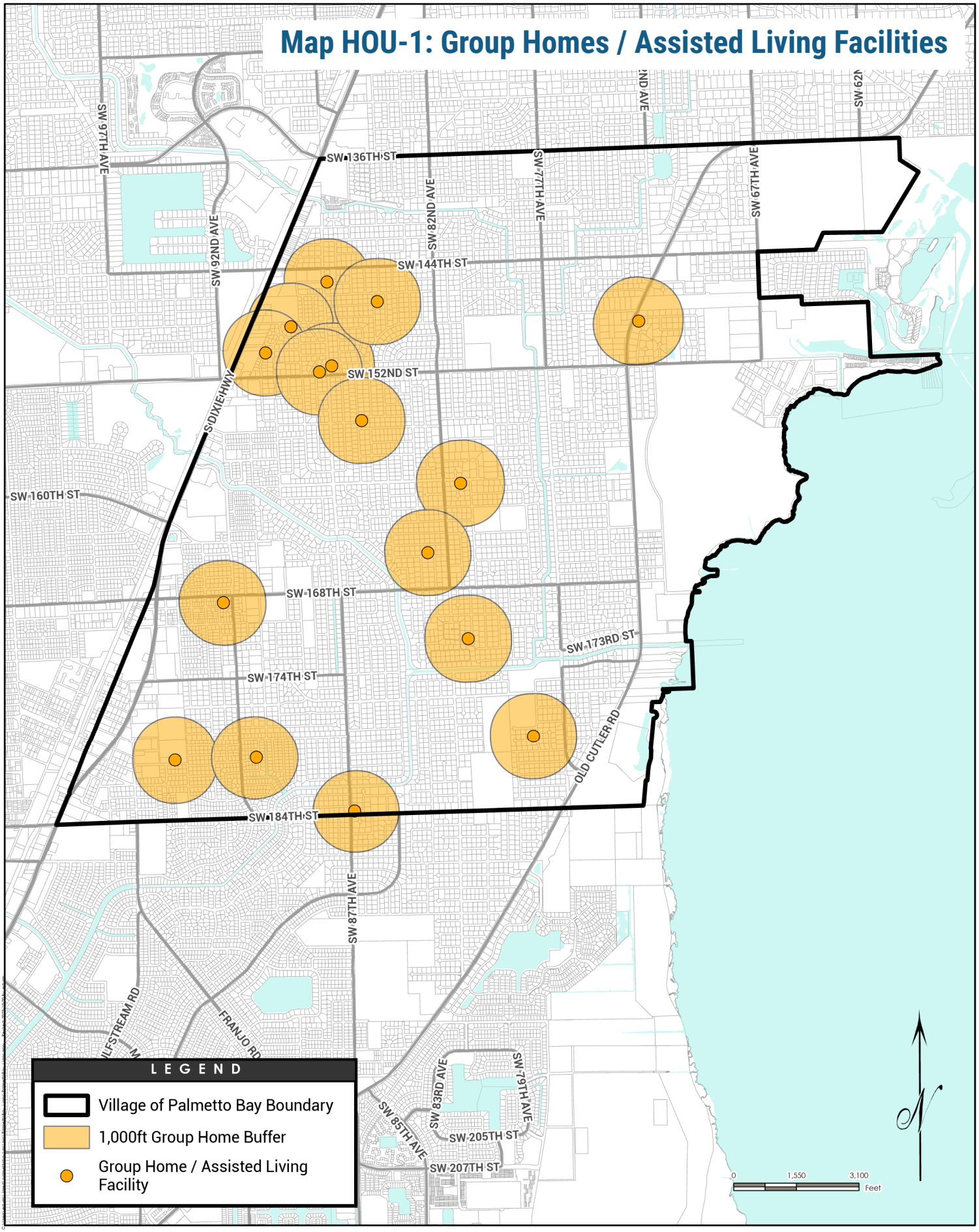
Support a diverse mix of housing and mixed-use neighborhoods along US-1.



Sustainable Housing

The Village shall promote sustainable housing measures in order to protect neighborhoods and the residents' quality of life.

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 and archaeological resources designations and may encourage the rehabilitation and adaptive reuse of designated historically significant housing. (See Parks and Recreation Element).



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).


B4

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.

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;
- 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


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.

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 and cultural 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]	a. The wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily influent sewage flow for the preceding 12 months. 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 no less than 102 percent of annual average daily influent sewage flow for the preceding 5 years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period. d. The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day.
Solid Waste[A]	The County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under contract with the County for disposal, shall, for a minimum of five (5) years, collectively maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the System through long-term interlocal agreements or contracts with municipalities and private waste haulers, and anticipated non-committed waste flows.
Potable Water[A]	a. The potable water treatment system shall operate with a rated maximum daily capacity no less than 2 percent above the maximum finished water daily flow for the preceding year accounting for capacity that is reserved for development that is not yet completed ("reserved capacity"). The maximum finished water daily flow shall be determined by calculating the average of the highest five single day finished water 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 (Low Medium Density); Semiprofessional Offices — 1,500 Multi-Family Residential (Medium High Density); Hospitals; Schools — 2,000 Business and Industry — 3,000 c. Water Quality shall meet all federal, state, and County primary standards for potable water. d. Countywide storage capacity for finished water shall equal no less than 15% of the Countywide average daily demand. e. The per capita Level of Service standard for potable water shall be 139 gallons per capita per day.

Public Facility	Level of Service Standard
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.
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 a Strategic Intermodal System (SIS) 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 the resultant increase in traffic volume does not exceed two percent of the defined maximum service volume.

Public Facility	Level of Service Standard
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 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] =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.

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.



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**

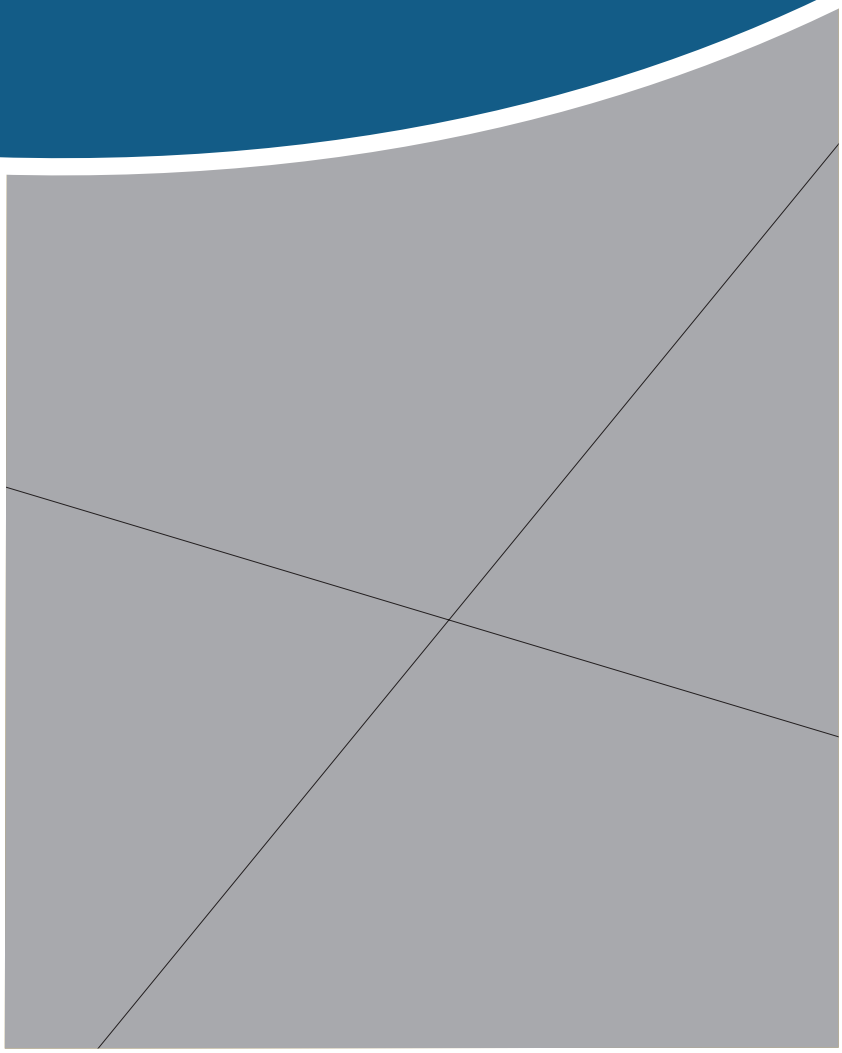
  The Village shall coordinate with Miami-Dade County on plans to develop a potential park site on all surplus designated lands that are located within the Village.

- **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.

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

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

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

Scientific Name	Common Name	Designated State	Status Federal	County
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

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

Scientific Name	Common Name	Designated State	Status Federal	County
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.

COASTAL MANAGEMENT ELEMENT DATA INVENTORY & ANALYSIS

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.

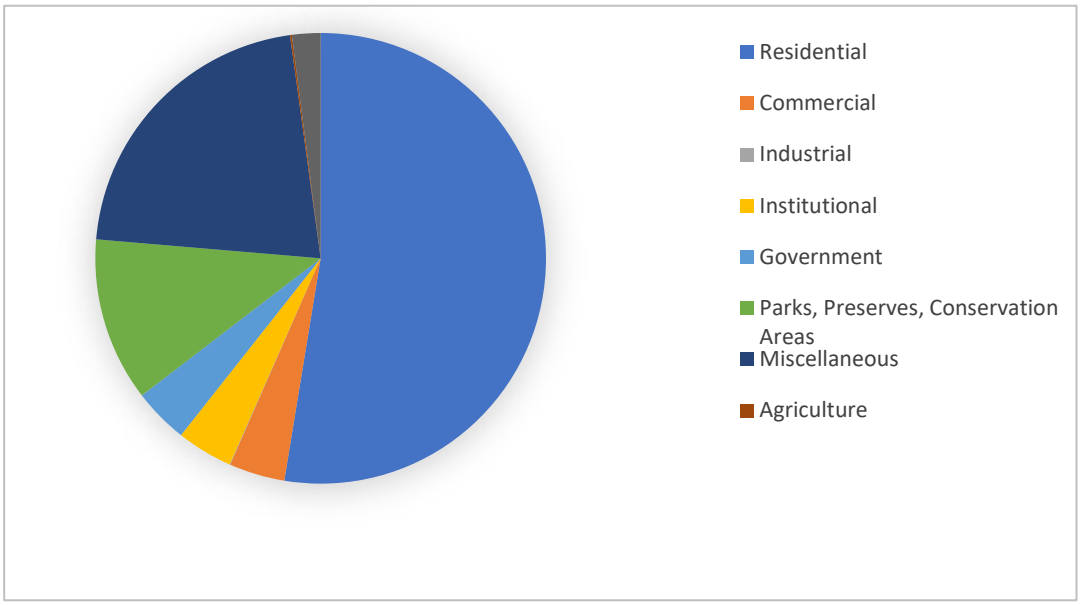
Table FLU-1: Existing Land Uses

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.**

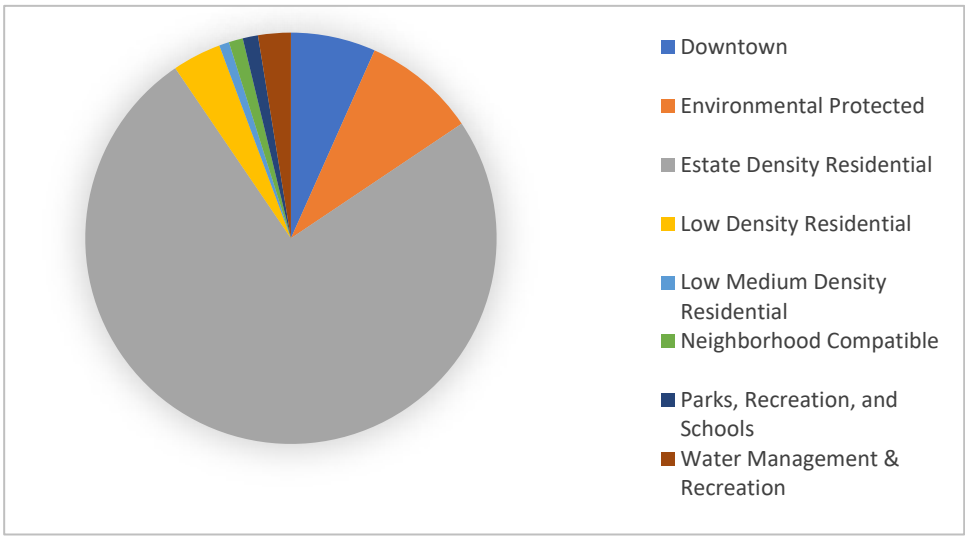
The Village is near full buildout, yet there remain opportunities for development and redevelopment. The relationship between the vacant lands and future land use designation is illustrated in this analysis in **Table FLU-2** and **Figure FLU-2**. According to this analysis, approximately 88% of vacant 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.

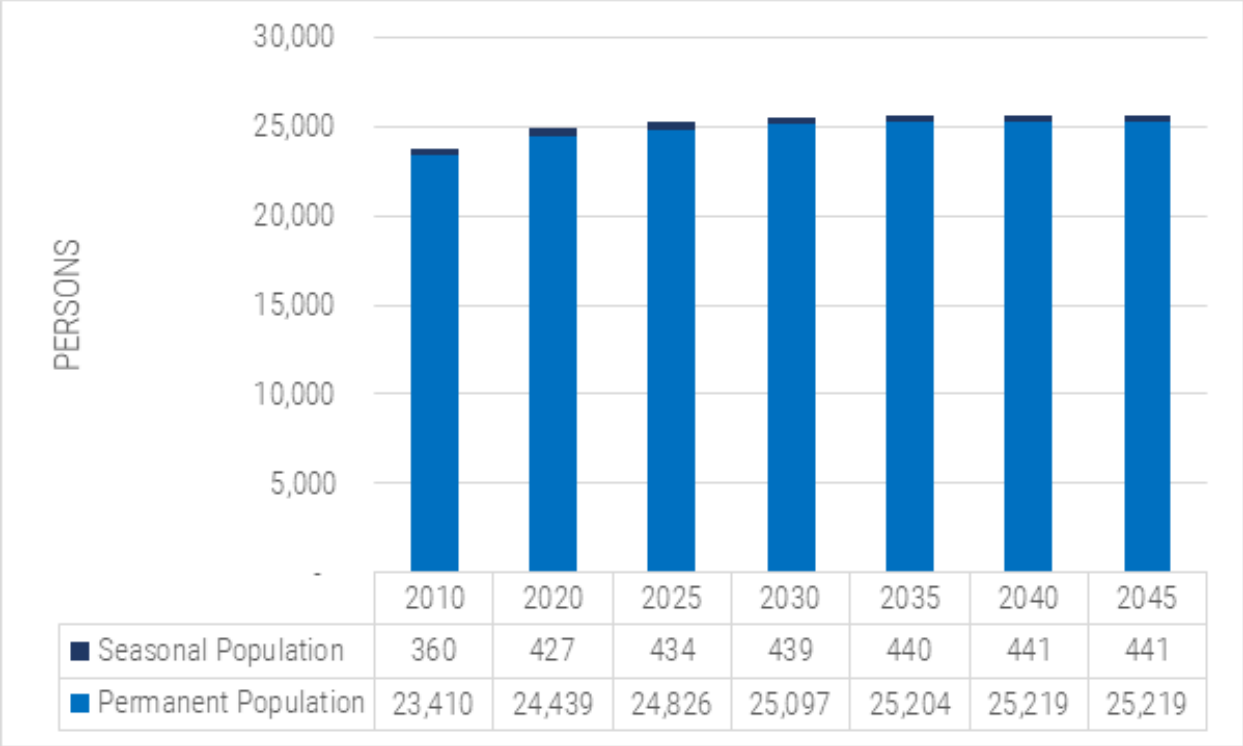
A small portion of the population is represented by seasonal residents who live in Palmetto Bay during certain times of year but claim another city as their permanent residence. The Village's seasonal population for 2020 was 427 people and was calculated using U.S. Census Bureau data. The seasonal population 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

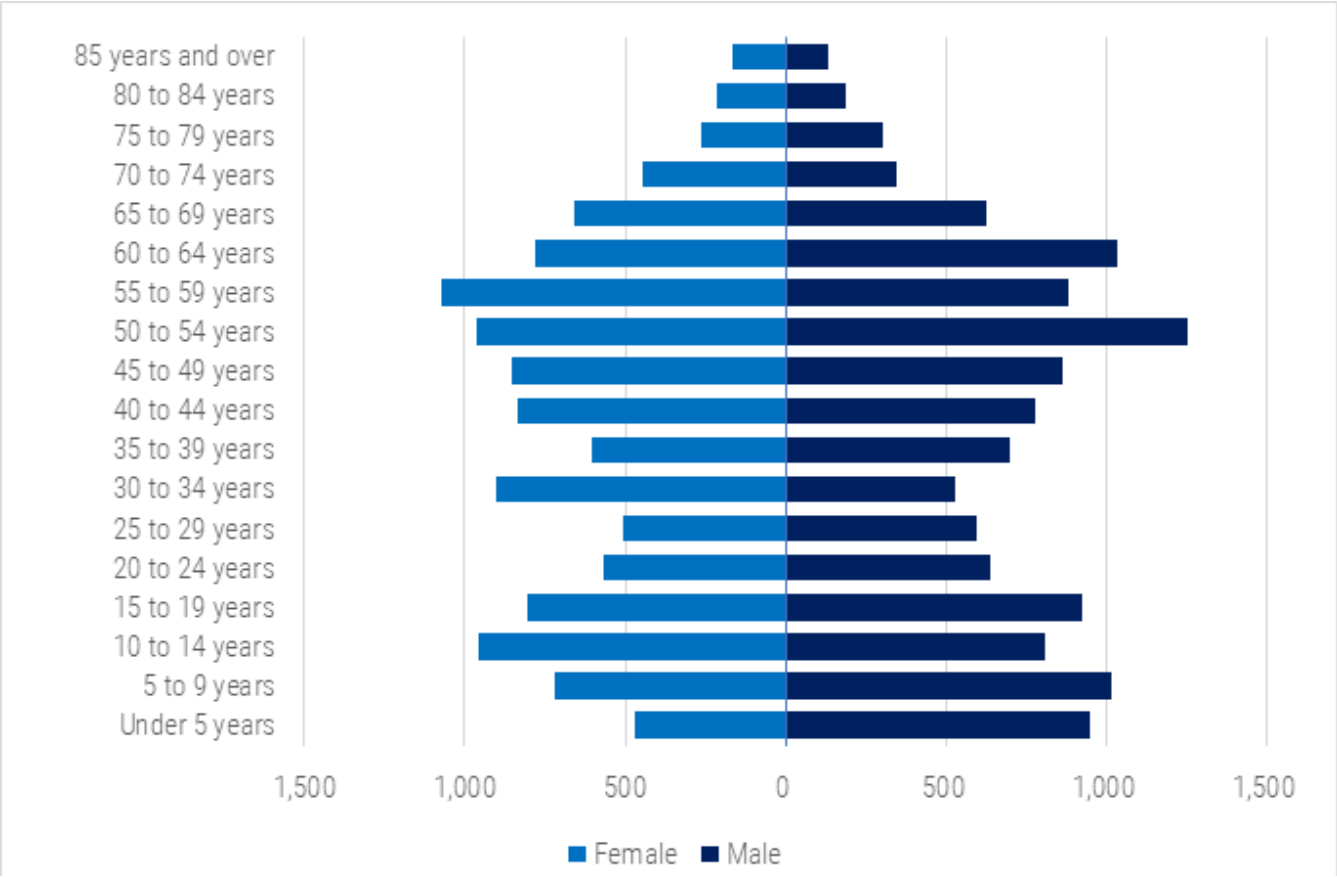
Figure FLU-3: Village Population Projections



	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	2,669	60.5%
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 and Recreation	354	8.0%
Village Mixed Use	45	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.

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.

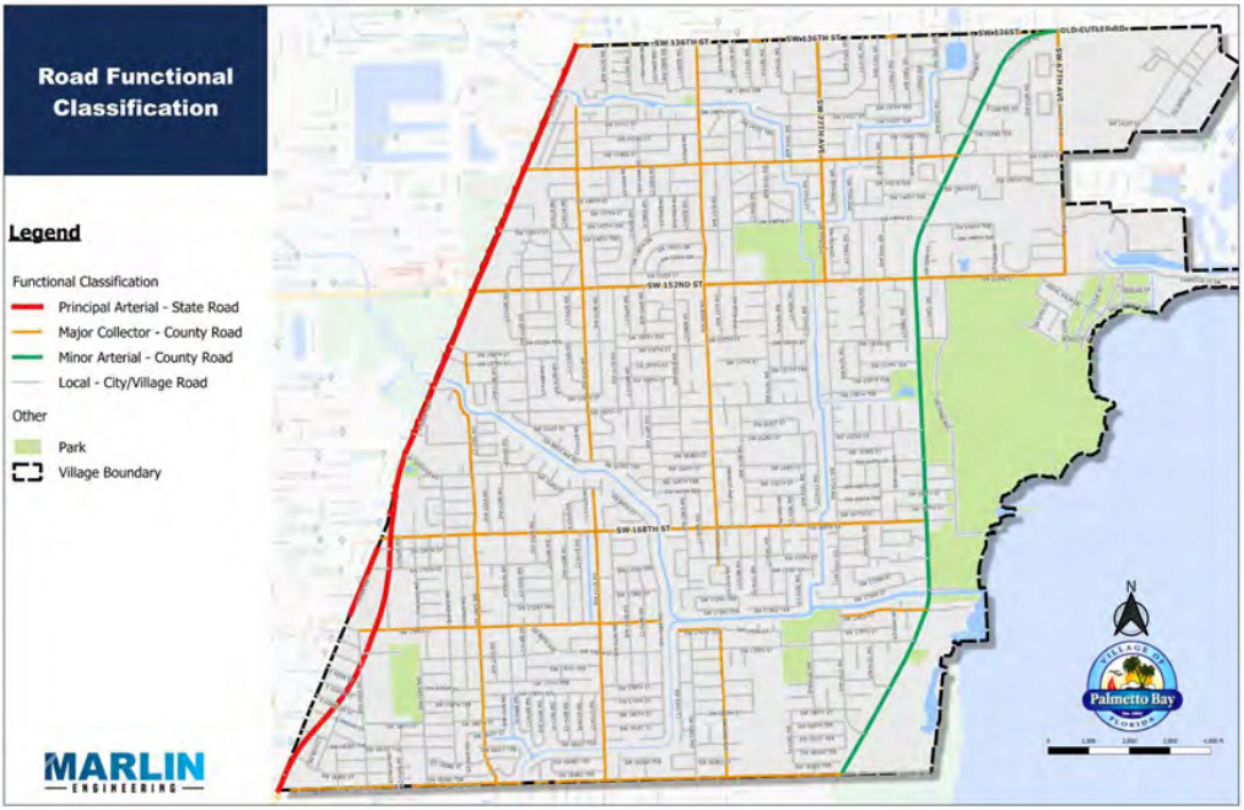
SW 168th Street (Richmond Drive) is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as an east/west major collector for the Village, providing access west through Unincorporated Miami-Dade County and east to the Deering Estate.

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. FDOT's current policy on minimum level-of-service standards recommended for the state system are indicated in FDOT Topic 000-525-006– Level of Service Targets for the State Highway System (Effective April 18, 2017) and is shown on the following page**.** 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.

FDOT Topic 000-525-006– Level of Service Targets for the State Highway System (Effective April 18, 2017)

"It is the Department's intent to plan, design and operate the State Highway System at an acceptable level of service for the traveling public. The automobile mode level of service targets for the State Highway System during peak travel hours are "D" in urbanized areas and "C" outside urbanized areas. The Department shall work with local governments to establish appropriate level of service targets for multimodal mobility and system design. The targets shall be responsive to all users, for context, roadway function, network design, and user safety."

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.

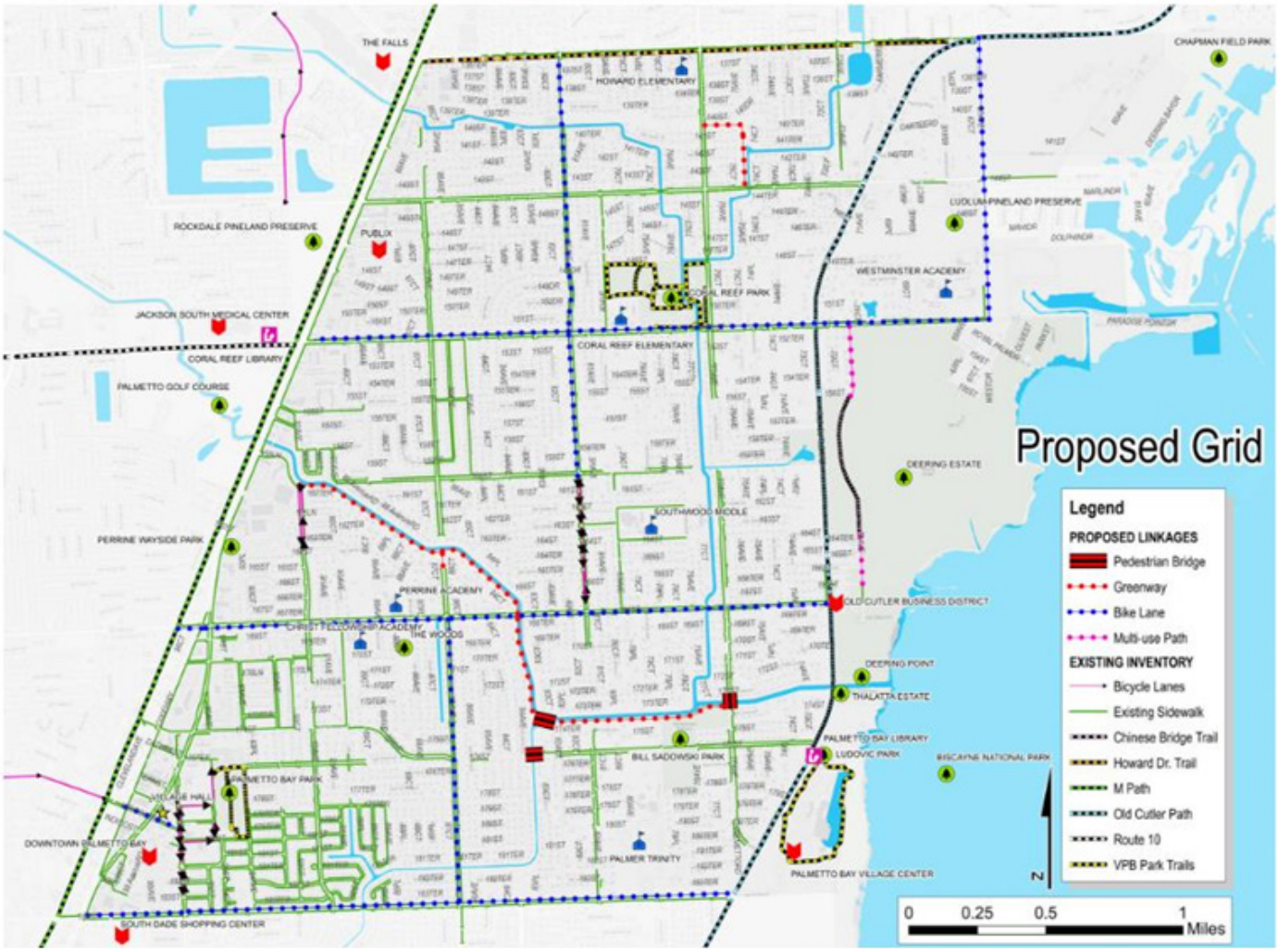
Future Bicycle Plan

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

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

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

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

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

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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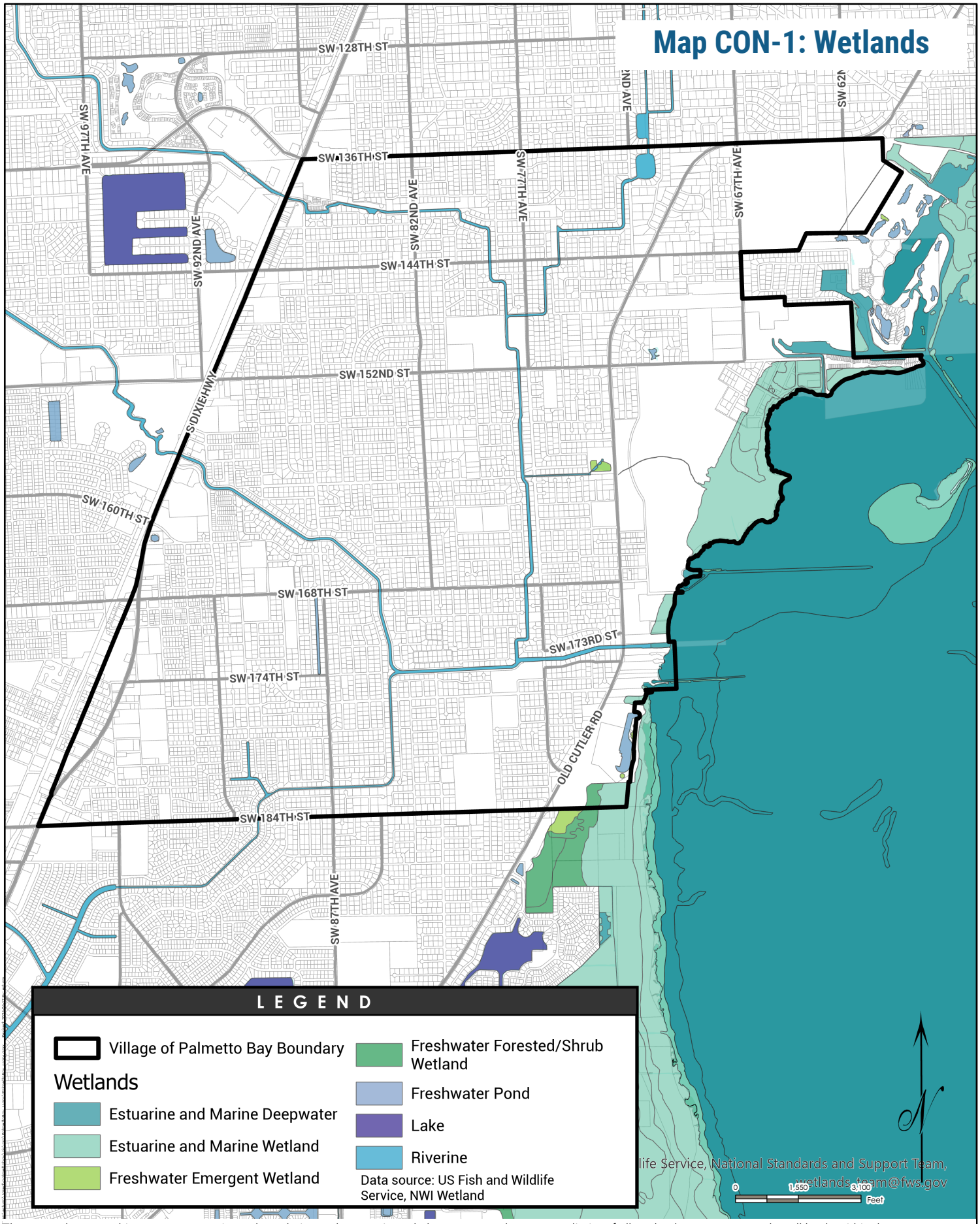
MAY
2025





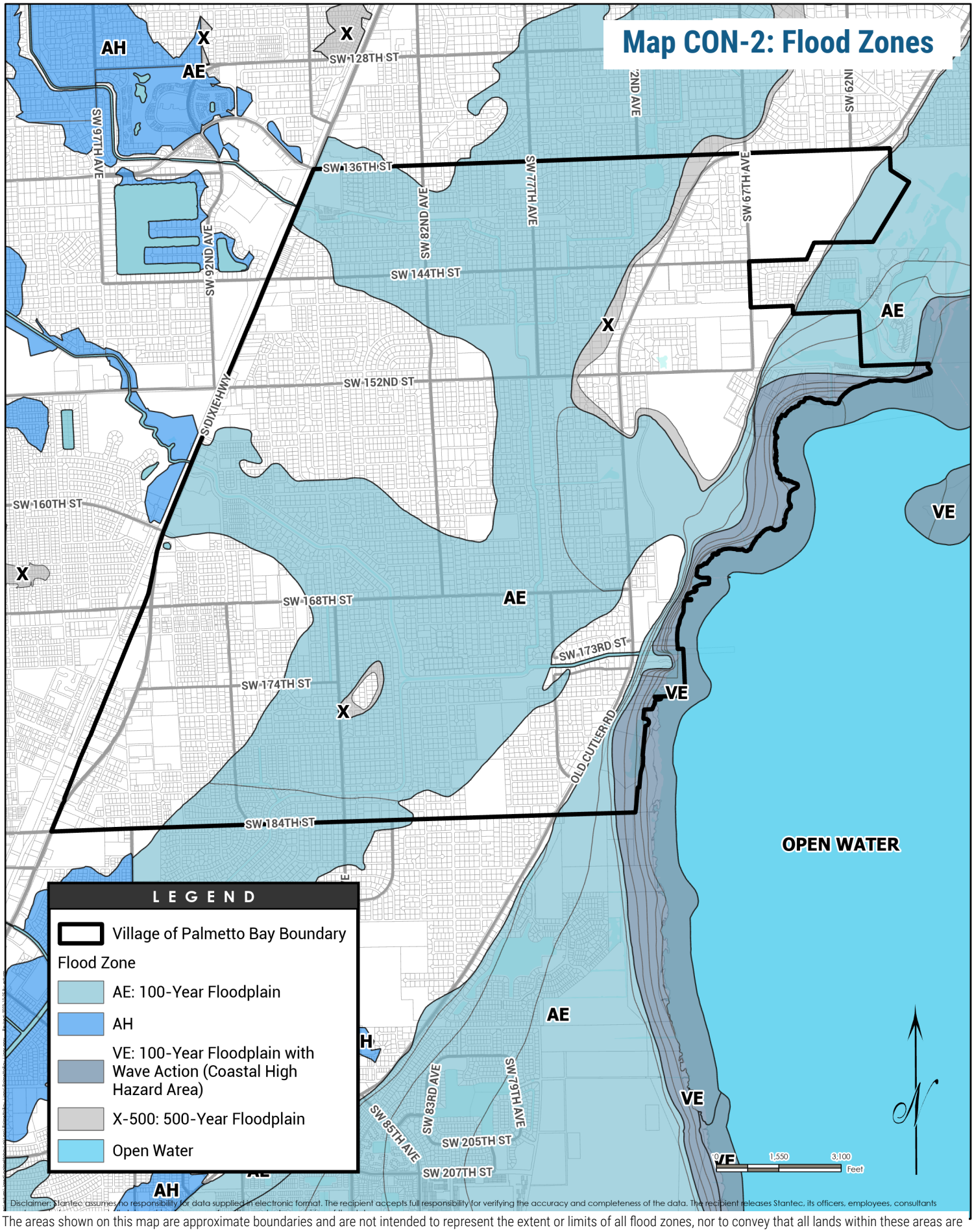
VILLAGE OF PALMETTO BAY
2035/2045 COMPREHENSIVE PLAN

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.

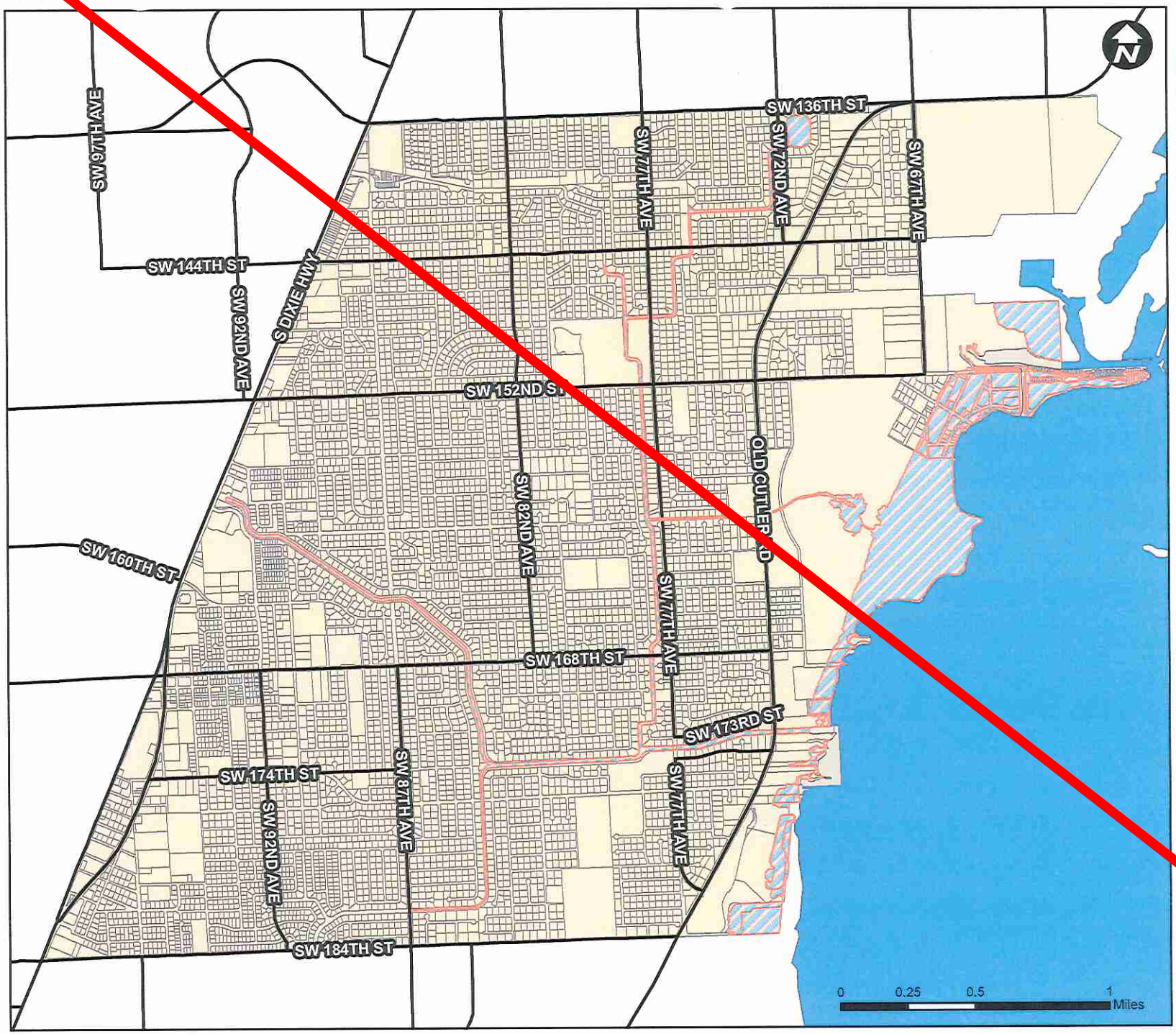
Map CON-2: Flood Zones



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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.

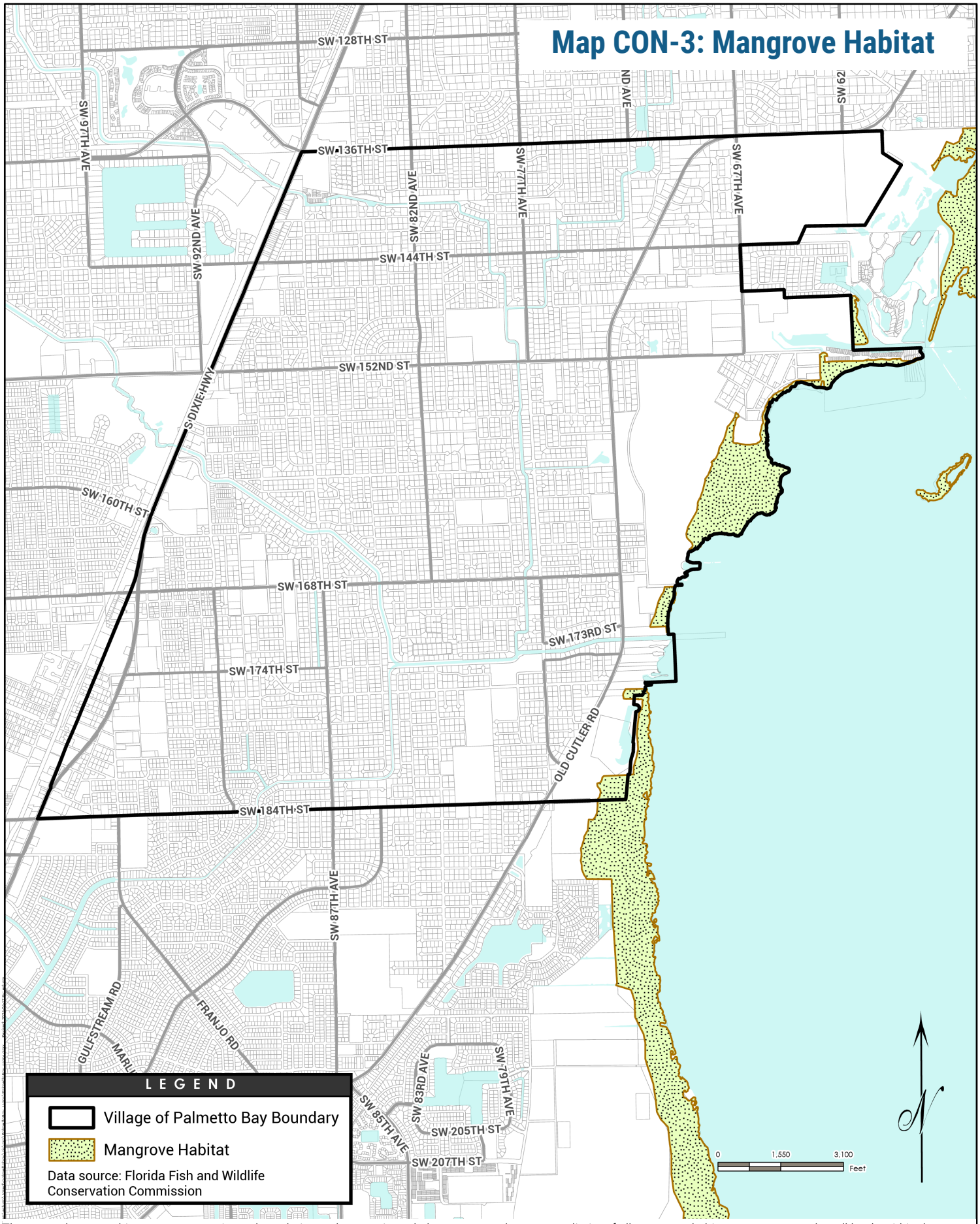
COASTAL HIGH HAZARD AREAS



Source: Village of Palmetto Bay

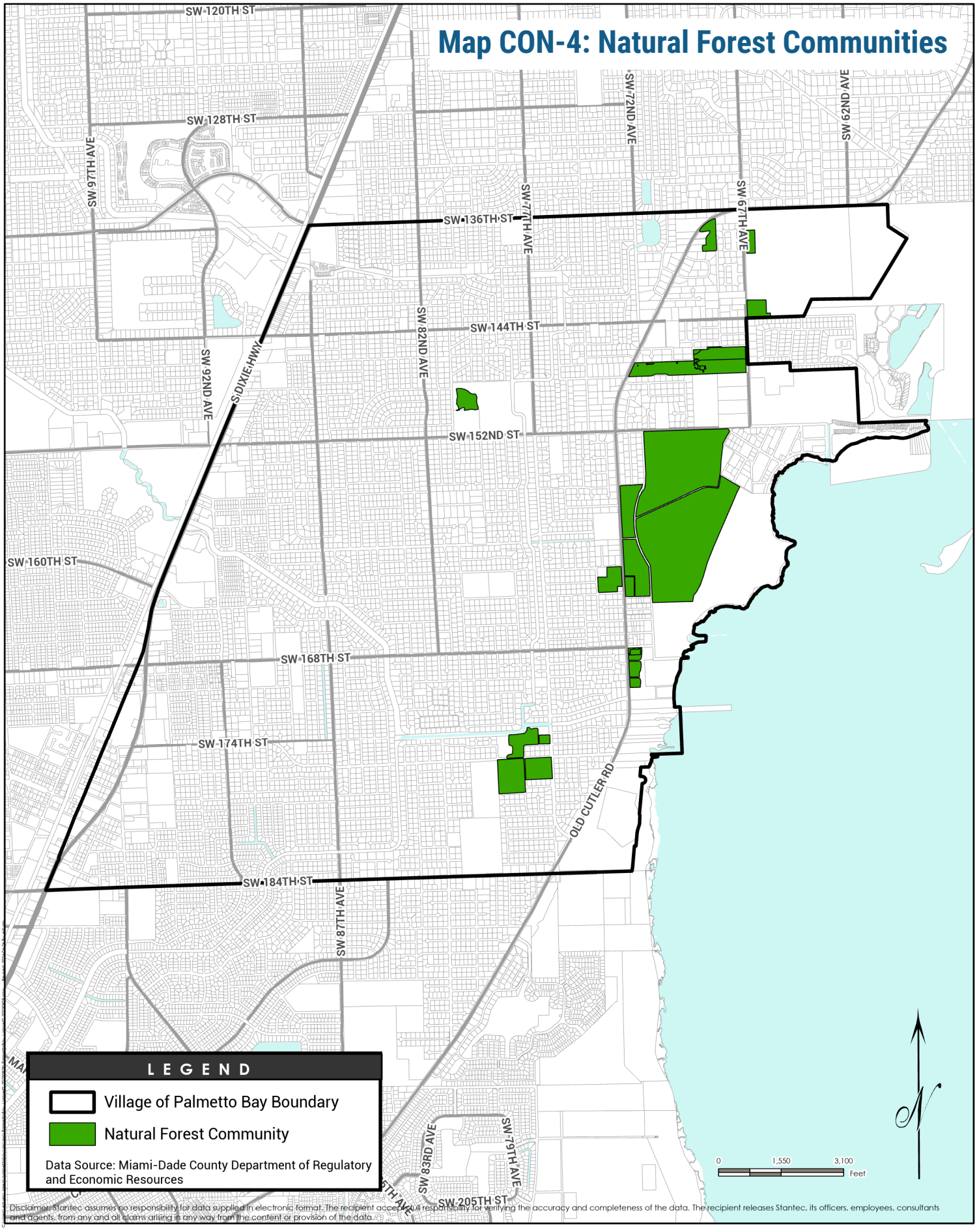
Note: The Coastal High Hazard Area is the area below the elevation of the category 1 storm surge line

Map CON-3: Mangrove Habitat



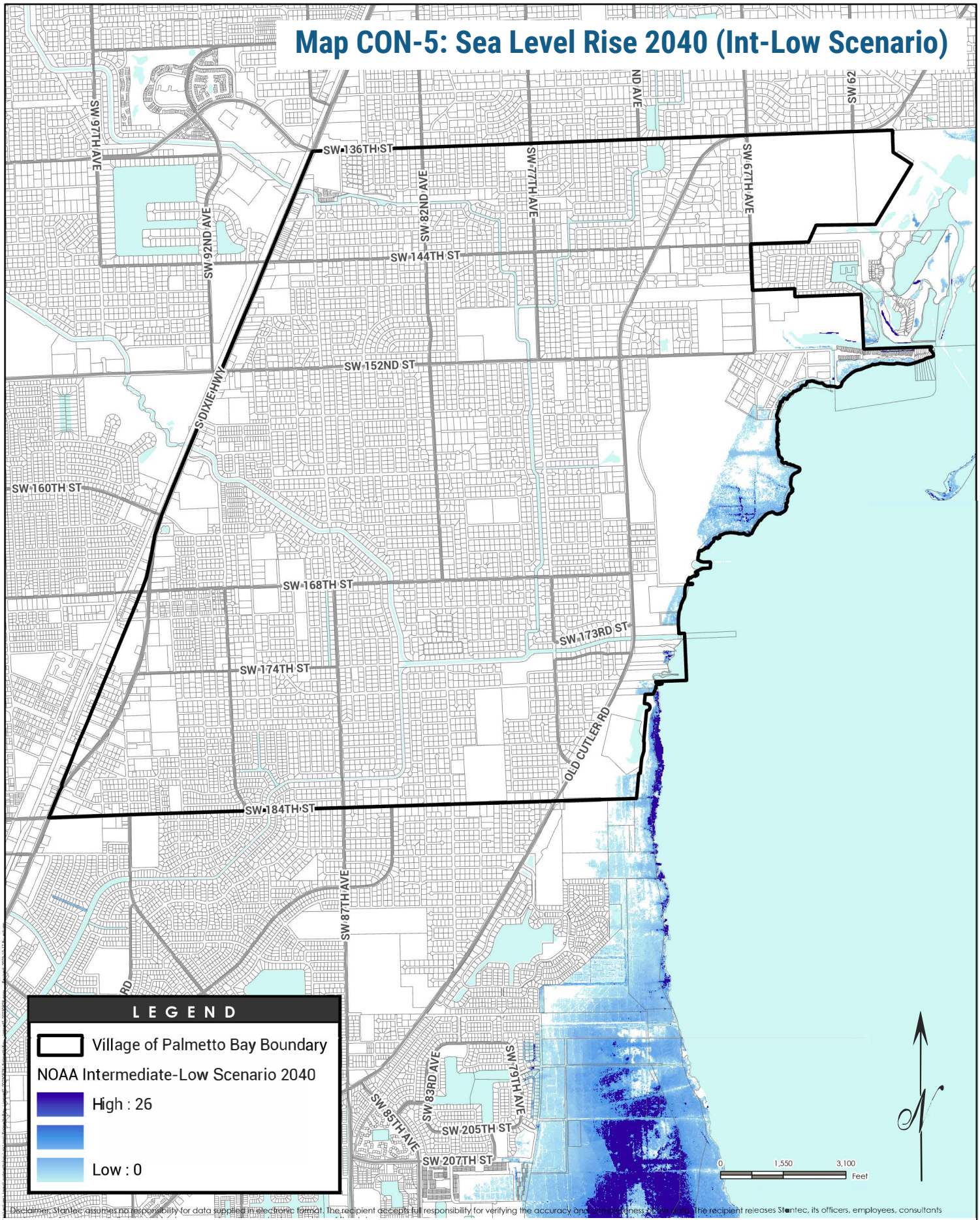
The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all mangrove habitat, nor to convey that all lands within these areas contain mangroves. This map should not be used to determine the location of mangrove habitat for regulatory purposes, 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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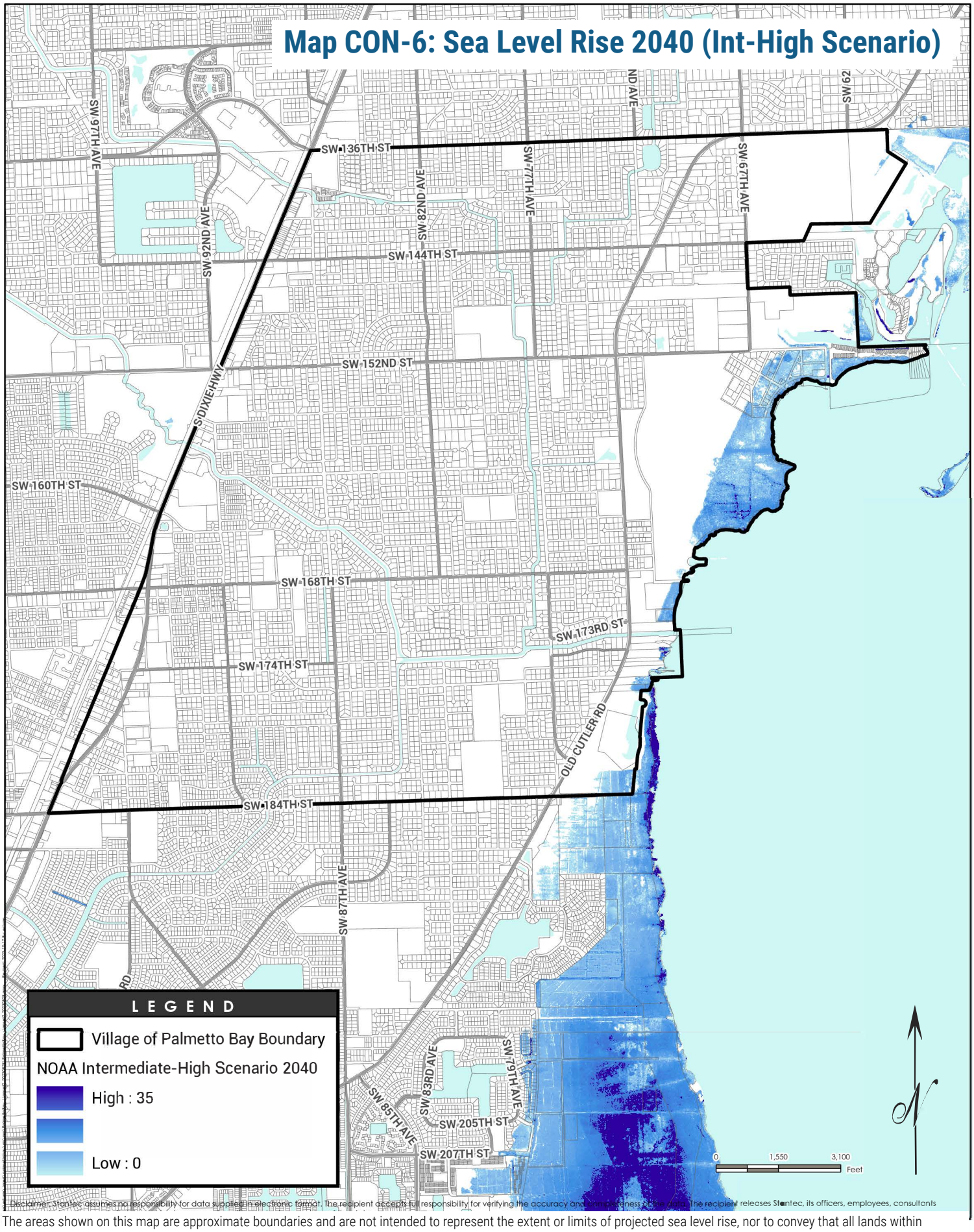
Map CON-5: Sea Level Rise 2040 (Int-Low Scenario)



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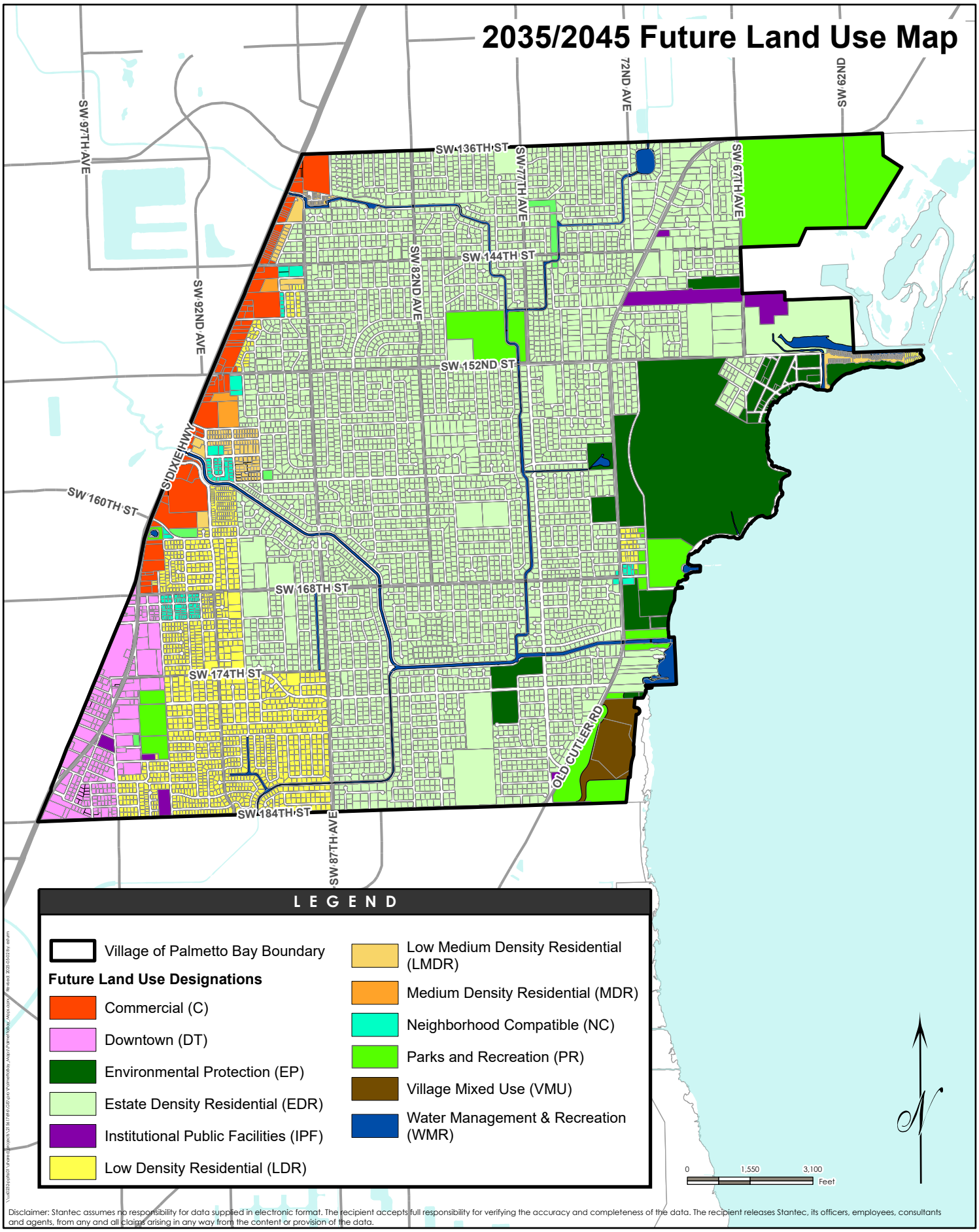
The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of projected sea level rise, nor to convey that all lands within these areas will be subject to sea level rise. This map should not be used to determine the projected location of sea level rise 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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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.



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Map 1-4
Village of Palmetto Bay Future Land Use Map
(2009-2025)

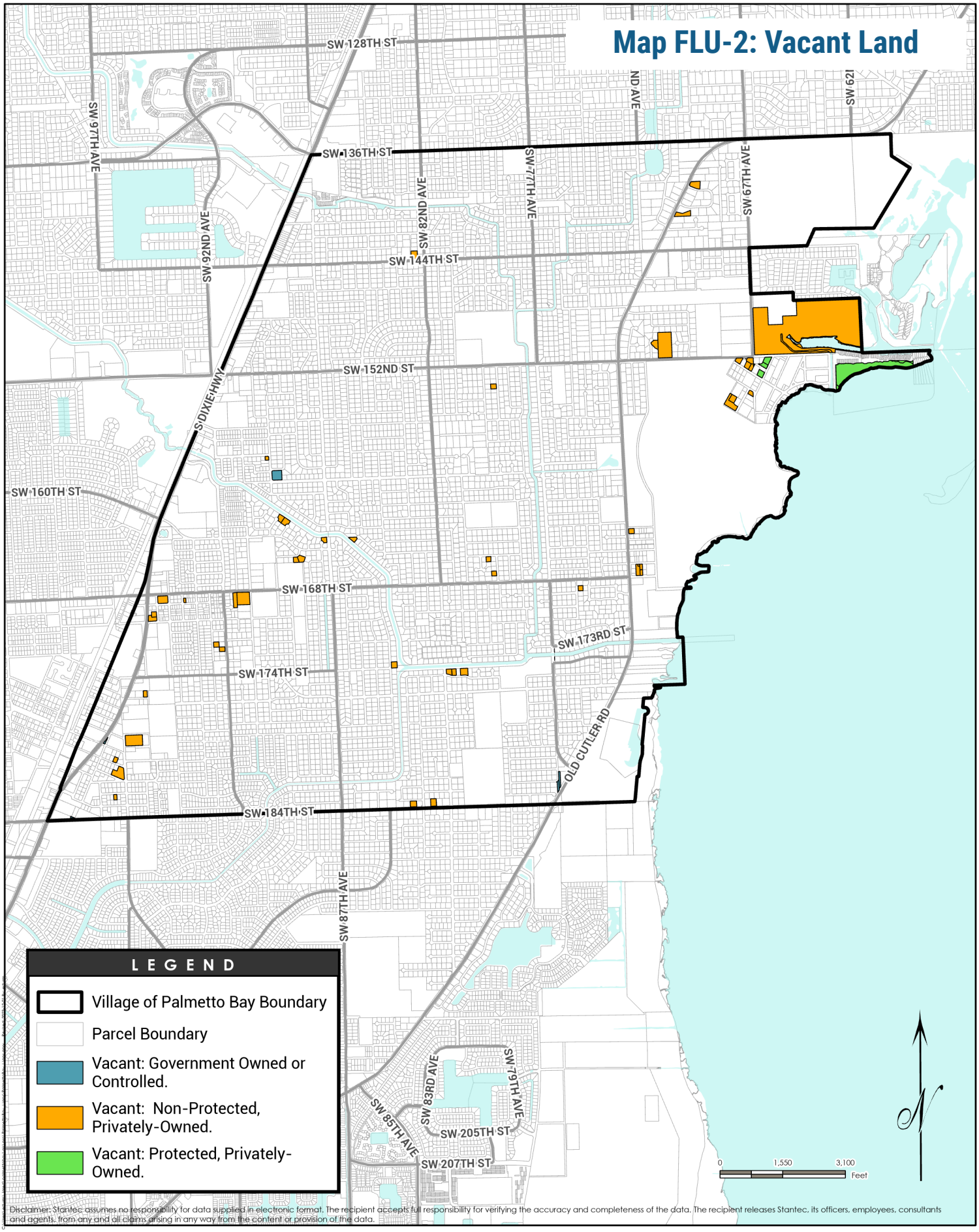
Revised: 05-18-2016 through 2016-28

- Business and Office
- Environmental Protection
- Environmentally Protected Parks
- Estate Density Residential
- Franjo Activity Center
- Institutional and Public Facility
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Office and Residential
- Parks and Recreation
- Village Mixed-Use
- Water

- Rapid Transit Station
- Community Urban Center

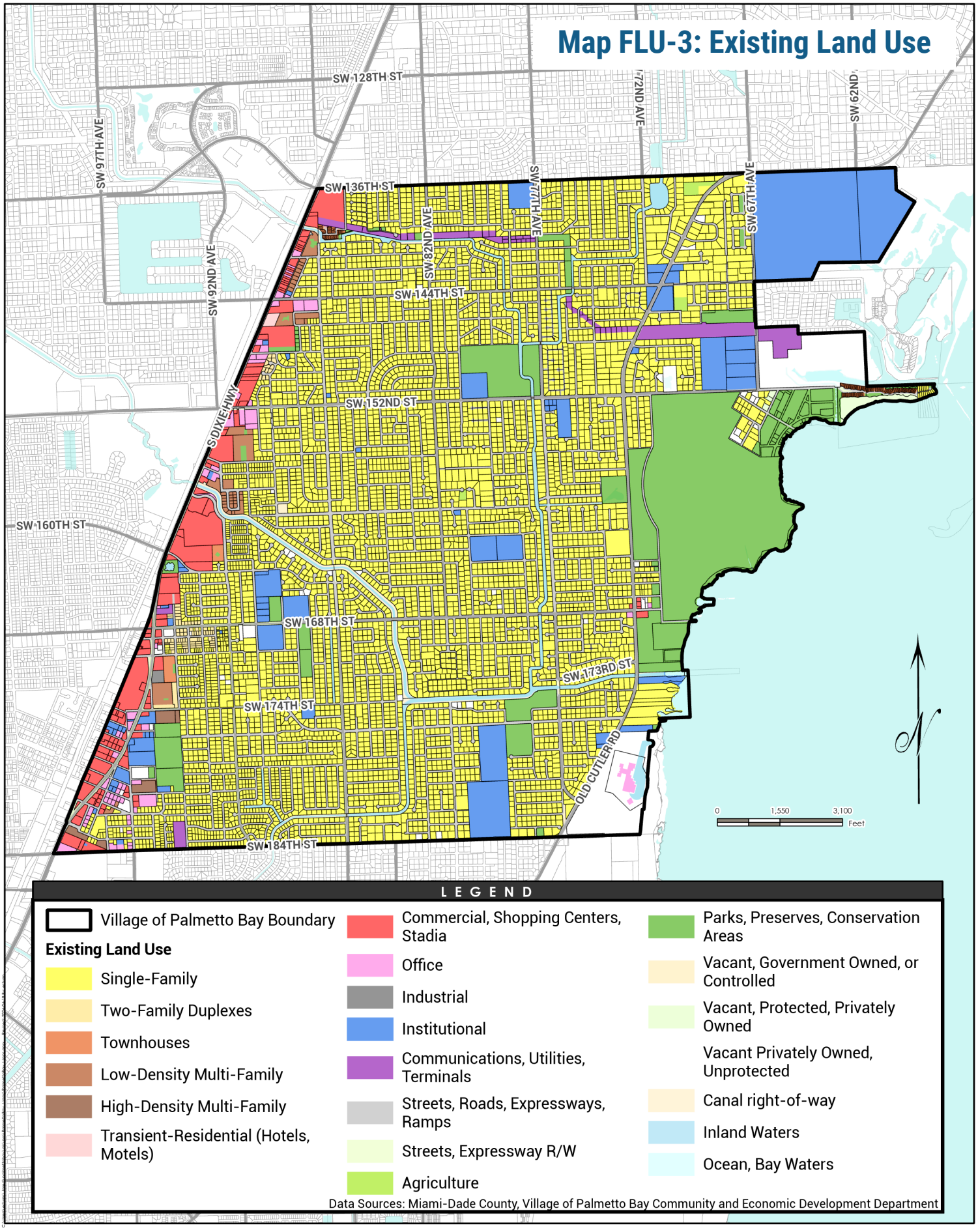
0 800 1600 Feet

Map FLU-2: Vacant Land



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Map FLU-3: Existing Land Use



LEGEND

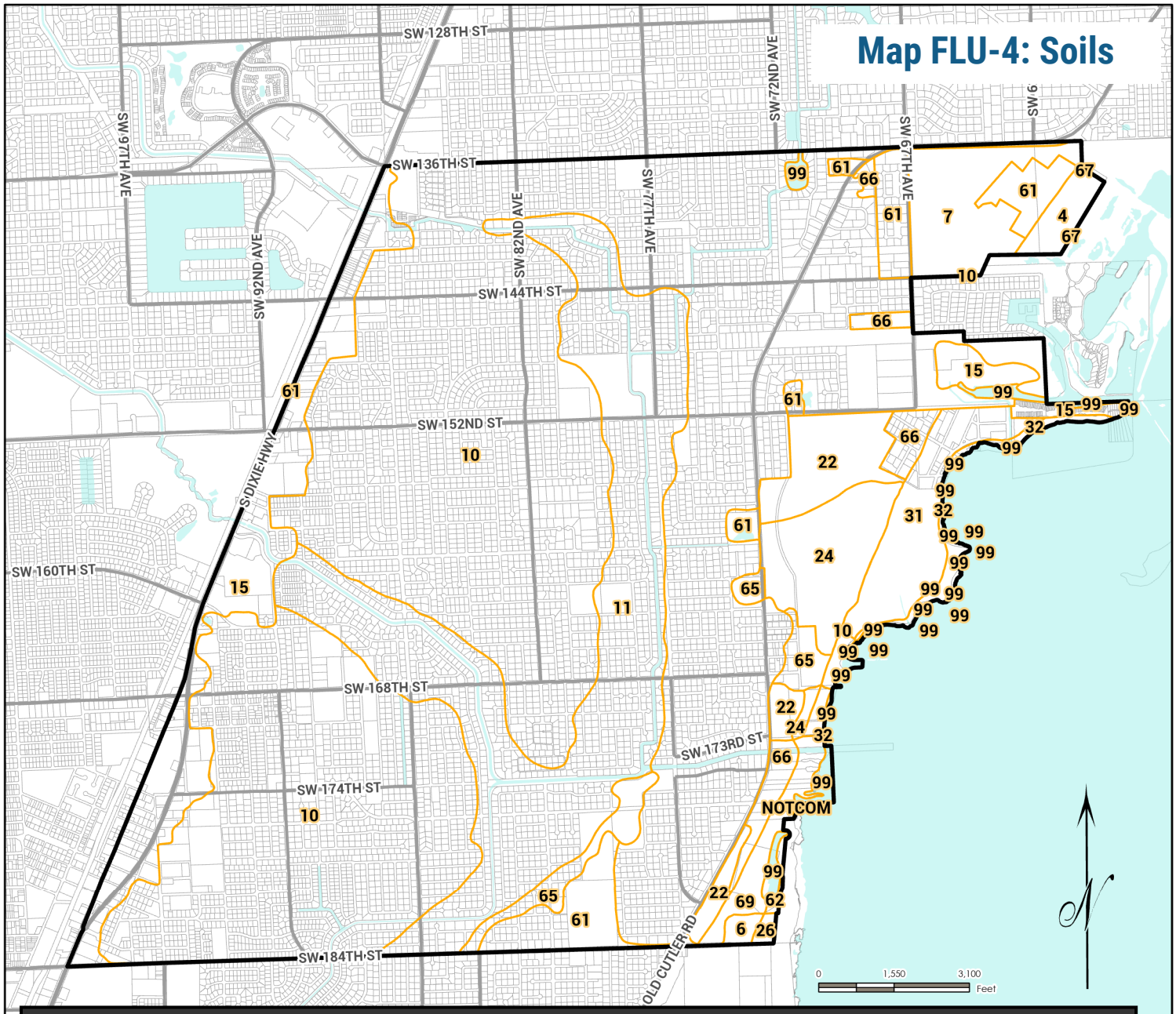
- Village of Palmetto Bay Boundary

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



LEGEND

- Village of Palmetto Bay Boundary

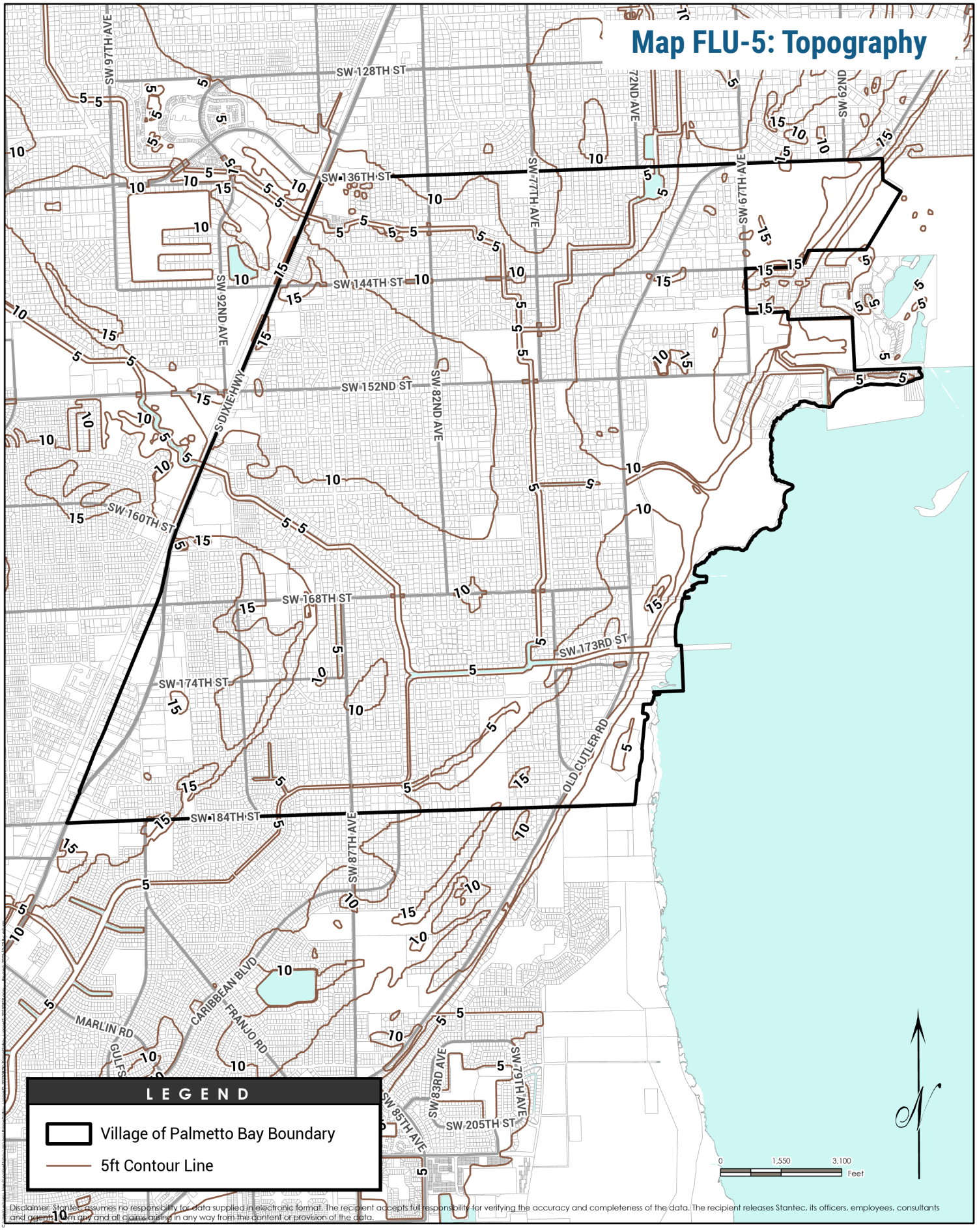
MUSYM,MUDESC

- 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

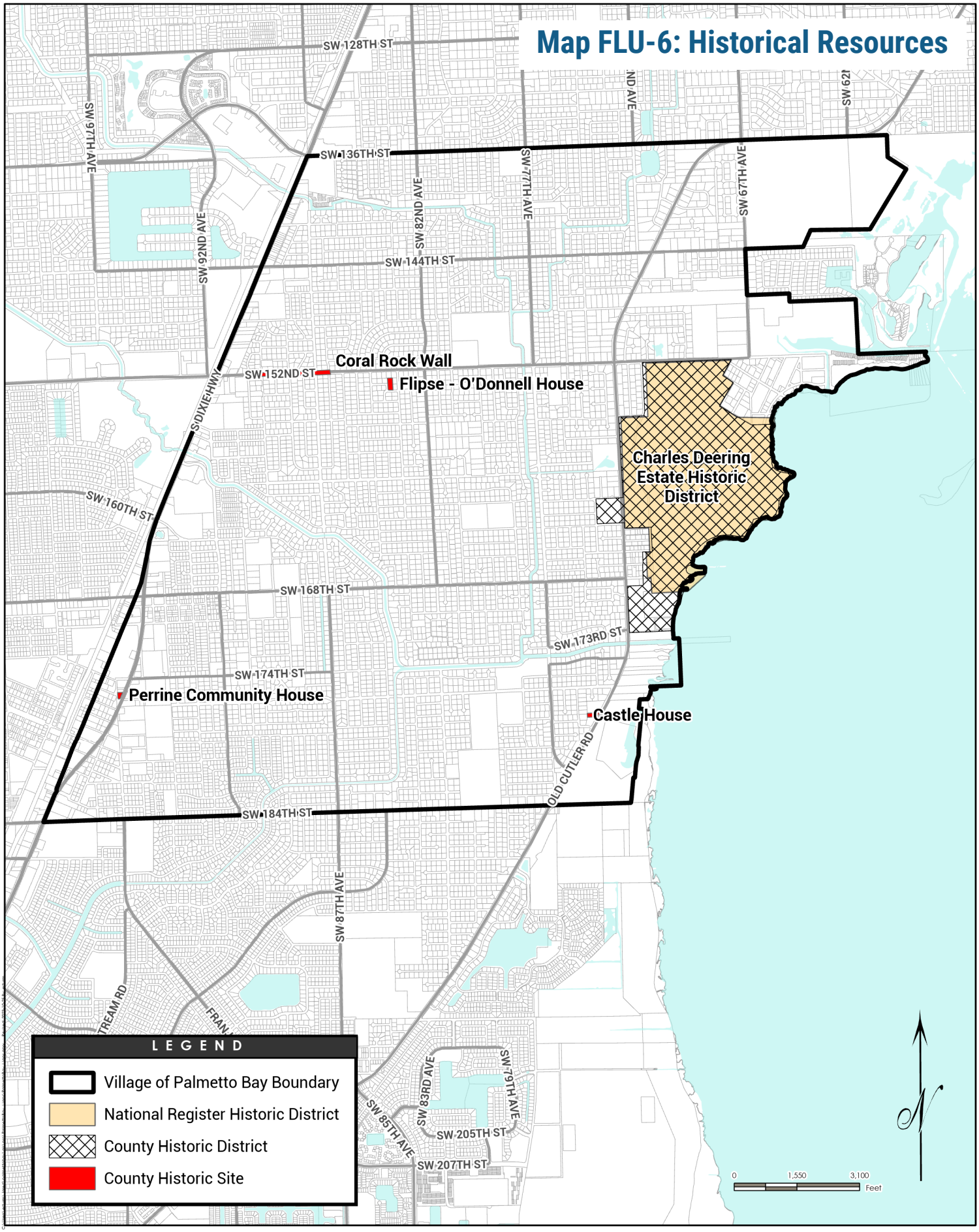
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The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of soil types. This map should not be used to determine the extent or location of soil types for regulatory purposes, but instead as a guidance to determine if further investigation into the property conditions is warranted.

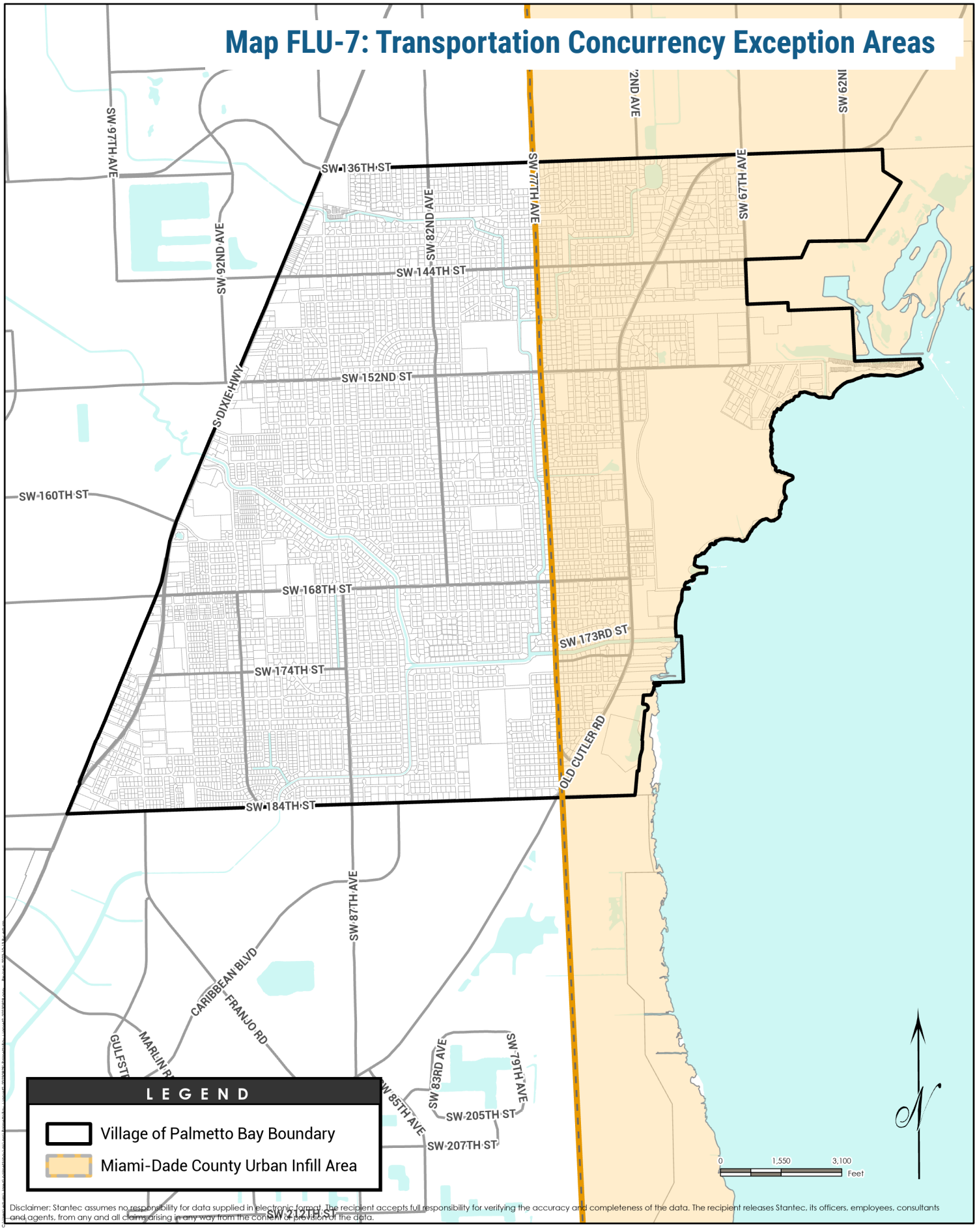
Map FLU-5: Topography



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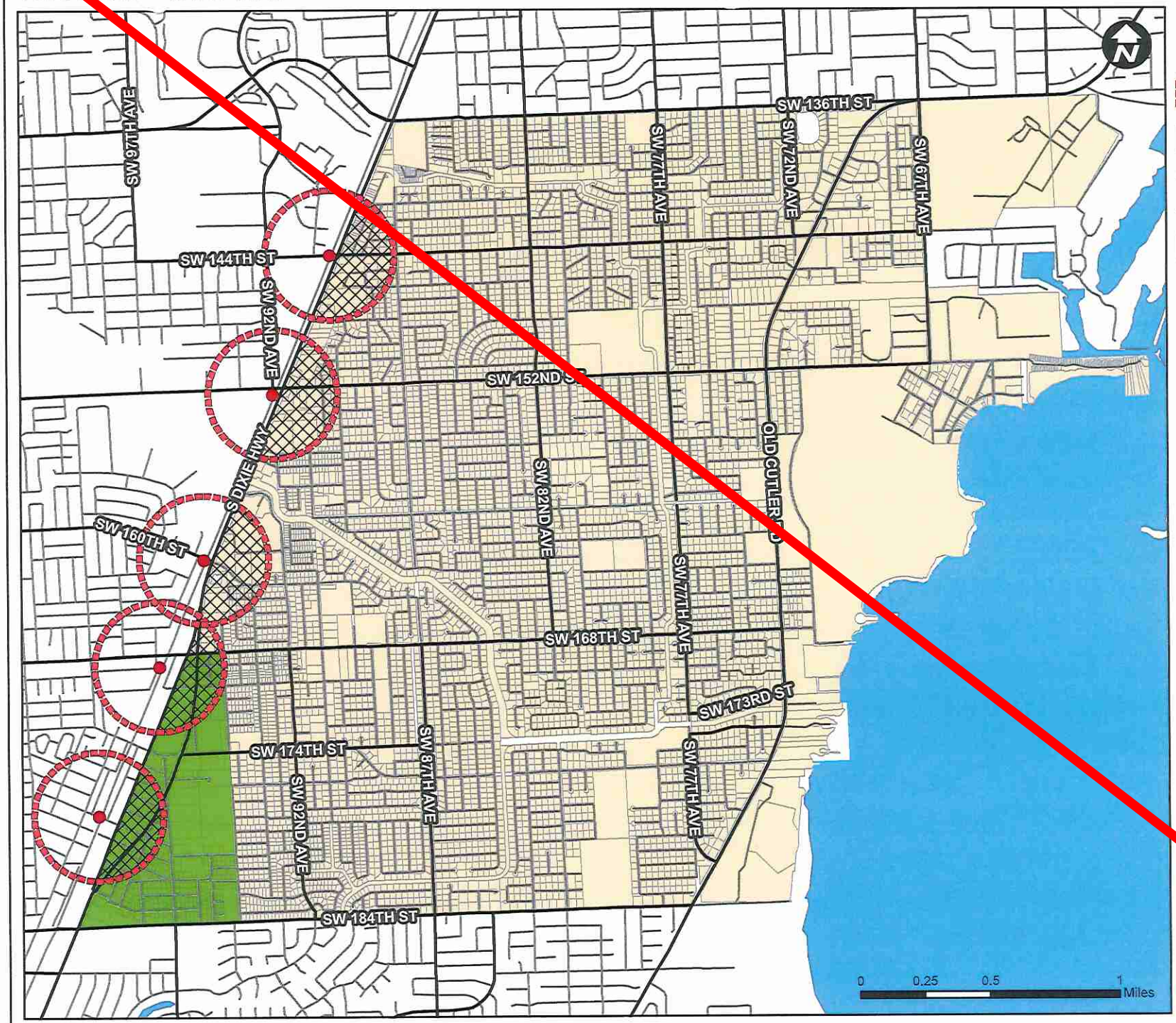

Map FLU-6: Historical Resources
SW 128TH ST
SW 136TH ST
SW 144TH ST
SW 152ND ST
SW 160TH ST
SW 168TH ST
SW 173RD ST
SW 174TH ST
SW 184TH ST
SW 207TH ST
SW 97TH AVE
SW 92ND AVE
SW 82ND AVE
SW 77TH AVE
SW 67TH AVE
SW 87TH AVE
SW 83RD AVE
SW 85TH AVE
SW 79TH AVE
S DIXIE HWY
OLD CUTLER RD
Coral Rock Wall
Flipse - O'Donnell House
Charles Deering Estate Historic District
Perrine Community House
Castle House
LEGEND
Village of Palmetto Bay Boundary
National Register Historic District
County Historic District
County Historic Site
0
1,550
3,100
Feet

Map FLU-7: Transportation Concurrency Exception Areas



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TCEA BOUNDARY MAP

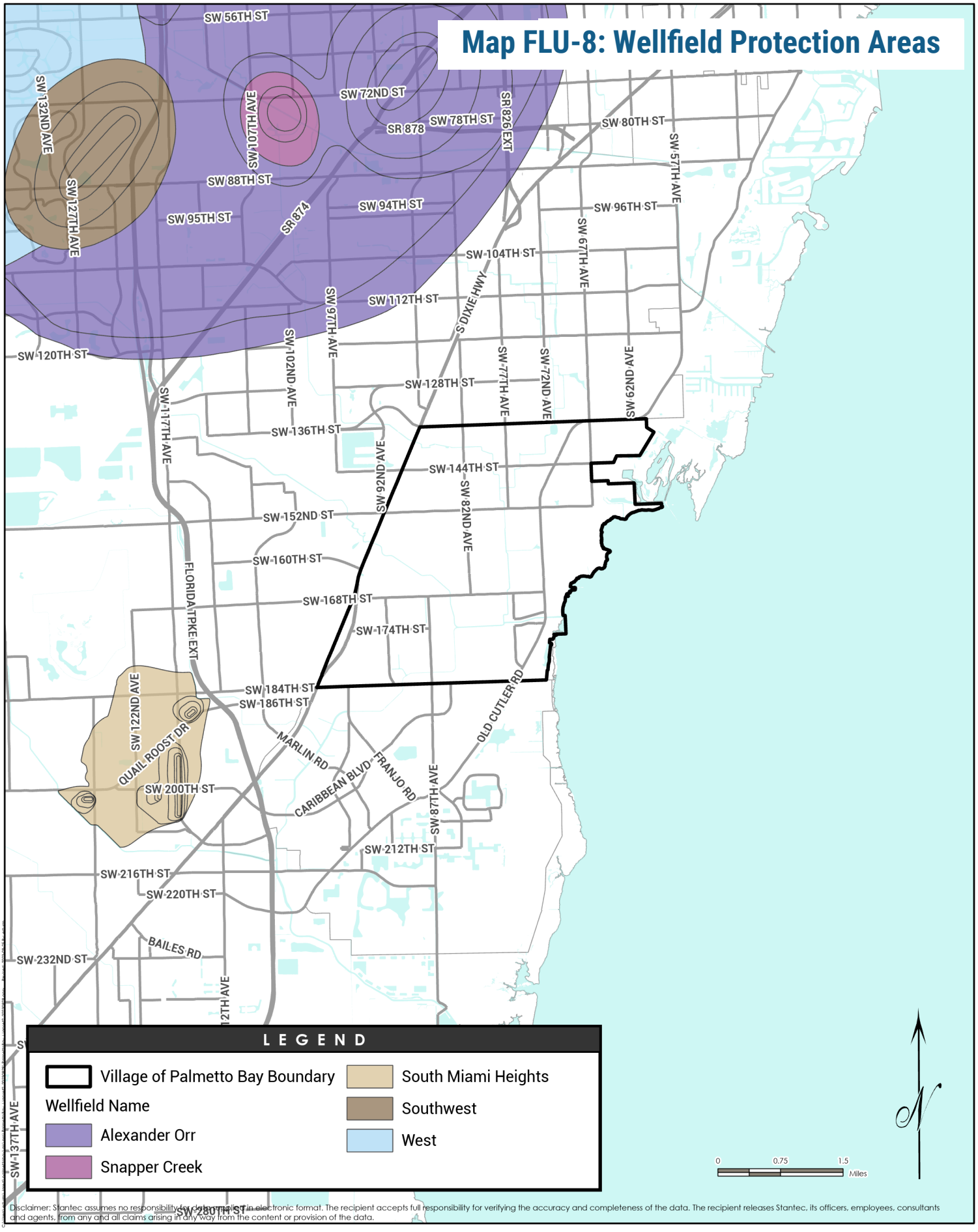


Legend

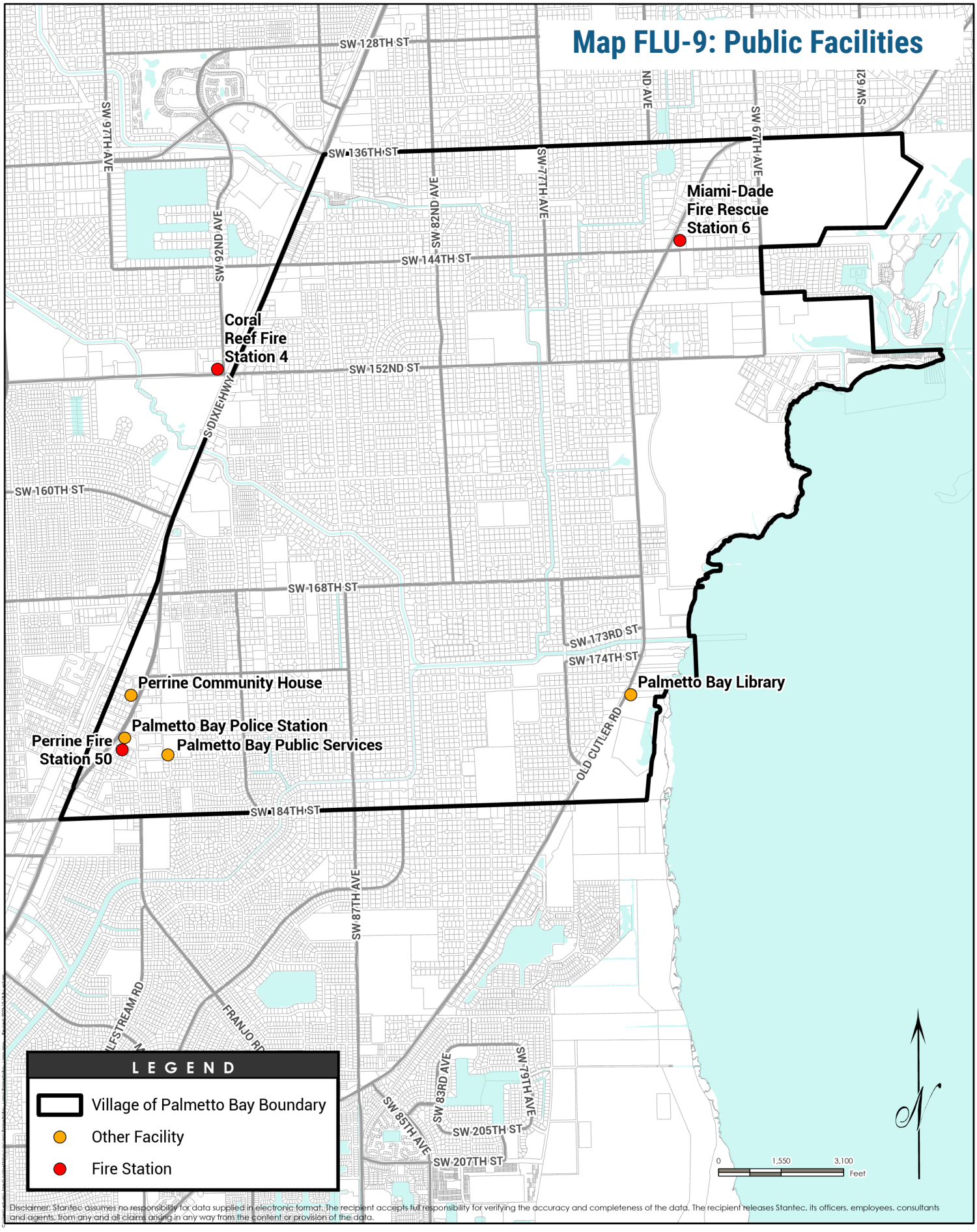
- Rapid Transit Stations
- Rapid Transit Stations 1/4 Mile Buffer
- Rapid Transit Stations TCEA (within Village Limits)
- Major Roads
- Local Roads
- Enterprise Zone TCEA
- Village of Palmetto Bay
- County Boundary
- Water

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

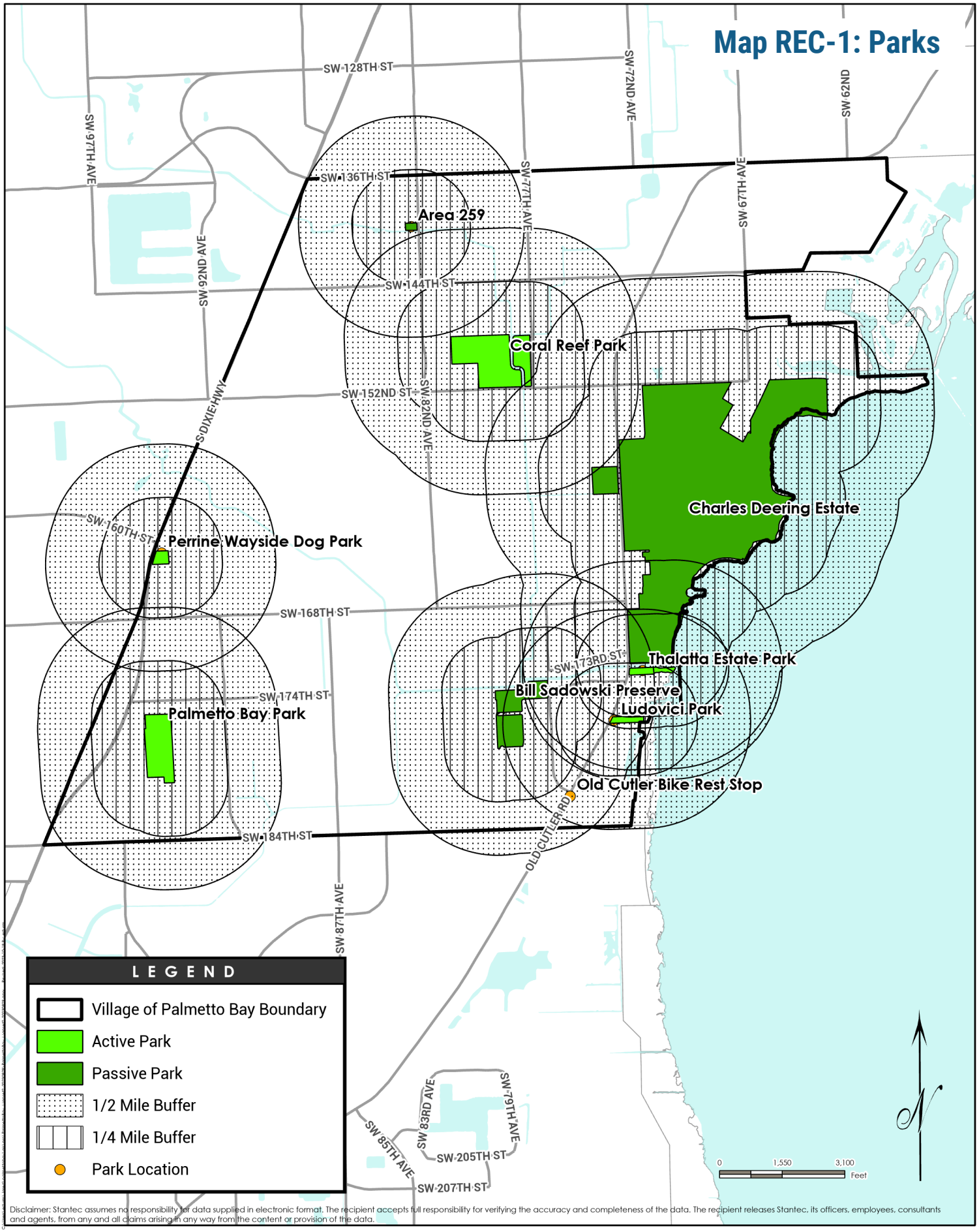
Map FLU-8: Wellfield Protection Areas



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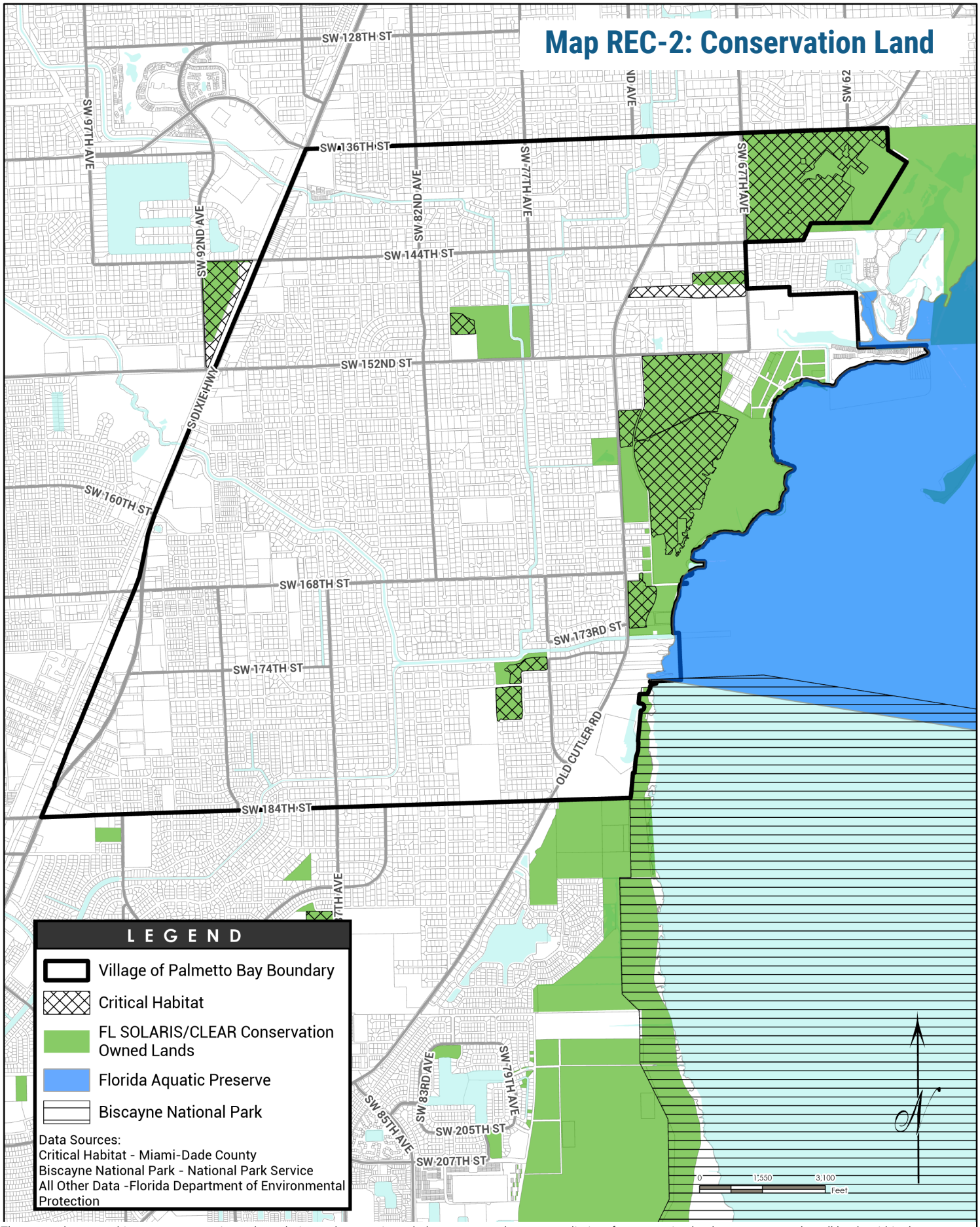


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Map REC-2: Conservation Land

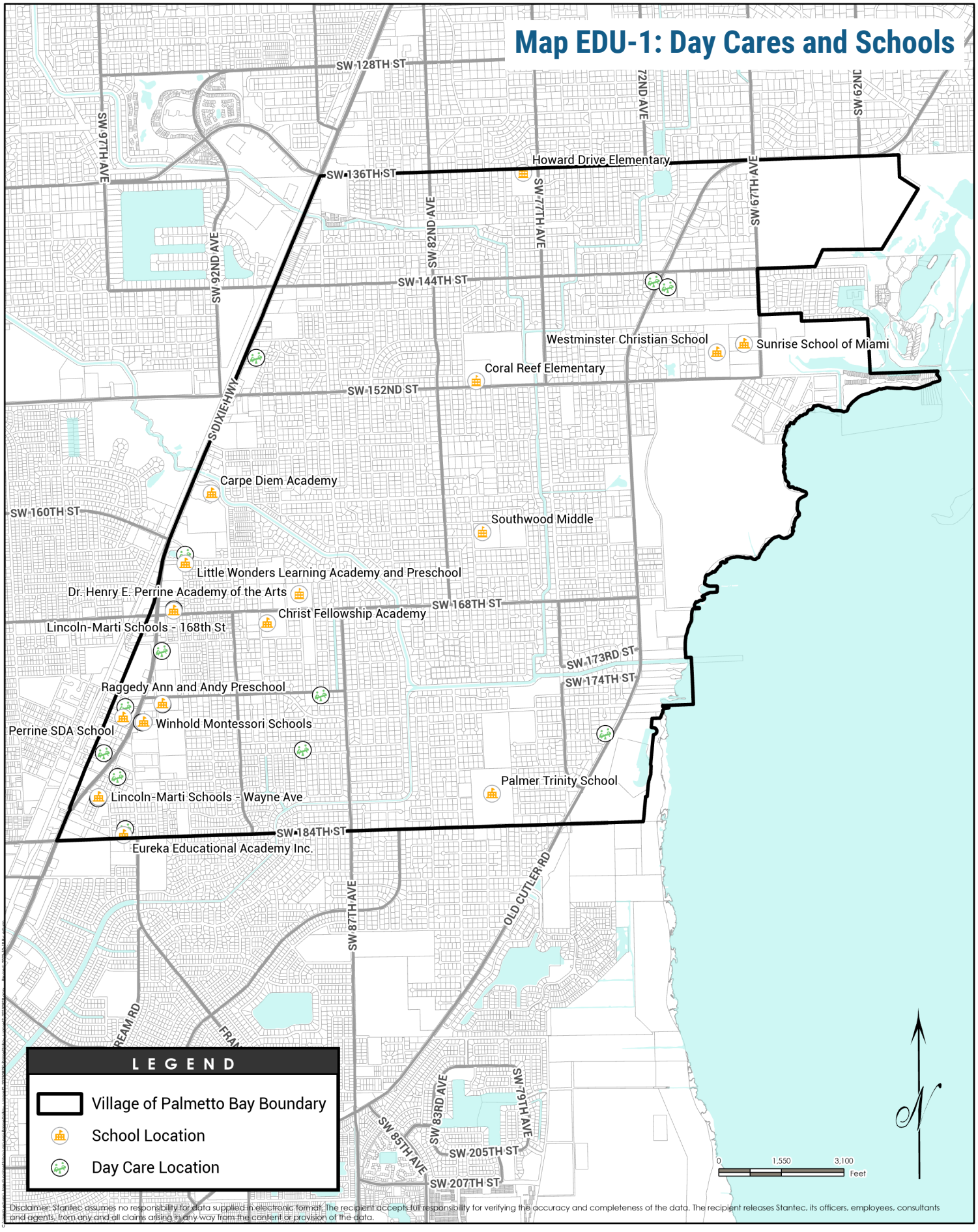


LEGEND

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

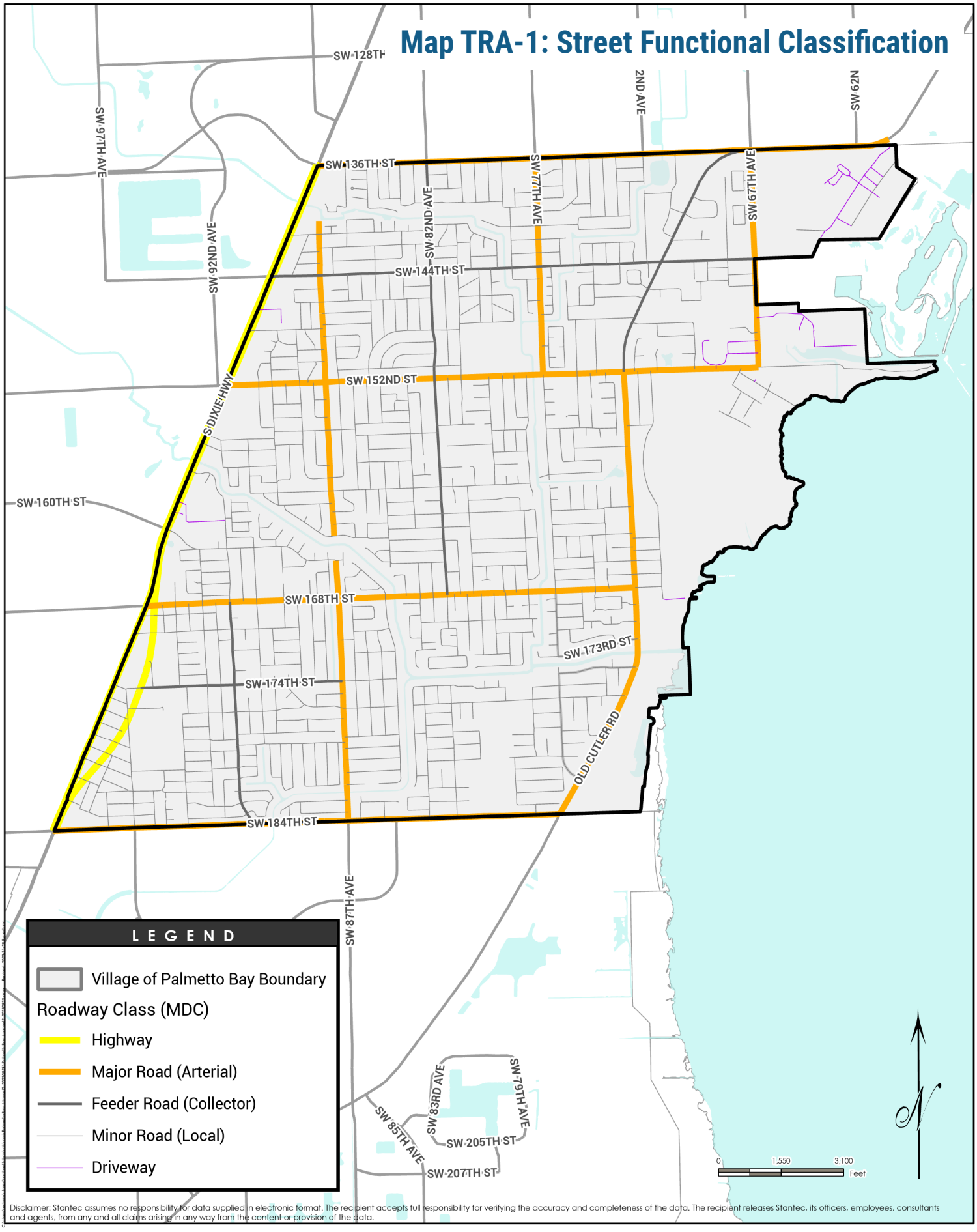
Data Sources:
Critical Habitat - Miami-Dade County
Biscayne National Park - National Park Service
All Other Data -Florida Department of Environmental Protection

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.



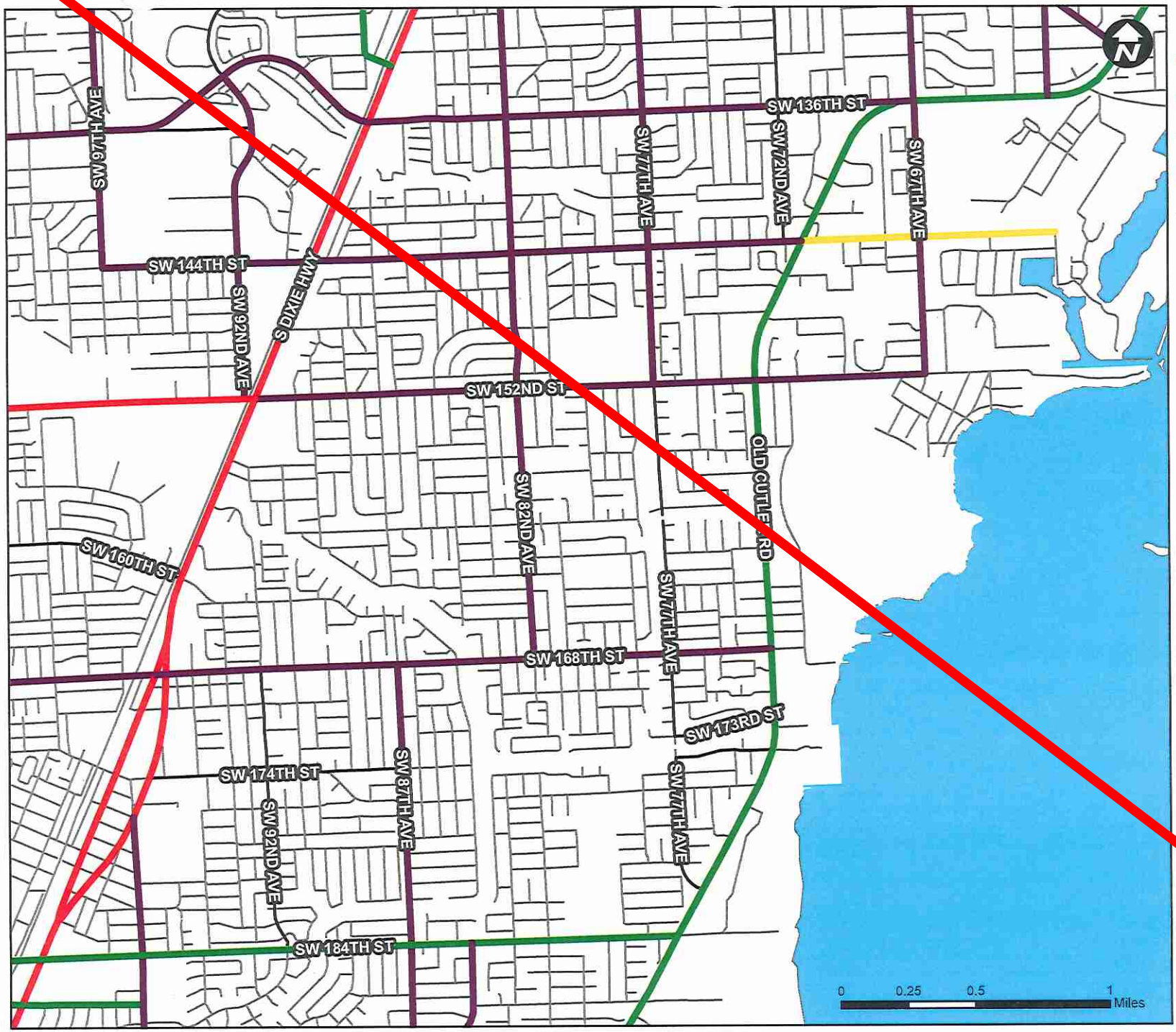
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Map TRA-1: Street Functional Classification



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TRANSPO[illegible]TATION NETWORK BY FUNCTIONAL CLASSIFI[illegible]TION

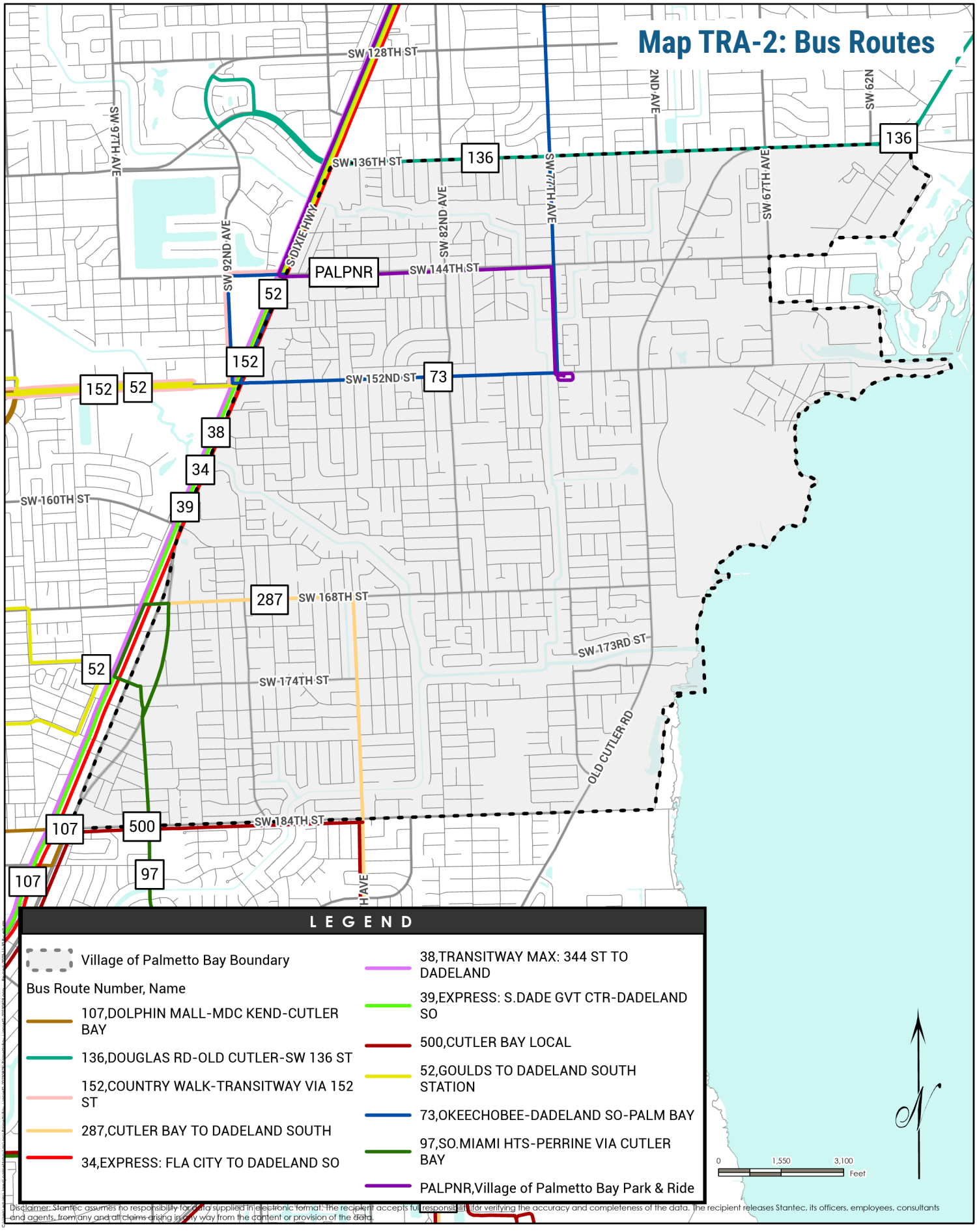


Legend

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

Source: FDOT, Village of Palmetto Bay

Map TRA-2: Bus Routes



LEGEND

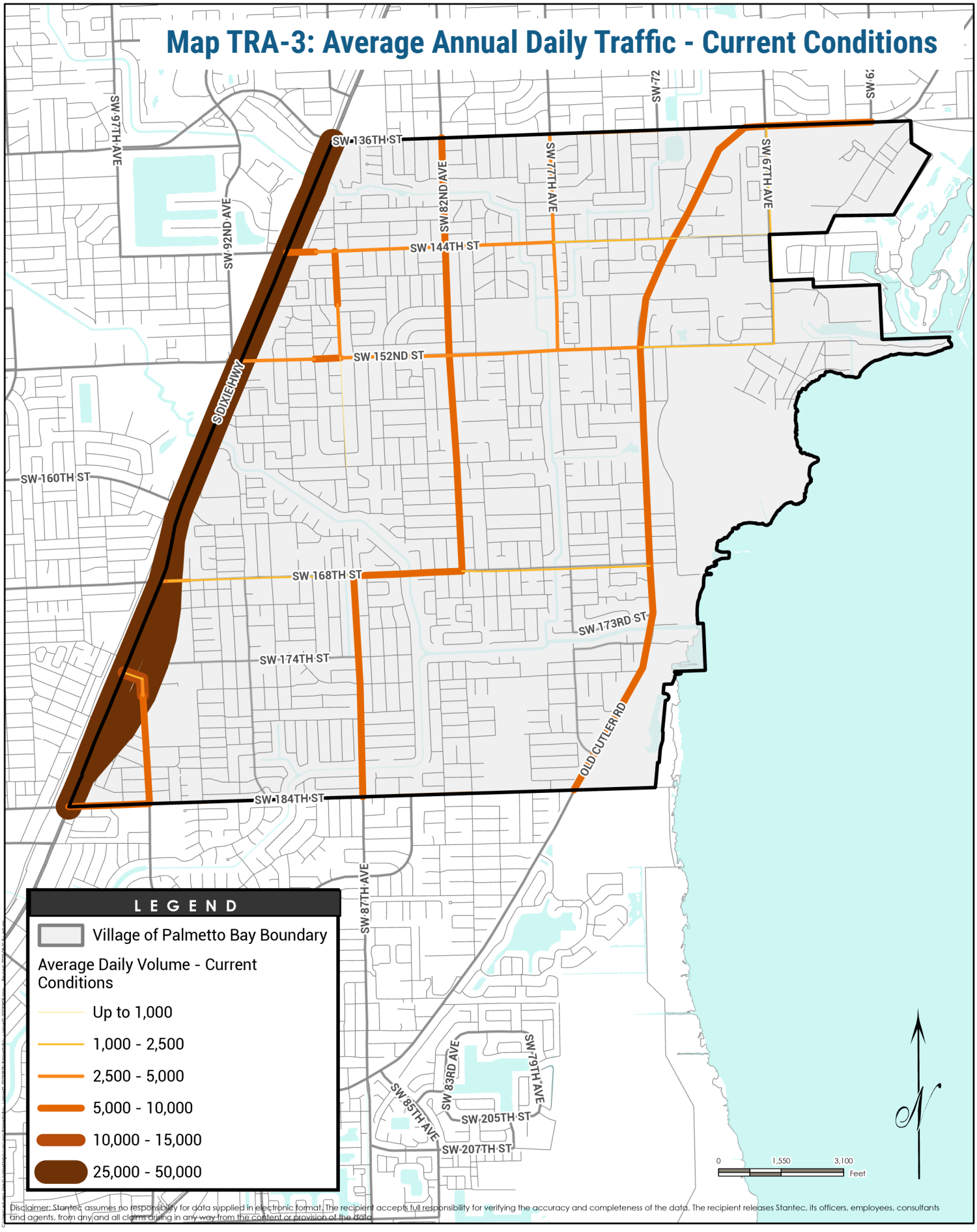
- Village of Palmetto Bay Boundary

Bus Route Number, Name

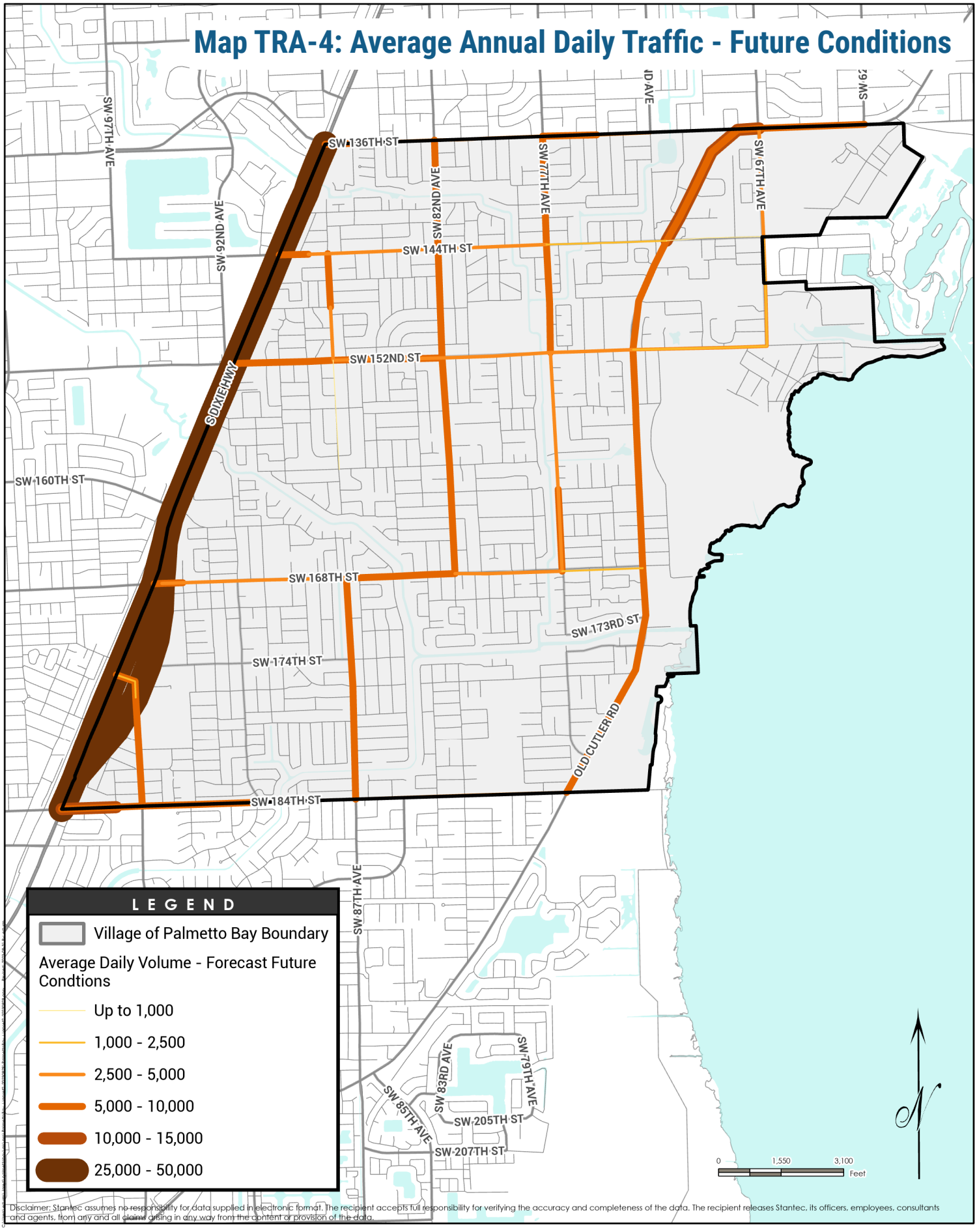
- 107,DOLPHIN MALL-MDC KEND-CUTLER BAY
- 136,DOUGLAS RD-OLD CUTLER-SW 136 ST
- 152,COUNTRY WALK-TRANSITWAY VIA 152 ST
- 287,CUTLER BAY TO DADELAND SOUTH
- 34,EXPRESS: FLA CITY TO DADELAND SO
- 38,TRANSITWAY MAX: 344 ST TO DADELAND
- 39,EXPRESS: S.DADE GVT CTR-DADELAND SO
- 500,CUTLER BAY LOCAL
- 52,GOULDS 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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Map TRA-3: Average Annual Daily Traffic - Current Conditions

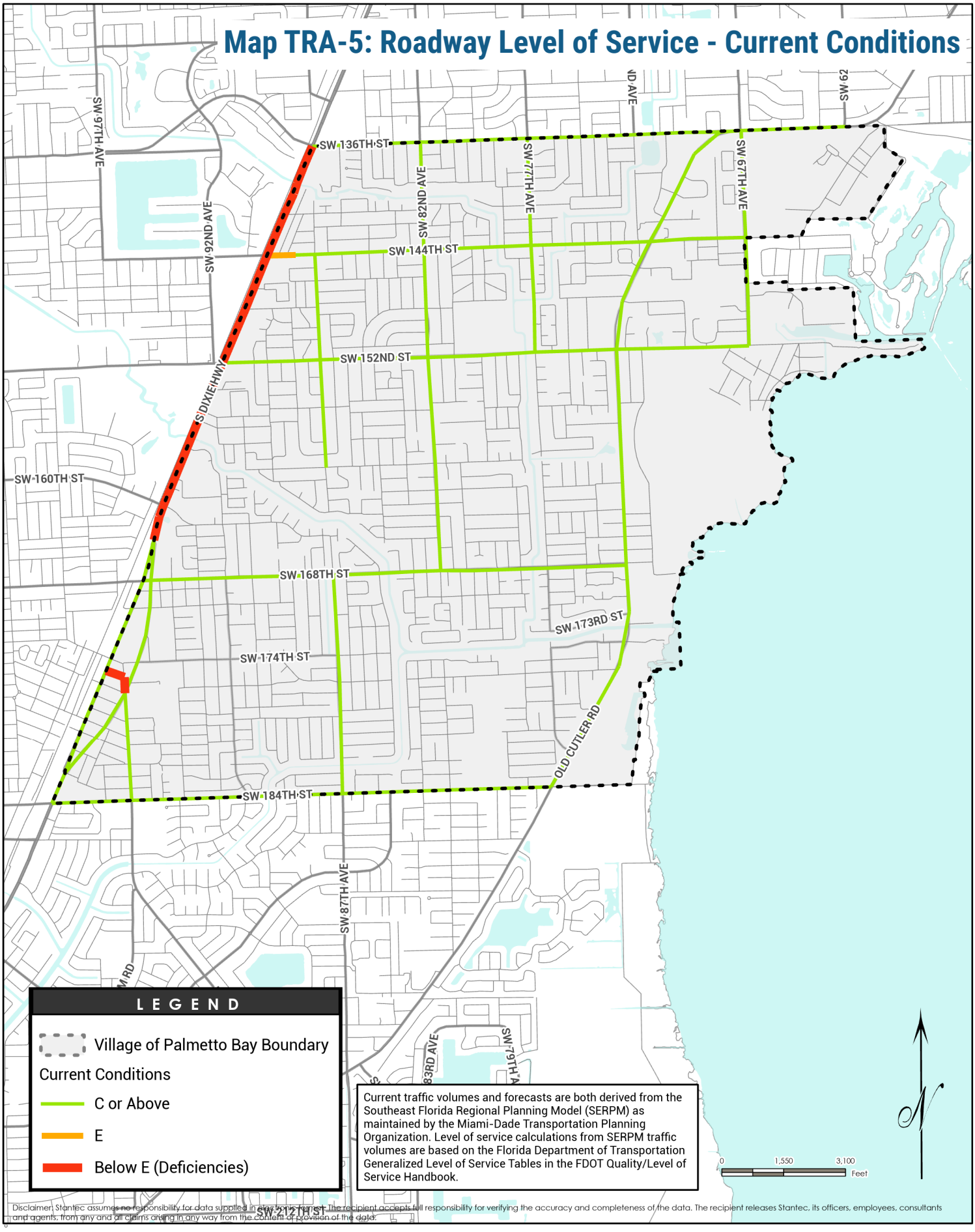

SW 136TH ST
SW 144TH ST
SW 152ND ST
SW 160TH ST
SW 168TH ST
SW 173RD ST
SW 174TH ST
SW 184TH ST
SW 97TH AVE
SW 92ND AVE
SW 82ND AVE
SW 77TH AVE
SW 72
SW 67TH AVE
SW 79
SW 87TH AVE
SW 83RD AVE
SW 85TH AVE
SW 79TH AVE
SW 205TH ST
SW 207TH ST
SW 177TH AVE
SW 177TH AVE
SW 177TH AVE

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



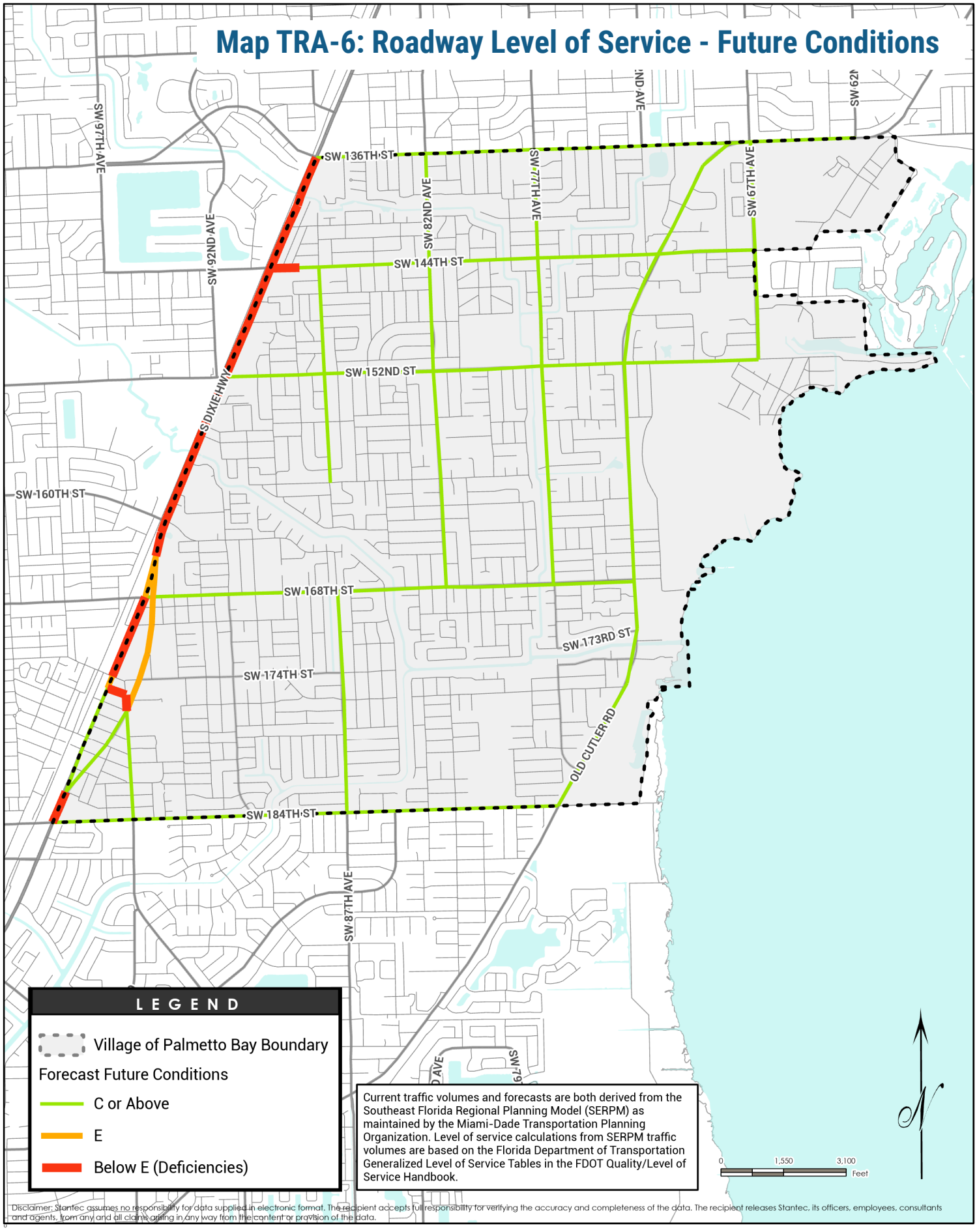
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Map TRA-5: Roadway Level of Service - Current Conditions

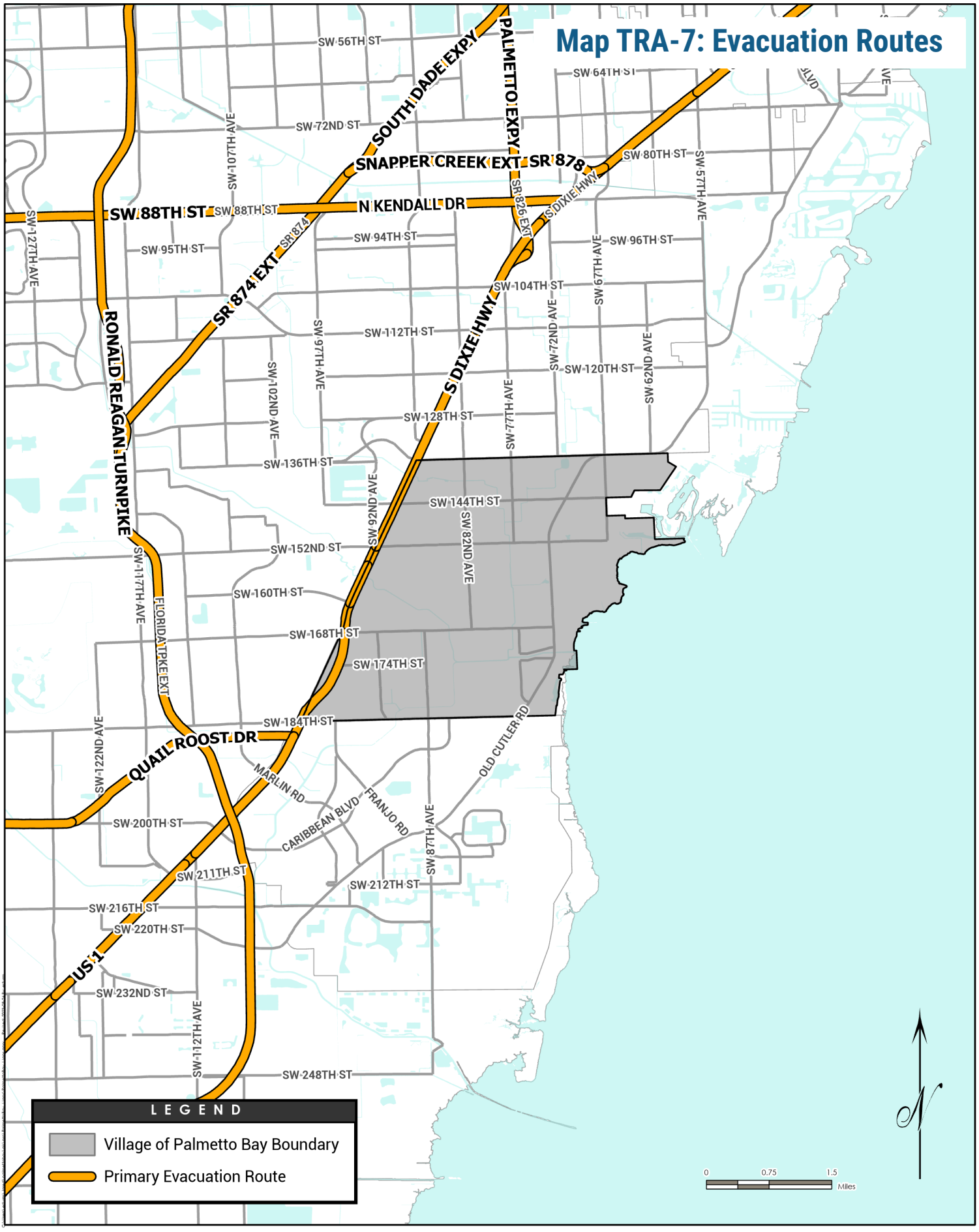


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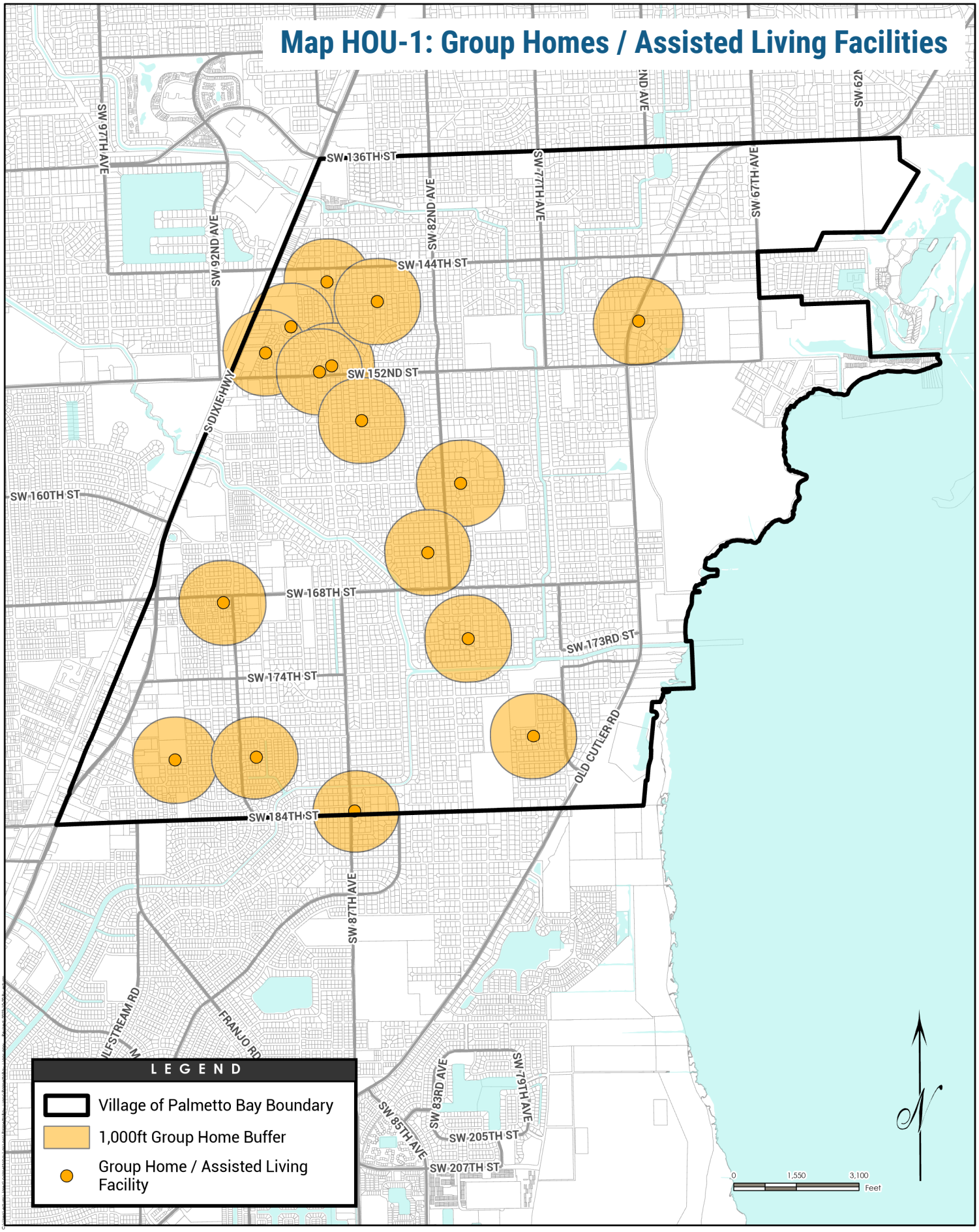
Map TRA-6: Roadway Level of Service - Future Conditions



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.


Map TRA-7: Evacuation Routes
SOUTH DADE EXPY
PALMETTO EXPY
SR 826 EXT
SNAPPER CREEK EXT SR 878
SW 88TH ST
SW 88TH ST
N KENDALL DR
SR 874
SR 874 EXT
RONALD REAGAN TURNPIKE
S DIXIE HWY
S DIXIE HWY
SW 56TH ST
SW 64TH ST
SW 72ND ST
SW 80TH ST
SW 95TH ST
SW 94TH ST
SW 96TH ST
SW 104TH ST
SW 112TH ST
SW 120TH ST
SW 128TH ST
SW 136TH ST
SW 144TH ST
SW 152ND ST
SW 160TH ST
SW 168TH ST
SW 174TH ST
SW 184TH ST
SW 200TH ST
SW 211TH ST
SW 212TH ST
SW 216TH ST
SW 220TH ST
SW 232ND ST
SW 248TH ST
SW 107TH AVE
SW 127TH AVE
SW 117TH AVE
SW 112TH AVE
SW 102ND AVE
SW 97TH AVE
SW 92ND AVE
SW 82ND AVE
SW 77TH AVE
SW 72ND AVE
SW 67TH AVE
SW 62ND AVE
SW 57TH AVE
SW 122ND AVE
FLORIDA TPKE EXT
QUAIL ROOST DR
MARLIN RD
CARIBBEAN BLVD
FRANJO RD
OLD CUTLER RD
SW 87TH AVE
US 1
LEGEND
Village of Palmetto Bay Boundary
Primary Evacuation Route
0
0.75
1.5
Miles
N

Map HOU-1: Group Homes / Assisted Living Facilities



VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DEPARTMENT
9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1243 • Fax: 305-259-1290 • www.palmettobay-fl.gov

Date:	May 19, 2025
To:	Honorable Mayor and Village Council
From:	Javier Gonzalez, AICP, CFM, Planning and Zoning Director
Subject:	CP-23-001 / 2035/45 Comprehensive Plan EAR Based Amendments / 2nd Reading (Adoption Ordinance)

BACKGROUND

A Comprehensive Plan serves as a foundational policy document guiding a local government's land use and establishing necessary levels of service for development. Florida law mandates that these plans be evaluated at least every seven years to incorporate changes in state requirements. In response to this, the Village Council adopted Resolution No. 2022-66 on July 19, 2022, accepting the Comprehensive Plan Evaluation and Appraisal Report (EAR), which identified required statutory amendments.

This update is particularly important as the Village had not conducted a comprehensive plan revision since 2010, and the current plan includes policies inherited from Miami-Dade County that do not fully represent Palmetto Bay's distinct identity and goals. To facilitate this update, the Village retained Stantec on January 9, 2023, to collaborate with staff on developing a Comprehensive Plan that achieves state compliance and reflects the Village's unique sense of place.

PUBLIC OUTREACH AND PARTICIPATION

Public participation was a key component of the Comprehensive Plan update process. The Village provided multiple avenues for early feedback, including a well-attended public workshop on April 1, 2023. This workshop, promoted through postcards to every Village property, social media, and newsletters, drew over 25 participants who engaged in focused discussions on each element of the Plan. The Village also launched an interactive website featuring a map for user comments, receiving 36 submissions and attracting 283 visitors. Additionally, the Village Council held a discussion on the Comprehensive Plan at the Zoning Hearing on May 15, 2023, offering their feedback and suggestions. Following these engagement efforts, staff presented the draft Comprehensive Plan update, including proposed changes to the Future Land Use Map and updated Goals, Objectives, and Policies, to the Village Council on September 18, 2023.

ADOPTION HEARING PUBLIC NOTICE REQUIREMENT

The Village's Land Development Code 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.).

The Village fulfilled its notification requirements for this Comprehensive Plan update by publishing notice on Friday, April 18, 2025, in accordance with Florida Statute 163.3184, and by providing mailed notice (postcards) to all property owners of record within the Village limits. A copy of the legal advertisement and proof of postcard mailings can be found in Attachment A.

PRIOR HISTORY

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, advertised in the Miami Herald on December 11, 2023, in accordance with statutory requirements, was held on December 18, 2023. During this hearing, specific Future Land Use Map issues requiring further attention were brought to the Village Council and staff, leading to a deferral of the decision. Subsequently, the required Local Planning Agency (LPA) hearing and the First Reading of the ordinance took place on December 16, 2024. The LPA recommended approval of the proposed amendments. However, during the regular zoning meeting, the Mayor and Village Council deferred the Comprehensive Plan amendment to a time-certain hearing held on January 27, 2025, where it was approved on First Reading.

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.

Following the Local Planning Agency hearing held on December 16, 2024, and the Village Council Transmittal Hearing on January 27, 2025, the proposed Comprehensive Plan amendments were forwarded to the State Land Planning Agency and other relevant reviewing agencies, including the Florida Department of Transportation and Miami-Dade County, for their review and feedback, as required by Section 163.3184, Florida Statutes.

Village Staff has since received comments from these agencies, including Objections, Comments, and Recommendations (ORC), and prepared responses to the State Land Planning Agency, Florida Department of Transportation, and Miami-Dade County. Copies of the reviewing agency comments and staff responses are included in Attachment B.

The next crucial step in the adoption process is the second public hearing before the Village Council, which has been scheduled within 180 days of the Village's receipt of the agency comments. At this hearing, the Council will consider the updated Comprehensive Plan for final adoption through an ordinance.

OVERVIEW OF AMENDMENTS

Recognizing a valuable opportunity, both Village Staff and the Village Council embraced the Comprehensive Plan update as a chance to move beyond the minimum State of Florida requirements and craft a document that truly captures the Village's identity and aspirations. The following is a partial list of these enhanced updates and changes. It is important to note that the proposed amendments do not increase overall density or height within the Village and incorporate feedback from both the public and the Village Council. Attachments C, D, and E contain the supporting documents. Specifically, the strikethrough document is provided in Attachment C, the final booklet format of the Comprehensive Plan Update is in Attachment D, and the Comprehensive Plan Map Series is included in Attachment E

Key Updates and Changes:

The proposed Comprehensive Plan update introduces several key substantive and formatting changes to create a unique and forward-thinking document that incorporates public and Village Council feedback.

Substance Highlights:

- Conservation and Sustainability: Renamed element includes green business certification, green infrastructure master plan exploration, air quality assistance, and water impact statements.
- Coastal Management: Acknowledges the Community Rating System and the Village's commitment to improvement.
- Future Land Use:
    - Eliminated unused Medium-High Density Residential.
    - Replaced Business and Office with Commercial to better reflect business districts (no zoning changes).
    - Introduced Neighborhood Compatible (NC) for mixed-use, neighborhood-scale development as a transition (no zoning changes).
    - Replaced Franjo Activity Center with Downtown for consistency with zoning (no zoning changes).
    - Broadened Institutional to Institutional Public Facilities for proper designation.
    - Established individual categories for Environmental Protection, Parks/Recreation/Schools, and Water Management/Recreation, resulting in renaming or removal of some prior categories.
- Future Land Use Map (FLUM): Updated to reflect commitment to parks, schools, and conservation through redesignations (e.g., parks/schools changed from residential). Neighborhood Compatible designation proposed for transition areas.
- Parks and Recreation: Emphasizes "Village of Parks" concept, pocket parks, walkability, and waterway access.
- Transportation: Incorporates Bicycle and Pedestrian Master Plan objectives and nine related policies.
- Housing: Includes policies addressing aging in place, multigenerational housing, and sustainable design.
- Public Participation: New element directs the conduct of public participation in Village processes.
- Definitions: New section added for important terms.

Form Highlights:

- Format updated for improved accessibility and graphic appeal.
- Elements reorganized to prioritize Conservation and Sustainability, followed by Coastal Management, Future Land Use, and Recreation.
- Expanded information integrated for user-friendliness and clear land-use vision (purpose/intent, data, maps, implementation, goals/objectives/policies in one document).
- Planning horizons updated to 10- and 20-year, renaming the document "Village of Palmetto Bay 2035/2045 Comprehensive Plan."

ADDITIONAL CHANGES IN THE ADOPTED AMENDMENT NOT PREVIOUSLY REVIEWED BY FLORIDACOMMERCE

The following modifications were made after the transmittal hearing:

1. Incorporated all changes responding to agency comments.
2. Reverted the "Parks, Recreation, and School" Future Land Use Map category to the currently adopted "Parks and Recreation." Additionally, schools designated as "Parks, Recreation, School" on the Future Land Use Map are now back to their original "Estate" designation.

Village Staff confirms that these post-transmittal hearing changes do not affect any prior comments from state land planning and other reviewing agencies.

SUMMARY OF REVIEWING AGENCY COMMENTS AND STAFF'S RESPONSES

State Land Planning Agency (FloridaCommerce) Comments:

- Objection 1: Public Facilities Level of Service Standards: FloridaCommerce objected to the removal of adopted LOS standards for sanitary sewer, solid waste, potable water, and school facilities from the Capital Improvements Element. They stated that relying on coordination with Miami-Dade County does not establish meaningful and predictable LOS standards in the Village's Comprehensive Plan, thus not complying with F.S. § 163.3177(3)(a)3.

  Staff Response: Following coordination with Miami-Dade County departments (Planning, Water and Sewer, Solid Waste, and Environmental Resources Management), the Village has amended its LOS standards for sanitary sewer (including capacity and per capita standards), solid waste (referencing County system capacity), potable water (including capacity, pressure, fire flow requirements based on land use, water quality, storage capacity, and per capita standards), and school facilities (adopting Miami-Dade County's utilization standards).

- Comment 1: Five Year Capital Improvements Schedule: FloridaCommerce noted the absence of the 2025/2026 through 2029/2030 Five-Year Capital Improvements Schedule in the Capital Improvements Element, as required by F.S. § 163.3177(3)(a)4.

  - Staff Response: The Village is currently updating its Five-Year Capital Improvements Schedule and will amend the Comprehensive Plan with the updated schedule upon Village Council approval. The latest adopted schedule is included in the Comprehensive Plan in the interim.

- Comment 2: Septic System Conversion to Central Sanitary Sewer System Service: FloridaCommerce pointed out that the Amendment does not include the feasibility analysis for providing sanitary sewer services to developments with more than 50 residential lots and a density exceeding one OSTDS per acre within a 10-year planning horizon, as required by F.S. § 163.3177(6)(c)3 (amended by Chapter No. 2023-169, Laws of Florida). They also referenced enclosed comments from FDEP on this issue.

  - Staff Response: The Village is serviced by Miami-Dade County Water and Sewer Department (WASD). Staff has coordinated with WASD, and the Village has added a new Policy (INF II.B.4) to the Infrastructure Element committing to coordinate with

WASD on their Connect to Protect program as funding becomes available and to update the Comprehensive Plan with the findings of WASD's feasibility considerations once obtained.

- Comment 3: Intergovernmental Coordination: FloridaCommerce recommended the Village coordinate with FDOT and FDEP to address their respective comments.
    - Staff Response: See response to comment no. 2 above and response to FDOT in Attachment B.

Florida Department of Environmental Protection (FDEP) Comments:

- FDEP found no provisions in the proposed amendment that would result in adverse impacts to important state resources under their jurisdiction. However, FDEP offered a technical assistance comment regarding consistency with F.S. § 163.3177, specifically noting that the Village has not addressed the requirement (per HB 1379/Chapter No. 2023-169, Laws of Florida) to include a wastewater feasibility analysis for developments with more than 50 residential lots and a density exceeding one OSTDS per acre within a 10-year planning horizon in their general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element. FDEP stated that if applicable developments exist, the Village must update this element to include the required information.
    - Staff Response: See response to comment no. 2 above.

Florida Department of Transportation (FDOT):

- Key Comments: FDOT inquired about a potential increase in maximum allowable development potential within the Downtown land use category. They also identified inconsistencies in the proposed Comprehensive Plan and supporting documentation regarding Level of Service (LOS) standards for FDOT roadways, referencing specific sections and tables. Finally, FDOT noted an outdated reference to FIHS facilities in the Capital Improvement Element.
    - Staff Response: Staff has clarified that there is no proposed change to the maximum allowable development potential in the renamed "Downtown" land use category, as the boundaries remain the same and the allowable intensities align with existing zoning established under Ordinance 2020-09. Regarding LOS standards, Staff clarified that the referenced sections primarily pertain to the UIA-TCEA area, which does not include FDOT roadways within the Village. Table TRA-1, which previously referenced outdated LOS standards, has been removed and replaced with a reference to FDOT Topic 000-525-006. Lastly, Staff has updated Table CAP-1 in the Capital Improvement Element to replace the reference to FIHS with the Strategic Intermodal System (SIS). Staff believes these responses adequately address FDOT's technical comments and ensures alignment with state transportation policies and regulations. The full FDOT comments and Staff's detailed responses are available in Attachment B.

Miami-Dade County Department of Regulatory and Economic Resources (RER) and Division of Environmental Resources Management (DERM):

Miami-Dade County's Department of Regulatory and Economic Resources (RER), including comments from its Water and Sewer Department (WASD), Office of Historic Preservation (OHP), and Department of Solid Waste Management (DSWM), along with the Division of Environmental Resources Management (DERM), provided comments on the proposed Comprehensive Plan update. Village Staff has reviewed these comments and incorporated changes as detailed below; the full comments and detailed staff responses are available in Attachment B.

Summary of Miami-Dade County Comments and Staff Responses:

- Water and Sewer Department (WASD): Recommended policies on water use efficiency, consistent LOS standards for potable water and sanitary sewer with the County, and coordination with DERM for grey water systems.
    - Staff Response: Policies have been added or modified to include the recommended water use efficiency language, to ensure the Village's LOS for potable water and sanitary sewer remains consistent with Miami-Dade County's, and to include DERM in coordination for grey water systems.
- Office of Historic Preservation (OHP): Recommended revisions to strengthen language in the Conservation & Sustainability, Coastal Management, Future Land Use, and Housing Elements regarding the identification, protection, and preservation of historic and archaeological resources, including sea-level rise considerations.
    - Staff Response: The recommended language revisions have been incorporated into the relevant policies within the Conservation & Sustainability, Coastal Management, Future Land Use, and Housing Elements.
- Department of Solid Waste Management (DSWM): Pointed out the Village's different per capita waste generation rate for concurrency calculations and recommended removing outdated information about the Resources Recovery Facility.
    - Staff Response: The Solid Waste LOS policy has been revised to ensure consistency with Miami-Dade County's adopted standard, and the outdated paragraph about the Resources Recovery Facility has been removed from the Infrastructure Data Inventory and Analysis.
- Division of Environmental Resources Management (DERM): Provided recommendations on Infrastructure Element language regarding WASD coordination and feasible connection distances for water and sewer, emphasized compliance of gray water systems with County code, and provided detailed comments applicable to future projects concerning environmental permitting and flood protection, including sea-level rise considerations for infrastructure.
    - Staff Response: The recommended edits to the Infrastructure Element regarding WASD coordination and feasible connection distances have been incorporated. Staff has added language requiring gray water systems to comply with Chapter 24 of the Miami-Dade County Code. The Village acknowledges the applicability of DERM's

comments to future projects and will cooperate with Miami-Dade County as needed on environmental permitting and flood protection requirements, including sea-level rise. The outdated information about the Resources Recovery Facility has also been removed as per DERM's recommendation.

RECOMMENDATION

Staff recommends that the Mayor and Village Council approve the proposed Comprehensive Plan amendments on second reading, consistent with the adoption procedures outlined in Florida Statutes 163.3184. Upon adoption, Staff further recommends authorization to transmit the adopted Comprehensive Plan amendments to the State Land Planning Agency and other relevant reviewing agencies, as required by Florida Statutes.

ATTACHMENTS

Attachment A: Public Notice
Attachment B: Response to Agency Comments
Attachment C: Strikethrough Comprehensive Plan
Attachment D: Final Booklet Format Comprehensive Plan Update
Attachment E: Comprehensive Plan Map Series

VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING

NOTICE IS HEREBY GIVEN that the Village will hold a *hybrid* Zoning Hearing on **MONDAY, MAY 19, 2025, at 7:00 p.m.** at Village Hall Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, Florida 33157.

The following Ordinance on Second Reading is being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: VILLAGE OF PALMETTO BAY
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING 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; ADOPTING THE UPDATED MAP SERIES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *(This Ordinance passed on First Reading on January 27, 2025-Zoning Hearing)*

.

All persons are invited to appear and be heard. The documents pertaining to this Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

This meeting will be conducted using a teleconferencing platform and broadcast live. **Members of the public may attend the meeting at the physical meeting location and/or watch the virtual meeting via the Village's official Facebook page and/or our Granicus web stream on www.palmettobay-fl.gov.**

For people wishing to participate virtually and provide public comments, please refer to the options described below:

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this address: **https://www.palmettobay-fl.gov/FormCenter/Public-Comments-Form-10/Public-Comments-Form-Updated-March-3-202-73. From submissions received before 5:00 PM, the day of the meeting, should be read out loud by the Clerk during the public comment section of the meeting. All forms are made part of the record and are distributed to the members of the Village Council.**

Public comments forum (Option 2): Residents can review agenda item details and indicate their position on an agenda item using the **e-comment feature** under the agenda tab of the Village website. The e-comment feature may be used from any device. Residents will need to create an account and log into the system and from there, residents can leave comments on agenda items and read other comments.

Public comments forum (Option 3): Public attendees wishing to provide real-time, audible public comments during the meeting may do so using GoToWebinar's desktop, laptop, tablet, or smartphone app. Once registered, attendees will receive GTW session information and call-in telephone numbers for those wishing to use a telephone. Telephone attendees may not participate in public comments as the system has no way to mute or unmute. Attendees wishing to speak during public comment time must use the GoToWebinar application on their desktop, laptop, or smart device. Attendees may not use a webcam whatsoever. In lieu, if there is no availability to participate through the online seminar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

https://attendee.gotowebinar.com/register/2014309742775104 86

After registering, you will receive a confirmation email containing information about joining the online seminar.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the 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 evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than seven (7) days prior to the proceedings.

www.palmettobay-fl.gov

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VILLAGE OF PALMETTO BAY
9705 E HIBISCUS ST
MIAMI, FL 331575606

mdodge@palmettobay-fl.gov

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www.palmettobay-fl.gov

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, Mary Castro, who on oath says that he/she is Custodian of Records of the The Miami Herald, a newspaper published in Mlami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

1 insertion(s) published on:
04/18/25

Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 2nd day of May in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County

AMY L. ROBBINS
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 11-03-32

Extra charge for lost or duplicate affidavits.
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FROM PAGE 1A

HAITI

the south, bowed to French pressure and agreed to pay 150 million gold francs.

On April 17, 1825, France's King Charles X officially imposed the ransom for the country's independence. It stipulated Haiti would pay the massive sum to "compensate former colonists" who lost their property, including slaves, in exchange for recognition of the new nation's independence.

The story of Haiti's debt has long been dismissed in France, whose wealth was partly built on the backs of enslaved Africans and their descendants who were brought to work the fields of what was then its richest — and harshest — slave colony, known then as Saint Domingue. Instead of being described as a ransom payment, the debt and the French king's gunboat extortion were framed as emancipating the slaves who, after defeating the world's most powerful army, declared the new nation of Haiti on Jan. 1, 1804.

On Thursday, after decades of distorted narratives, French President Emmanuel Macron announced the formation of a French-Haitian commission of historians to study the "impact" on Haiti of the "very heavy financial compensation" imposed by France. Macron's announcement came 200 years to the date of Charles X's imposition of the debt and France's recognition of its former colony's independence.

Charles X's demand, Macron said in a statement from Paris, "put a price on the freedom of a young nation, which was thus confronted, from its very inception, with the unjust force of history." He did not mention an apology or financial restitution, and his declaration is sure to garner mixed reactions, especially from those expecting more than a symbolic gesture.

Macron's announcement came as demand has grown for greater recognition of what France's "independence debt" did to Haiti's development. It also comes amid a debate about reparations and whether there should be financial restitution for the debt.



JOSE IGLESIAS jiglesias@miamiherald.com, file

A boy does schoolwork at Ecole National Louis Borno de Léogâne in Léogâne, Haiti. 'When people tell me Haiti is a failed state, I say "No, Haiti is a state that was made to fail." There's a huge difference,' says a professor.

"What is most important for us is not the symbolic recognition. What's most fundamental is restitution and reparations," Bildadson Cadelus, a member of Haiti's National Committee on Restitution and Reparations, said before Macron made his statement.

Pierre Buteau, a Haiti historian, said to answer whether there should be financial restitution for the debt "we have to know how it was constructed" and it has to be based on solid research. He dismisses the notion that Haiti's historical instability is solely based on that debt and warns that repayment, despite what some critics say, is not "the thing that is going to allow Haiti to get out of its current crisis."

Like many who have closely followed the issue, Professor Marlene Daut has watched France and its leaders go from spin and denial to willingness to have a conversation. Still missing, she says, is an apology and the acknowledgment of the need for justice. After the imposition of the debt, Haiti went from a nation building a national education and health system under Christophe to enforcing a rural code for laborers under Boyer to pay the debt.

France "created a debt where there was none," said Daut, who authored the recently published book, "The First and Last King of Haiti: The Rise and Fall of Henry Christophe," which takes a deep look at the debt and argues that it put Haiti on the road from prosperity to poverty. "That was actually a remarkable thing to turn a country that was a producing country ... into a debtor nation. Who knows where the progress that Haiti was making on its own linear path would have taken it? We don't know where, but we know when the path was predetermined for them."

Daut, who teaches at Yale University and is an expert on the Haitian Revolution, wasn't "expecting any miracles on April 17." After Macon's announcement, she said, "I still think his comments amount to much ado about nothing. He promotes dialogue, memory and solidarity over restitution, reparations and repayment."

For years, the French president has offered no comment when asked about the debt and tip-toed around the subject of the implications of slavery. In 2023, as he delivered a speech on the 175th anniversary of France's abolition of slavery by paying tribute to Toussaint Louverture, a leader of the Haitian Revolution, Macron did not mention that Louverture had been tricked by France and then taken there, where he died in prison. Nor did he mention France's ransom demand from Haiti.

COLONIAL OPPRESSOR

Still, France's role as a colonial oppressor and its fraught history with Haiti is increasingly being recognized in Paris, where there's now a nuanced conversation about the issue.

"Memory feels innocuous and therefore safe. You say, 'Oh, we need to remember. We need to commemorate.' But then you don't have to do anything. It's as if remembering is enough. But in this situation, there are actual people who are harmed, generationally so, and they deserve re-compensation," Daut said. "Even if France's actions were legal in the era, were they morally correct? Does it make them civilly responsible for the ills that befell Haiti? I mean, there's plenty of lawyers who think so.

"It is true that they used to deny it, or really just kind of try to say, 'Oh, it doesn't matter.' So now we've gotten to talking about it, we need to get them doing something about it."

Haiti's leaders have recently raised the matter of the debt. Former Foreign minister Dominique Dupuy brought it up at both at a Conference of the African Diaspora meeting in Brazil and a July 14 Bastille Day celebration at the French Embassy in Port-au-Prince. The two most recent heads of the Transitional Presidential Council, Leslie Voltaire and Edgar Leblanc Fils, later followed suit.

Voltaire, after visiting Paris in January, told French media that Macron raised the issue "about restitution and reparations" and said he would make a statement on the bicentennial, though the Elysée Palace's statement on the visit made no mention of the issue. Leblanc, meanwhile, made the case for the repayment of the debt during his address last fall at the United Nations General Assembly.

"We demand recognition of the moral and historic debt and implementation of justice," Leblanc said as he underscored how the debt had hobbled Haiti's development.

The most high-profile moment, however, came in 2003 ahead of Haiti's own bicentennial. Then-President Jean-Bertrand Aristide, shortly before he was forced from power, demanded France repay the money and presented a price tag in modern terms: more than $21 billion.

The debt was initially 150 million francs, or 10 times the amount that the U.S. paid France for the Louisiana territory in 1803 as France raised money to fight Haiti's revolutionaries. The Louisiana Purchase doubled the size of the United States.

Haiti, which declared its independence on Jan. 1, 1804, and defeated Napoleon's army soon after, didn't have the money to pay the debt, Daut points out in her book. The French government required the country to borrow 30 million francs from French banks to make the first two payments, and Haiti soon defaulted.

In 1838, another French expedition of 12 warships was deployed to Haiti, and its government was forced into a new treaty. The total debt was reduced to 90 million francs. Haiti's government was once again ordered to take out high-interest loans to pay the balance.

'A STATE MADE TO FAIL'

When the U.S. occupied Haiti between 1915 and 1934, it had control over the country's finances — and continued to enforce payment of the debt, which Haiti did not finish paying off until 1947.

"When people tell me Haiti is a failed state, I say 'No, Haiti is a state that was made to fail.' There's a huge difference," Daut said.

Like many historians, Daut says she has been thinking a lot about what restorative justice should look like. The conversation around restitution in the Caribbean is not unique to Haiti.

Sir Hillary Beckles, who is a professor at the University of the West Indies and years ago raised the issue around restitution from England, Spain, Portugal and France to its former colonies in the region, has argued for assistance with development. As chairman of the Caricom Reparations Commission, Beckles has introduced a 10-point plan that calls for formal apologies by the governments of former slave-holding European nations and for investments to help address the public-health crisis in the Caribbean. He argues, for example, that the Caribbean population's high incidence of chronic disease in the form of diabetes and hypertension is linked to the diets of slaves.

"I've been involved in conversations with people who talk about restorative justice, and yes, there can be and usually there is some form of monetary compensation, but there are also other ways to provide restorative justice," Daut said.

"There's so many things that could go into this," she added. "It's building infrastructure, asking people and figuring out what people need and bringing it to them. Not from a standpoint of aid, but of restorative justice. Because that's different."

Jacqueline Charles: 305-376-2616, @jacquiecharles

VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, MAY 19, 2025, at 7:00 p.m.** at Village Hall Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, Florida 33157.

The following Ordinance on Second Reading is being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: VILLAGE OF PALMETTO BAY
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING 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; ADOPTING THE UPDATED MAP SERIES; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY IN THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (This Ordinance passed on First Reading on January 27, 2025-Zoning Hearing)

All persons are invited to appear and be heard. The documents pertaining to this Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

This meeting will be conducted using a teleconferencing platform and broadcast live. **Members of the public may attend the meeting at the physical meeting location and/or watch the virtual meeting via the Village's official Facebook page and/or our Granicus web stream on www.palmettobay-fl.gov.**

For people wishing to participate virtually and provide public comments, please refer to the options described below:

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this address: https://www.palmettobay-fl.gov/FormCenter/Public-Comments-Form-10/Public-Comments-Form-Updated-March-3-202-73. **From submissions received before 5:00 PM, the day of the meeting, should be read out loud by the Clerk during the public comment section of the meeting. All forms are made part of the record and are distributed to the members of the Village Council.**

Public comments forum (Option 2): Residents can review agenda item details and indicate their position on an agenda item using the e-comment feature under the agenda tab of the Village website. The e-comment feature may be used from any device. Residents will need to create an account and log into the system and from there, residents can leave comments on agenda items and read other comments.

Public comments forum (Option 3): Public attendees wishing to provide real-time, audible public comments during the meeting may do so using GoToWebinar's desktop, laptop, tablet, or smartphone app. Once registered, attendees will receive GTW session information and call-in telephone numbers for those wishing to use a telephone. Telephone attendees may not participate in public comments as the system has no way to mute or unmute. Attendees wishing to speak during public comment time must use the GoToWebinar application on their desktop, laptop, or smart device. Attendees may not use a webcam whatsoever. In lieu, if there is no availability to participate through the online seminar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

https://attendee.gotowebinar.com/register/201430974277510486

After registering, you will receive a confirmation email containing information about joining the online seminar.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the 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 evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than seven (7) days prior to the proceedings.

www.palmettobay-fl.gov

PUBLIC NOTICE

THE **MAY 6, 2025, HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD MEETING** WILL BE HELD AT MIAMI CITY HALL LOCATED AT 3500 PAN AMERICAN DRIVE, MIAMI, FL 33133. IT WILL BE BROADCAST LIVE FOR MEMBERS OF THE PUBLIC TO VIEW AT WWW.MIAMIGOV.COM/TV AND CHANNEL 77 (COMCAST ONLY FOR RESIDENTS IN THE CITY OF MIAMI). BOARD MEMBERS WILL BE PHYSICALLY PRESENT AT CITY HALL.

PUBLIC COMMENT MAY BE PROVIDED VIA AN ONLINE COMMENT FORM, WHICH MAY BE SUBMITTED UNTIL THE CHAIRPERSON CLOSES PUBLIC COMMENT. PUBLIC COMMENT MAY ALSO BE PROVIDED IN-PERSON AT CITY HALL, 3500 PAN AMERICAN DR, MIAMI, FLORIDA, ON THE DAY AND TIME OF THE MEETING. ALL PUBLIC COMMENT SHALL BE MADE PART OF THE PUBLIC RECORD. ****PLEASE VISIT** WWW.MIAMIGOV.COM/BOARDCOMMENTS FOR DETAILED INSTRUCTIONS ON HOW TO PROVIDE PUBLIC COMMENT.**

A COPY OF THE AGENDA FOR THE HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD MEETING WILL BE AVAILABLE AT: HTTP://MIAMIFL.IQM2.COM/CITIZENS/DEFAULT.ASPX.

AT ITS MEETING ON **MAY 6, 2025, AT 3:00 PM**, THE HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD WILL CONSIDER THE FOLLOWING ITEMS:

FILE ID 17461 - A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD, PURSUANT TO SEC. 23-6.2(b)(4) OF THE CITY CODE OF ORDINANCES, APPROVING OR DENYING A SPECIAL CERTIFICATE OF APPROPRIATENESS TO PERMIT AFTER-THE-FACT SITE IMPROVEMENTS ON A PROPERTY LOCATED APPROXIMATELY AT 467 NORTHEAST 58 STREET, MIAMI, FLORIDA, 33137, WITHIN THE PALM GROVE HISTORIC DISTRICT; FURTHER INCORPORATING THE ANALYSIS IN THE ATTACHED STAFF REPORT ENTITLED "EXHIBIT A" WITH THE FOLLOWING FINDINGS.

FILE ID 17463 – A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD, PURSUANT TO SEC. 23-6.2.4 OF THE CITY OF CODE OF ORDINANCES, APPROVING OR DENYING A SPECIAL CERTIFICATE OF APPROPRIATENESS TO PERMIT CONSTRUCTION OF A SECOND STORY ADDITION, ALTERATIONS, AND SITE IMPROVEMENT TO A CONTRIBUTING PROPERTY WITHIN THE BUENA VISTA EAST HISTORIC DISTRICT LOCATED APPROXIMATELY AT 23 NORTHEAST 46 STREET, MIAMI, FLORIDA 33137; FURTHER INCORPORATING THE ANALYSIS IN THE ATTACHED STAFF REPORT WITH THE FOLLOWING FINDINGS.

FILE ID 17471 – A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD, PURSUANT TO SEC. 23-6.2(b)(4) OF THE CITY CODE OF ORDINANCES, APPROVING OR DENYING A SPECIAL CERTIFICATE OF APPROPRIATENESS TO PERMIT PARTIAL DEMOLITION, ALTERATIONS, AN ADDITION, AND SITE IMPROVEMENTS TO AN INDIVIDUALLY DESIGNATED HISTORIC RESOURCE, THE SALVATION ARMY CITADEL LOCATED APPROXIMATELY AT 49 NORTHWEST 5 STREET, MIAMI, FLORIDA, 33128; FURTHER INCORPORATING THE ANALYSIS IN THE ATTACHED STAFF REPORT ENTITLED "EXHIBIT A" WITH THE FOLLOWING FINDINGS.

FILE ID 17472 - A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD ("HEPB") PURSUANT TO SEC. 23-6.2(b)(4) OF THE CITY CODE OF ORDINANCES, APPROVING OR DENYING A SPECIAL CERTIFICATE OF APPROPRIATENESS ("SCOA") FOR PROPERTY WITHIN THE PALM GROVE HISTORIC DISTRICT, TO PERMIT AN ADDITION AND ALTERATIONS ON AN ANCILLARY STRUCTURE, AND SITE IMPROVEMENTS ON A CONTRIBUTING PROPERTY, LOCATED APPROXIMATELY AT 464 NORTHEAST 65 STREET, MIAMI, FLORIDA, 33138; FURTHER INCORPORATING THE ANALYSIS IN THE ATTACHED STAFF REPORT ENTITLED "EXHIBIT A" WITH THE FOLLOWING FINDINGS.

The petition and supporting papers are on file with Hearing Boards and are viewable at the Historic and Environmental Preservation Board's page located at http://miamifl.iqm2.com/Citizens/Board/1040-Historic-and-Environmental-Preservation-Board.

Any person who receives compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the city clerk prior to engaging in lobbying activities before city staff, boards, committees, or the City Commission. A copy of the applicable ordinance is available in the Office of the City Clerk (Miami City Hall), located at 3500 Pan American Drive, Miami, Florida 33133.

Should any person desire to appeal any decision made with respect to any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceedings is made including all testimony and evidence upon which any appeal may be based (F/S 286.0105).

In accordance with the Americans with Disabilities Act of 1990, all persons who require special accommodations in order to participate in this meeting should contact the Office of Hearing Boards at (305) 416-2030 (Voice) no later than two (2) business days prior to the proceeding. TTY users may call via 711 (Florida Relay Service) no later than two (2) business days prior to the proceeding.

Hearing Boards Ad No. **HB25-045**

United States Postal Service

Postage Statement—USPS Marketing Mail

Post Office: Note Mail Arrival Date & Time (Do Not Round-Stamp)

Mailer

Permit Holder Name, Address, Email, Telephone
AB Bulk Mailing
7331 NW 35th Street
Miami, FL 33122

EPS Cust. Ref. No. SA CRID N/A

Mailing Agent (If other than permit holder) Name, Address, Telephone
AB Bulk Mailing
7331 NW 35th Street
Miami, FL 33122

786-325-9523
CRID 4080406

Mail Owner (If other than permit holder) Name, Address
Print Vice
6774 SW 53rd Street
Miami, FL 33155

CRID 40947641

Mailing

Post Office of Mailing: MIAMI FL 33152-9418	Mailer's Mailing Date: 04/21/2025	Federal Agency Cost Code: N/A	Statement Seq. No.: N/A
Total # of Pieces in Mailing: 8,442	SSF Transaction#		
Total Weight: 7.5978	Permit #: 5780		
Weight of a Single Piece: 0.0009 pounds	☐ Letter-size or flat mailpiece contains DVD/CD or other disk.		

Type of Postage: ☒ Permit Imprint ☐ Precanceled Stamps ☐ Metered

Processing Category: ☒ Letters ☐ Flats ☐ Marketing Parcels ☐ CMM ☐ Catalogs

For Mail Enclosed within Another Class: ☐ Bound Printed Matter ☐ Library Mail ☐ Periodicals ☐ Media Mail

Move Update Method: ☐ Ancillary Service Endorsement ☒ NCOALink ☐ ACS ☐ Alternative Method ☐ Multiple ☐ OneCode ACS ☐ n/a Alternative Address Format

Combined Mailing/Discount/Incentive: ☐ Mixed Class ☐ Single Class ☐ SCF Pallet Discount ☐ Delivery Sort Container ☐ Marraige Mail Incentive ☐ Catalogs

Political Campaign Mailing	☐ Yes	☒ No
Election Mail- Official Ballots	☐ Yes	☒ No
Election Mail- Non-Ballot Material	☐ Yes	☒ No

For Automation Pieces, Enter Date of Address Matching and Coding: 04/21/2025

For Carrier Route Pieces, Enter Date of Address Matching and Coding: N/A

For Carrier Route Price Pieces, Enter Date of Carrier Route Sequencing: N/A

For Pieces Bearing a Simplified Address Enter Date of Delivery Statistics File or Alternative Method

No. & Type of Containers: 2 - 1'MM Trays; 19 - 2'MM Trays

Postage

Parts Completed (Select all that apply): ☒ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ L ☐ S ☐ NSA

1	**Subtotal Postage** (Add parts totals)	$2,905.87
2	Price at Which Postage Affixed (Check one). ☐ Correct ☐ Lowest ☐ Neither. Complete if mailing includes pieces bearing metered/PC Postage or precanceled stamps. 0 pcs. x $ = **Postage Affixed**	-
3	**Incentive/Discount Flat Dollar Amount**	-
4	**Fee Flat Dollar Amount**	+
5	**Permit #** _____ **Net Postage Due (Line 1 +/- Lines 2, 3, 4)**	$2,905.87

USPS Use Only

Additional Postage Payment (State reason)	
For postage affixed, add additional payment to net postage due; for permit imprint, add additional payment to total postage.	**Total Adjusted Postage Affixed**
Postmaster: Report Total Postage in **AIC 130** [Permit Imprint Only, Excluding Simplified Addressing (("0)	**Total Adjusted Postage Permit Imprint**
Postmaster: Report Total Postage in **AIC 208** [Simplified Addressing (EDDM), Permit Imprint Only]	**Total Adjusted Postage Simplified Addressing (EDDM)**

Certification

Incentive/Discount Claimed: _____ Type of Fee: _____

The mailer's signature certifies acceptance of liability for and agreement to pay any revenue deficiencies assessed on this mailing, subject to appeal. If an agent signs this form, the agent certifies that he or she is authorized to sign on behalf of the mailer and that the mailer is bound by the certification and agrees to pay any deficiencies. In addition, agents may be liable for any deficiencies resulting from matters within their responsibility, knowledge, or control. The mailer hereby certifies that all information furnished on this form is accurate, truthful, and complete; that the mail and the supporting documentation comply with all postal standards and that the mailing qualifies for the prices and fees claimed; and that the mailing does not contain any matter prohibited by law or postal regulation. I understand that anyone who furnishes false or misleading information on this form or who omits information requested on this form may be subject to criminal and/or civil penalties, including fines and imprisonment.

Privacy Notice: For information regarding our Privacy Policy visit *www.usps.com*.

Signature of Mailer or Agent	Printed Name of Mailer or Agent Signing Form	Telephone
	Kurtis	786-325-9523

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Weight of a Single Piece: __ . __ __ __ __ pounds	Total Weight	Are postage figures at left adjusted from mailer's entries? ☐ Yes ☐ No If yes, reason:	Round Stamp (Required) Payment Date
Total Pieces	Total Postage		
Presort Verification Performed? (If required) ☐ Yes ☐ No			
I CERTIFY that this mailing has been inspected for each item below if required: (1) eligibility for postage prices claimed; (2) proper preparation (and presort where required); (3) proper completion of postage statement; (4) payment of annual fee; and (5) sufficient funds on deposit (if required)		Date Mailer Notified / Contact	
		By (Initials) / Time AM PM	
USPS Employee's Signature		Print USPS Employee's Name	

April 4, 2025

The Honorable Karyn Cunningham
Mayor, Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, Florida 33157

Dear Mayor Cunningham,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for the Village of Palmetto Bay (Amendment No. 25-01ER), which was received on February 3, 2025. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations and Comments Report outlines FloridaCommerce's findings concerning the amendment. FloridaCommerce has identified an objection and has included recommendations regarding measures that can be taken to address the objections. FloridaCommerce is also providing three comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in section 163.3184(1)(b), F.S. Copies of comments received by FloridaCommerce from reviewing agencies, if any, are also enclosed.

The Village should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, the procedures for final adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

FloridaCommerce staff is available to assist the Village to address the objections and comments. If you have any questions related to this review, please contact Christina Nazaire, Planning Analyst, by telephone at (850)-717-8532 or by email via Christina.Nazaire@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/cn

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Javier Gonzalez, Planning and Zoning Director, Village of Palmetto Bay
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council
Kathe Lerch, Office Administrator, South Florida Regional Planning Council

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Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Village of Palmetto Bay, Amendment 25-01ER

The Florida Department of Commerce ("FloridaCommerce") has identified an objection and three comments regarding Local Government's proposed comprehensive plan amendment. The objection and comments are provided below, along with recommended actions the Village of Palmetto Bay ("Village") could take to resolve issues of concern. If the Village adopts the plan amendment without adequately addressing the objections, FloridaCommerce may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S. Comments are offered to assist the local government and will not form the basis for a compliance determination.

FloridaCommerce staff has discussed the basis of the report with local government staff and is available to assist the Village to address the objections and comments.

I. Objection

Objection 1*: Public Facilities Level of Service Standards*

The proposed 25-01ER amendment is not in compliance with the requirements of section 163.3177(3)(a)3., F.S. The Capital Improvements Element is required to set forth "standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service." Section 163.3164(41), F.S., defines "public facilities" to include sanitary sewer, solid waste, potable water, and school facilities. Section 163.3164(28), F.S., defines "level of service" to mean an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristic of the facility, and level of service shall indicate the capacity per unit of demand for each public facility.

Existing Table CAP-1: Recommended Level of Service (LOS) Standards for the Village of Palmetto Bay in the Village's Comprehensive Plan includes the LOS standards for the purpose of addressing the statutory requirement for public facility level of service standards. However, the proposed 25-01ER amendment to the Capital Improvements Element removes the adopted level of service standards for sanitary sewer, solid waste, potable water, and school facilities from the adopted portion of the Comprehensive Plan and amends the Plan to state that the Village shall coordinate with Miami-Dade County to understand LOS standards that Miami-Dade County adopts and, as a client agency of the Miami-Dade County Water and Sewer District, Miami-Dade County Solid Waste Management, and the Miami-Dade County Public School Board will provide quarterly development reports to the appropriate agency to quantify system impacts and understand implications for LOS standards. By deleting the LOS standards and relying on coordination with Miami-Dade County the Village does not have any LOS standards in their Comprehensive Plan for sanitary sewer, solid waste, potable water, and school facilities. Therefore, the proposed Amendment 25-01ER does not establish a meaningful and predictable adopted level of service standard for sanitary sewer, solid waste, potable water, and school facilities.

Statutory Authority: Sections 163.3177(3)(a)3., 163.3164(41), 163.3164(28), 163.3177(1), 163.3177(6)(c), 163.3184(4) and 163.3191, F.S.

Recommendation: The Village must revise the Amendment to ensure the Plan contains a meaningful and predictable adopted level of service standard for public facilities in accordance with the statutory requirements.

II. Comments

Comment 1: ***Five Year Capital Improvements Schedule***

Section 163.3177(3)(a)4., F.S. requires that local governments include an updated Five-Year Capital Improvements Schedule in any comprehensive plan that includes federal, state, or local government publicly funded projects as well as privately funded projects for which the local government has no fiscal responsibility. All projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding. The Village must include the 2025/2026 through 2029/2030 Five-Year Capital Improvements Schedule in the Capital Improvements Element of its Comprehensive Plan to satisfy the statutory requirement.

Comment 2: ***Septic System Conversion to Central Sanitary Sewer System Service***

The proposed amendment is not consistent with the requirements of section 163.3177(6)(c)3., F.S. Chapter No. 2023-169 amended section 163.3177(6)(c)3., Florida Statutes (F.S.), to require the Infrastructure Element to consider the feasibility of providing sanitary sewer services to any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system (OSTDS) per one acre within a 10-year planning horizon, and to identify the wastewater facility (capacity, projected flows for the next 20 years, and timeline for construction of the sanitary sewer system) that could receive the sanitary sewer flows after connection. Section 163.3177(6)(c)3., F.S., requires that each comprehensive plan must be updated to include the required element by July 1, 2024, and as needed thereafter to account for future applicable developments. The proposed Amendment 25-01ER does not include the information required by section 163.3177(6)(c)3., F.S. In addition, please see the enclosed comments (letter dated March 5th, 2025) from the Florida Department of Environmental Protection (FDEP).

Comment 3: ***Intergovernmental Coordination***

FloridaCommerce recommends that the Village coordinate with the Florida Department of Transportation, and the Florida Department of Environmental Protection, to address their comments regarding the proposed amendment.

An equal opportunity employer/program. Auxiliary aids and service are availabl upon request to individuals with disabilities. All voice telephone numbers on th document may be reached by persons using TTY/TTD equipment via the Florid Relay Service at 711.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://fldeo.my.salesforce-sites.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendment, an adopted future land use map, **in color format,** clearly depicting the parcel, its existing future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.

Harris, Donna

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Wednesday, March 05, 2025 4:50 PM
To: DCPexternalagencycomments
Cc: Plan_Review
Subject: [EXTERNAL] - Palmetto Bay 25-01ER Proposed

CAUTION - "This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

To: Donna Harris, Senior Plan Processor, Florida Commerce Bureau of Community Planning and Growth

Re: Palmetto Bay 25-01ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction. However, the Department offers the following technical assistance regarding consistency with s. 163.3177, F.S.:

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage treatment and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)
- Where applicable, for those counties and municipalities included within a Basin Management Action Plan (BMAP), a list of projects necessary to achieve the pollutant load reductions attributable to the local government must be included within the schedule of capital improvements (s. 163.3177(3)(a)4.b, F.S.)

Based on the Department's records, the Village of Palmetto Bay has not addressed the above requirement to include a wastewater feasibility analysis described in s. 163.3177(6)(c)3, F.S. If applicable developments exist within the jurisdiction, the Village must update their general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the required information as soon as possible to address the existing noncompliance with s. 163.3177, F.S.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

Linda Stern



Docusign Envelope ID: 58837D57-CAA2-41C5-8AF0-B1D4B60F7700

Florida Department of Transportation

RON DESANTIS
GOVERNOR

1000 N.W. 111 Avenue
Miami, Florida 33172

JARED W. PERDUE, P.E.
SECRETARY

March 4, 2025

Mr. Javier Gonzalez, AICP, CFM
Planning & Zoning Director
Village of Palmetto Bay
8705 East Hibiscus Street
Palmetto Bay, Florida 33157

Subject: Comments for the Village of Palmetto Bay Comprehensive Plan Amendment FDEO #25-01ER

Dear Mr. Gonzalez:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation, District Six, reviewed the proposed EAR-based text amendments to the Village of Palmetto Bay Comprehensive Plan. The proposed amendments provide several updates to various elements of the Plan.

The District reviewed the amendment package per Chapter 163 Florida Statutes and offer the following technical comments/questions:

- The proposed amendment appears to alter the maximum allowable development potential for the Downtown land use category (f/k/a the Franjo Activity Center). Please confirm if the maximum allowable development potential for this land use designation is increasing or decreasing as a result of this amendment.

- The amended Comprehensive Plan and supportive documentation has conflicting language regarding the Level of Service (LOS) standards/targets for FDOT roadways. Refer to the following sections/tables:

    - Transportation Element, Goal II, Objective A, Section 6 (TRA II.A.6)
    - Table CAP-1 (Transportation – UIA TCEA[B])
    - Table CAP-1 (Transportation – UDB[C])
    - Table TRA-1 of the Transportation Analysis

Docusign Envelope ID: 58837D57-CAA2-41C5-8AF0-B1D4B60F7700

Please review these sections for consistency and refer to FDOT Topic 000-525-006 – Level of Service Targets for the State Highway System (Effective April 18, 2017) for FDOT's current policy on LOS.

- Revise Table CAP-1 (Transportation – UIA TCEA[B]) of the Capital Improvement Element as it references FIHS facilities. The FIHS network has been replaced by the Strategic Intermodal System (SIS).

Thank you for coordinating on the review of these proposed amendments with FDOT. If you have any questions, please do not hesitate to contact me by email at shereen.yeefong@dot.state.fl.us or at 305-470-5393.

Sincerely,

DocuSigned by:
B06CD06755954DD...

Shereen Yee Fong, MS-CE
Community Planning Coordinator

Cc: Daniel Iglesias, P.E., Florida Department of Transportation, District 6
Dat Huynh, P.E., Florida Department of Transportation, District 6
Kenneth Jeffries, Florida Department of Transportation, District 6
Isabel Cosio Carballo, South Florida Regional Planning Council
Kathe Lerch, South Florida Regional Planning Council
Donna Harris, Florida Department of Commerce

Department of Regulatory and Economic Resources
Planning Division, Metropolitan Planning Section
111 NW 1 Street • 12th Floor
Miami, Florida 33128-1902
Telephone: 305-375-2835
www.miamidade.gov/planning

March 14, 2025

Javier Gonzalez, AICP, CFM
Planning & Zoning Director
Village of Palmetto Bay
9705 Hibiscus Street
Palmetto Bay, Florida 33157

Re: Transmittal of Village of Palmetto Bay Comprehensive Plan Update (DOC 25-01ER)

Dear Mr. Gonzalez:

The Miami-Dade County Department of Regulatory and Economic Resources (Department) reviewed the proposed Village of Palmetto Bay Comprehensive Plan Update based on the Evaluation and Appraisal Report (EAR). This review is conducted to identify points of consistency or inconsistency with the goals, objectives, policies, and relevant provisions of the Miami-Dade County Comprehensive Development Master Plan (CDMP) and to determine whether the proposed amendments impact County public facilities and services.

Based on the information provided and the CDMP's goals, objectives and policies, the proposed EAR-based amendments are generally consistent with the County's CDMP. This Department's Division of Environmental Resources Management (DERM) has offered comments in the attached Memorandum. The Miami-Dade Water and Sewer Department (WASD), Office of Historic Preservation (OHP) and the Department of Solid Waste Management (DSWM) offer the following comments, below.

Water & Sewer Department
The subject area is within WASD's water and sewer service area. The water supply for Village of Palmetto Bay is provided by the Alexander-Orr Water Treatment plant and the sewer is transmitted to the South District Wastewater Treatment Plant for treatment and disposal. At the present time, there is adequate water and sewer treatment capacity at the Plants, consistent with the County's CDMP Policy WS-2A(1) and WS-2A(2), respectively. In addition, there is adequate water supply capacity consistent with Policies CIE-5D and WS-2C in the County's CDMP. Below please find WASD's comments for the proposed amendment:

- Conservation and Sustainability Element
  - Consider the addition of the following policy: All future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code.

- Infrastructure Element:
  - Potable water and Sanitary sewer level of service (LOS): Recommend that the Village's potable water and sanitary sewer Level of Service be consistent with the County's adopted LOS standard for water and sanitary sewer.
  - Sanitary Sewer, Objective C, Policy INF II.C.1: Include in the Policy that the Village will coordinate with DERM for the installation of any grey water systems.

Office of Historic Preservation

The Miami-Dade County Office of Historic Preservation has reviewed the Village of Palmetto Bay's Comprehensive Plan Amendments (DEO 05-01ER) and per County Comprehensive Development Master Plan (CDMP) Objective LU-6 and Policies LU-6A, LU-6G, and LU-6I require that the County continue to identify properties of historic, architectural, cultural and archaeological significance; that the County provide support for municipalities that do not have their own historic preservation program; and that the County pursue efforts with other local agencies to develop policies that recognize the importance of historic and archaeological resources. In furtherance of the above-referenced objective and policies and meeting obligations outlined therein, the OHP recommends the following revisions to the Village's comprehensive plan language:

- Conservation & Sustainability Element:
  - CON I.D.1: Minimum Green Building Standards. The Village shall require minimum green building standards for all new development, remodels, historic building restorations 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 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 or historic and archaeologically significant sites and districts, 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, canals to sustain ecologica
  - I systems, historic and archaeologically significant sites and districts and reduce further man-made impacts.
  - 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, including those within historic and/or archaeologically significant sites and districts.

- Coastal Management Element:
  - 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. Special attention shall be given to historic and/or archaeologically significant sites and districts to ensure the preservation and protection of their natural and historical significance while adapting to environmental changes.

- Future Land Use Element:
  - 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, historic resources and natural environment and creates a sustainable community.
- Housing Element:
  - 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 and archaeological resources designations and may encourage the rehabilitation and adaptive reuse of designated historically significant housing. (See Parks and Recreation Element).

- Capital Improvements Element:
  - 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 and cultural facilities.

Department of Solid Waste Management

The Department of Solid Waste Management (DSWM) staff has reviewed the proposed amendment and did not identify any significant impacts on County Solid Waste facilities or operations. The only relevant comment concerns the reference made in the document to the use of a 9.9 pounds daily per capita waste generation rate as a part of the concurrency calculation. Miami-Dade County does not use this figure in its projection calculations (See: INF IV.A.1 Solid Waste LOS, Page 68).

If you or your staff have any questions, please contact me at Jerry.Bell@miamidade.gov or Garett Rowe, Chief, Metropolitan Planning Section, at Garett.Rowe@miamidade.gov or you may call the office at 305-375-2835.

Sincerely,

Jerry Bell

Jerry Bell, AICP
Assistant Director for Planning

JB:GR:AD:smd

c: Barbara Powell, Florida DOC, Division of Community Planning
Sarah Cody, OHP
Ninfa Rincon, DERM
Deborah Silver, DSWM
Maria Valdes, WASD

Attachment

Memorandum MIAMI-DADE COUNTY

Date: March 3, 2025

To: Jerry Bell, Assistant Director of Planning
Planning and Zoning Division, RER

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Village of Palmetto Bay Comprehensive Plan Text Amendment (25-01ER)

RER-Department of Environmental Resource Management (DERM) has reviewed The Village of Palmetto Bay proposed Comprehensive Master Plan and offers the following comments regarding compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code).

Potable Water Supply and Wastewater Disposal

The Village of Palmetto Bay is located within the Miami-Dade Water and Sewer Department franchised water and sewer service area. According to DERM records, most of the Village is connected to the public water system and uses onsite sewage treatment and disposal systems (OSTDSs) for the disposal of the wastewater.

DERM suggest the following edits to the "Transmittal of Village of Palmetto Bay Comprehensive Plan Update" dated February 3rd, 2025. (strike through language shall be removed and underlined language shall be added)

> 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~~ *within feasible distance pursuant to section 24-43.4 of the Miami-Dade County Code and* programmed to be served, by Miami-Dade County Water and Sewer Department (WASD) potable water and/or sewer facilities.
>
> 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.
>
> INF II.B.3 Miami-Dade WASD Review. Include the review and comment of Miami-Dade County's Water and Sewer Department (WASD) *and Regulatory and Economic Resources – DERM* 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.

Regarding paragraph below, DERM recommends that the design of gray water systems complies with the requirements of Chapter 24 of the Code.

> 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.~~

The following comments shall be applicable to any potential project(s) within the area of the Village affected by the provided update:

Feasible distance to public water and sanitary sewer services shall be analyzed pursuant to section 24-43.4 of the Code. Any new development in this area not within feasible distance to connect to the public sanitary sewer, shall comply with the requirements of section 24-42.7 and section 24-43.1 of the Code.

DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

The water mains shall be evaluated and upsized if required based on the proposed development and existing domestic and fire water flow demands. If a sanitary sewer pump station is required, the station shall be designed pursuant to section 24-42.2 of the Code and Chapter 62-604 of Florida Administrative Code.

The future construction within the development area shall comply with the requirements mandated by the Federal Consent Decree Case: N0. 1:12-cv-24400-FAM, effective Dec 6, 2013, with the goal of eliminating all Sanitary Sewer Overflows (SSOs) and prohibited bypasses.

All public wastewater collection and transmission systems shall be protected from flood waters and inflow by having all mechanical and electrical equipment and all system openings placed above the Base Flood Elevation plus applicable freeboard and sea level rise. Freeboard and sea level rise are independent and cumulative (e.g., for a BFE of 8-feet with 24-inch freeboard and 24-inch Sea Level Rise requirements, all openings shall be above 12-feet). Openings include but are not limited to, all manholes, pump station wet wells, and system vents. When the required minimum elevations (BFE + Freeboard +Sea Level Rise) cannot be attained for system openings (e.g., manholes, wet wells), openings shall be elevated to be protected from a 10-yr storm and include water-tight and bolted covers/hatches. The entire assembly, structure, ring, frame, etc., shall be Water-Tight to sustain as a minimum, a water column pressure equivalent to the difference between opening elevation and minimum required elevation (BFE + Freeboard +Sea Level Rise). Freeboard shall be no less than 12-inches for substantial systems and 24-inches for essential systems. Sea Level Rise shall be, at a minimum, IPCC Median at 50 years. For example, for a BFE of 8-feet, an essential system manhole opening shall be set at or above 8-feet + 24-inches + 21-inches or 11–feet 9-inches or include a water-tight bolted cover. Essential systems are those that serve essential facilities (e.g., hospitals) or are required to include an emergency generator. All others are substantial systems.

Natural Resources

The area associated with the proposed amendment contains tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

Portions of the Village also contain County-designated Natural Forest Communities (NFCs). Future development must avoid adverse environmental impacts to NFCs, including the storage of construction materials adjacent to the NFCs, drainage onto the NFCs, and erosion affecting the NFCs.

Additionally, habitats capable of sustaining halophytic (coastal) and non-halophytic (freshwater) wetlands, as defined by section 24-5 of the Code, are known to exist within the Village. Future uses within wetlands must comply with the Land Use and Coastal Management Elements of Miami-Dade County's CDMP. A Class I permit is required for any work in coastal wetlands or for any mangrove trimming that is not exempt pursuant to 403.9326 F.S., and a Class IV permit is required for any work in freshwater wetlands.

The Conservation and Sustainability Element (CON) of the Village of Palmetto Bay 2035/2045 Comprehensive Plan, includes maps related to natural resources, such as wetlands (CON-1), mangrove habitat (CON-3), and NFCs (CON-4). Any proposed development within the subject habitats, will require coordination with DERM to delineate habitat boundaries and verify permitting requirements.

DERM Tree and Forest Resources Section can be reached at (305) 372-6574 for any questions pertaining to tree and NFC permitting, and the Coastal and Wetlands Resources Sections can be reached at (305) 372-6575 and (305) 372-6585, respectively, for questions on wetland permitting.

Endangered Species
Future uses must comply with the Conservation, Aquifer Recharge and Drainage Element of Miami-Dade County's CDMP.

Drainage and Flood Protection
DERM has no objections to the provided "Transmittal of Village of Palmetto Bay Comprehensive Plan Update" dated February 3rd, 2025, and provides the following comments (applicable to any potential project(s) within the area of the Village affected by the provided update):

1. According to section 24-48.1(1)(b) of the Code, a Class II permit is required for the construction, installation, and/or alteration of any outfall or overflow system discharging into any water body of Miami-Dade County.

2. As per section 24-48.1(1)(c) of the Code, Class III permits are required for work in, on, upon, or contiguous to nontidal lakes, canals, rivers, and other water areas and waterfronts under the direct control of Miami-Dade County by virtue of ownership, dedication by plat, right-of-way easement, reservation, or right-of-way and access agreement or instrument.

3. As per section 24-48.1(1)(c) of the Code, Class III permits are required for work in, on, upon, or contiguous to nontidal lakes, canals, rivers, and other water areas and waterfronts under the direct control of Miami-Dade County by virtue of ownership, dedication by plat, right-of-way easement, reservation, or right-of-way and access agreement or instrument.

4. According to section 24-48.1(1)(e) of the Code, Class V permits are required for any dewatering of groundwater, surface water, or water that has entered into an underground facility, excavation, or trench.

5. According to section 24-48.1(1)(f) of the Code, Class VI permits are required for the installation of a drainage system for any project that has known soil or groundwater contamination, or that uses, generates, handles, disposes of, discharges, or stores hazardous materials. Please contact the Pollution Remediation Section at 305-372-6700 or dermpcd@miamidade.gov regarding further information about the contaminated sites within the area.

6. Any new development or redevelopment involving 2 acres or more of impervious area or 10 acres of total area shall require a DERM Surface Water Management General Permit (SWMGP) for the construction and operation of the required surface water management system.

7. For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements within the parcels will require a "paving and drainage" review. The road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual and the Miami-Dade County Code.

8. Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

9. Any proposed development shall comply with county and federal flood criteria requirements.

The applicant is advised to contact the DERM Water Control Section at (305)-372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Stormwater Management
The Village is advised to consider the impact of current sea level rise (SLR) projections on infrastructure capacity and performance. Any proposed or substantial improvements to seawall(s) need to be in compliance with the Amended Chapter 11C and Ordinance No. 22-141 as adopted in October 2022 requiring the Miami-Dade County Flood Criteria minimum seawall elevation of 6.0 feet NAVD 88. Please note that the Chapter 11C applies in unincorporated areas only where the County has building permitting jurisdiction.

The Village of Palmetto Bay must ensure the flood protection level of service provided to residents is maintained or improved.

At a minimum, the County Flood Criteria adopted in Miami-Dade County in October 2022, or subsequent standards in effect at the time of review and approval of development orders shall be complied with. Most current and groundwater level data available at the time of the review and approval, from the county, the Village of Palmetto Bay or other agencies, shall be used.

Additionally, Section INFRASTRUCTURE DATA INVENTORY AND ANALYSIS of the plan the paragraph below about the Resources Recovery Facility (waste-to-energy plant), as though the facility was still in operation (See paragraph 2 on page 387 of 429). **DERM recommends removing this paragraph.**

> 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 system removes 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.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

May 2, 2025

James D. Stansbury, Chief
Bureau of Community Planning & Growth
Florida Department of Commerce “FloridaCommerce”
107 E. Madison Street
Tallahassee, FL 32399

Subject: Response to FloridaCommerce Comments - Proposed Comprehensive Plan Amendment No. 25-01ER

Dear James D. Stansbury,

This letter constitutes the Village of Palmetto Bay's response to the comments received from FloridaCommerce in your letter dated April 4, 2025, regarding the proposed Comprehensive Plan Amendment (Amendment No. 25-01ER). This response also addresses the comments provided by the Florida Department of Environmental Protection (FDEP), as included within FloridaCommerce's correspondence and further detailed in FDEP's direct communication to FloridaCommerce dated March 5, 2025. Below, we address each of the comments received.

FloridaCommerce Comments

1. Objection 1: Public Facilities Level of Service Standards
   The proposed 25-01ER amendment is not in compliance with the requirements of section 163.3177(3)(a)3., F.S. The Capital Improvements Element is required to set forth "standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service." Section 163.3164(41), F.S., defines "public facilities" to include sanitary sewer, solid waste, potable water, and school facilities. Section 163.3164(28), F.S., defines "level of service" to mean an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristic of the facility, and level of service shall indicate the capacity per unit of demand for each public facility.

   Existing Table CAP-1: Recommended Level of Service (LOS) Standards for the Village of Palmetto Bay in the Village's Comprehensive Plan includes the LOS standards for the purpose of addressing the statutory requirement for public facility level of service standards. However, the proposed 25-01ER amendment to the Capital Improvements Element removes the adopted level of service standards for sanitary sewer, solid waste, potable water, and school facilities from the adopted portion of the

Comprehensive Plan and amends the Plan to state that the Village shall coordinate with Miami-Dade County to understand LOS standards that Miami-Dade County adopts and, as a client agency of the Miami-Dade County Water and Sewer District, Miami-Dade County Solid Waste Management, and the Miami-Dade County Public School Board will provide quarterly development reports to the appropriate agency to quantify system impacts and understand implications for LOS standards. By deleting the LOS standards and relying on coordination with Miami-Dade County the Village does not have any LOS standards in their Comprehensive Plan for sanitary sewer, solid waste, potable water, and school facilities. Therefore, the proposed Amendment 25-01ER does not establish a meaningful and predictable adopted level of service standard for sanitary sewer, solid waste, potable water, and school facilities.

Statutory Authority: Sections 163.3177(3)(a)3., 163.3164(41), 163.3164(28), 163.3177(1), 163.3177(6)(c), 163.3184(4) and 163.3191, F.S.

Recommendation: The Village must revise the Amendment to ensure the Plan contains a meaningful and predictable adopted level of service standard for public facilities in accordance with the statutory requirements.

Response: After coordination and meetings with several members of Miami-Dade County Planning, Water and Sewer, Solid Waste, and Environmental Resources Management Departments, the Village has amended its LOS standards as follows:

Sanitary Sewer:

a. The wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily influent sewage flow for the preceding 12 months.
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 no less than 102 percent of annual average daily influent sewage flow for the preceding 5 years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period.
d. The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day.

Solid Waste:

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

Potable Water:

a. The potable water treatment system shall operate with a rated maximum daily capacity no less than 2 percent above the maximum finished water daily flow for the preceding year accounting for capacity that is reserved for development that is not yet completed ("reserved capacity"). The maximum finished water daily flow shall be determined by calculating the average of the highest five single day finished water 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 (Low Medium Density); Semiprofessional Offices	1,500
Multi-Family Residential (Medium High Density); Hospitals; Schools	2,000
Business and Industry	3,000

c. Water Quality shall meet all federal, state, and County primary standards for potable water.
d. Countywide storage capacity for finished water shall equal no less than 15% of the Countywide average daily demand.
e. The per capita Level of Service standard for potable water shall be 139 gallons per capita per day.

School facilities:

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.

2. Comment 1: Five Year Capital Improvements Schedule

Section 163.3177(3)(a)4., F.S. requires that local governments include an updated Five-Year Capital Improvements Schedule in any comprehensive plan that includes federal, state, or local government publicly funded projects as well as privately funded projects for which the local government has no fiscal responsibility. All projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding. The Village must include the 2025/2026 through 2029/2030 Five-Year Capital Improvements Schedule in the Capital Improvements Element of its Comprehensive Plan to satisfy the statutory requirement.

Response: The Village is in the process of updating its Five-Year Capital Improvements Schedule and will amend its Comprehensive Plan with the update once approved by the Village Council. The latest adopted Five-Year Capital Improvements Schedule is included with this Comprehensive Plan in the meantime.

3. Comment 2: Septic System Conversion to Central Sanitary Sewer System Service
The proposed amendment is not consistent with the requirements of section 163.3177(6)(c)3., F.S. Chapter No. 2023-169 amended section 163.3177(6)(c)3., Florida Statutes (F.S.), to require the Infrastructure Element to consider the feasibility of providing sanitary sewer services to any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system (OSTDS) per one acre within a 10-year planning horizon, and to identify the wastewater facility (capacity, projected flows for the next 20 years, and timeline for construction of the sanitary sewer system) that could receive the sanitary sewer flows after connection. Section 163.3177(6)(c)3., F.S., requires that each comprehensive plan must be updated to include the required element by July 1, 2024, and as needed thereafter to account for future applicable developments. The proposed Amendment 25-0lER does not include the information required by section 163.3177(6)(c)3., F.S. In addition, please see the enclosed comments (letter dated March 5th, 2025) from the Florida Department of Environmental Protection (FDEP).

Response: The Village of Palmetto Bay is serviced by the Miami-Dade County Water and Sewer Department (WASD) as its water and sewer service provider. WASD has a County-wide Connect to Protect program that creates a framework and geographic priorities to extend sanitary sewer service to residents with septic systems as funding becomes available. Village staff has met with Miami-Dade WASD staff, and given that the septic to sewer conversions is something that is contingent upon WASD expanding its sanitary sewer service area, WASD recommends that the Village incorporate a new Policy into its Comprehensive Plan, acknowledging the F.S. requirement referenced above, and that the Village will continue coordinating with WASD in implementing the Connect 2 Protect program as funding becomes available. The below new Policy has been added to the Infrastructure Element meant to address this comment:

INF II.B.4: Consistent with Florida Statute section 163.3177(6)(c)3, the Village shall coordinate with the Miami-Dade County Water and Sewer Department (WASD) to consider, as funds become available under WASD's Connect 2 Protect Program, the feasibility of providing sanitary sewer services to any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system (OSTDS) per one acre within a 10-year planning horizon, and to identify the wastewater facility (capacity, projected flows for the next 20 years, and timeline for construction of the sanitary sewer system) that could receive the sanitary sewer flows after connection. The Village will update its general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the conclusions of Miami-Dade County's feasibility consideration along with the required information once obtained from Miami-Dade County.

FDEP Comments

Based on the Department's records, the Village of Palmetto Bay has not addressed the above requirement to include a wastewater feasibility analysis described in s. 163.3177(6)(c)(3), F.S. If applicable developments exist within the jurisdiction, the Village must update their general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the required information as soon as possible to address the existing noncompliance with s. 163.3177, F.S.

Response: See response to DOC Comment #2 above.

We believe that these responses adequately address your concerns and clarify the proposed amendments.

Respectfully,

Javier Gonzalez

Javier Gonzalez, AICP, CFM
Planning and Zoning Director

Cc: The Honorable Karyn Cunningham, Mayor, Village of Palmetto Bay
Nick Marano, Village Manager
John Dellagloria, Village Attorney
Mairelys Gensler, Principal Planner
Nicholas Perez-Alvarez, Stantec (Consultant)

April 4, 2025

Attention: Shereen Yee Fong
Transportation Planner IV
Planning and Environmental Management Office
Florida Department of Transportation – District 6
1000 NW 111 Avenue, Room 6111-A
Miami, Florida 33172

Subject: Response to FDOT Comments - Proposed Comprehensive Plan Amendment FDEO #25-01ER

Dear Shereen Yee Fong,

This letter is in response to the Florida Department of Transportation's (FDOT) comments, as received in your letter dated March 4, 2025, regarding the Village of Palmetto Bay's proposed Comprehensive Plan Amendment. We appreciate your thorough review and have addressed each of your comments as detailed below:

1. The proposed amendment appears to alter the maximum allowable development potential for the Downtown land use category (f/k/a the Franjo Activity Center). Please confirm if the maximum allowable development potential for this land use designation is increasing or decreasing as a result of this amendment.

   Response: There is no proposed change to the maximum allowable development potential. While the name of this future land use category has changed from "Franjo Activity Center" to "Downtown", the boundaries have remained the same and there is no change to the maximum allowable development within these boundaries. The 2035-2045 Comprehensive Plan Update provides greater detail on allowable intensities between the Main Street, Island, Eureka, and Neighborhood sectors within the Downtown category and these intensities align with the allowable intensities that are already permitted under the corresponding zoning districts that have been in place since 2020 and were established under Ordinance 2020-09 (attached).

2. The amended Comprehensive Plan and supportive documentation has conflicting language regarding the Level of Service (LOS) standards/targets for FDOT roadways. Refer to the following sections/tables:
   - Transportation Element, Goal II, Objective A, Section 6 (TRA II.A.6)
   - Table CAP-1 (Transportation – UIA TCEA[B])
   - Table CAP-1 (Transportation – UDB[C])

- Table TRA-1 of the Transportation Analysis

Please review these sections for consistency and refer to FDOT Topic 000-525-006– Level of Service Targets for the State Highway System (Effective April 18, 2017) for FDOT's current policy on LOS.

Response: The LOS standards were left unchanged from those currently in place. The three referenced sections below contain LOS standards for the UIA-TCEA, which does not include any FDOT roadway within the Village boundaries. As shown on the attached TCEA map, the UIA and TCEA are limited to the portions of the Village east of SW 77th Avenue and does not include any FDOT roadways.

- Transportation Element, Goal II, Objective A, Section 6 (TRA II.A.6):
- Table CAP-1 (Transportation – UIA TCEA[B])
- Table CAP-1 (Transportation – UDB[C])

The area between the UDB and UIA TCEA includes one FDOT road: South Dixie Highway, which runs parallel to a bus rapid transit route adjacent to the Village boundaries. Table TRA-1 of the Transportation Analysis that previously referenced the 2009 FDOT Level of Service Standards has been removed and replaced with reference to FDOT Topic 000-525-006.

3. Revise Table CAP-1 (Transportation – UIA TCEA[B]) of the Capital Improvement Element as it references FIHS facilities. The FIHS network has been replaced by the Strategic Intermodal System (SIS).

   Response: Noted. Table CAP-1 has been revised, replacing reference to FIHS with the Strategic Intermodal System (SIS).

We believe that these responses adequately address your concerns and clarify the proposed amendments.

Attachments: Ordinance 2020-09, Updated TCEA Map

Sincerely,

Javier Gonzalez

Javier Gonzalez, AICP, CFM
Planning and Zoning Director

Cc: Nick Marano, Village Manager
Nicholas Perez-Alvarez, Stantec (Consultant)

ORDINANCE NO. 2020-09

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF PALMETTO BAY, FLORIDA, RELATING TO THE DOWNTOWN URBAN VILLAGE (DUV) ZONING DISTRICT; PROVIDING FOR A NEW DOWNTOWN ZONING CODE MAP AS PER ATTACHMENT "A"; PROVIDING FOR A MAXIMUM RESIDENTIAL DENSITY OF FIFTY-FOUR (54) RESIDENTIAL UNITS PER GROSS ACRE FOR THE ISLAND SECTOR (FORMERLY KNOWN AS THE DOWNTOWN GENERAL (DG) SECTOR); FORTY-THREE (43) RESIDENTIAL UNITS PER GROSS ACRE FOR THE EUREKA SECTOR; THIRTY-TWO (32) RESIDENTIAL UNITS PER GROSS ACRE FOR THE MAIN STREET SECTOR (FORMERLY KNOWN AS THE DOWNTOWN VILLAGE (DV) SECTOR); TWENTY-FOUR (24) RESIDENTIAL UNITS PER GROSS ACRE FOR THE NEIGHBORHOOD SECTOR (FORMERLY KNOWN AS THE NEIGHBORHOOD VILLAGE (NV) SECTOR AND THE URBAN VILLAGE (UV) SECTOR); PROVIDING FOR MAXIMUM BUILDING HEIGHTS OF FIVE (5) STORIES FOR "RESIDENTIAL ONLY", "COMMERCIAL ONLY", AND "MIXED-USE" BUILDINGS IN THE ISLAND SECTOR; FIVE (5) STORIES FOR THE EUREKA SECTOR; FOUR (4) STORIES FOR "RESIDENTIAL-ONLY" BUILDINGS AND FIVE (5) STORIES FOR "MIXED-USE" BUILDINGS FOR THE MAIN STREET SECTOR; THREE (3) STORIES FOR ALL BUILDINGS IN THE NEIGHBORHOOD SECTOR; AMENDING THE SECTOR BOUNDARIES IN THE DOWNTOWN TO CHANGE FROM DUV TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) IN THE SOUTH EASTERN PORTION OF THE (DUV) PERIMETER FROM SW 97TH AVENUE TO SW 94TH COURT IN THE WEST TO EAST DIRECTION, AND FROM THE REAR LOT LINE OF PROPERTIES FRONTING THE NORTH SIDE OF SW 181ST TERRACE TO SW 184TH STREET IN THE NORTH TO SOUTH DIRECTION, AND INCLUDING PROPERTIES FRONTING THE WEST SIDE OF SW 94TH COURT FROM SW 180TH STREET TO SW 181ST TERRACE; PROVIDING FOR AMENDING THE DOWNTOWN CODE PARKING REQUIREMENTS AS PER ATTACHMENT "B"; AMENDING THE ZONING CODE OF ORDINANCES BY THE ADDITION OF SECTION 30-50.23.2-07 WHICH PROVIDES FOR A MAXIMUM NUMBER OF TWO THOUSAND FIVE HUNDRED (2,500) RESIDENTIAL UNITS IN THE DOWNTOWN DISTRICT; AND PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE. *(Sponsored by Administration)*

WHEREAS, it is the goal of the Mayor and Village Council to implement the goals, objectives and policies of the Franjo Activity Center designation of the Village of Palmetto Bay Comprehensive Plan; and

WHEREAS it is the goal of the Mayor and Village Council to provide greater codified certainty and balance for development compatibility and achievement of the goals and intent of the Downtown Urban Village (DUV) zoning district, to be renamed as the "Downtown Palmetto Bay Zoning Code" zoning district; and

WHEREAS, the Village Council has exercised its right to research and study the Downtown Urban Village (DUV) district standards; and

WHEREAS, the Village Council is proposing to amend the text and map existing (DUV) code; and

WHEREAS, the Village Council wishes to consider the following criteria prior to the completion and adoption of the final Downtown Palmetto Bay Zoning Code.

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

Section 1 Enactment. Chapter 30 of the Code of Ordinances of the Village of Palmetto Bay is hereby amended at Section 30-50.23 Downtown Urban Village (DUV). Upon adoption of the amended ordinance, the Village Clerk shall post the amended and adopted Ordinance.

Section 2 Vested Rights. Nothing in this Ordinance should be construed or applied to abrogate the vested right of a property owner to develop or utilize his or her property in any other way commensurate with zoning and other regulations, including any required renewal of permits for existing legally erected premises.

Section 3 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 declared inapplicable.

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, but they shall remain in effect it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

PASSED AND ADOPTED on Second Reading this 28th day of July 2020.

FIRST READING: JANUARY 13, 2020

SECOND READING: JULY 28, 2020

Attest:

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

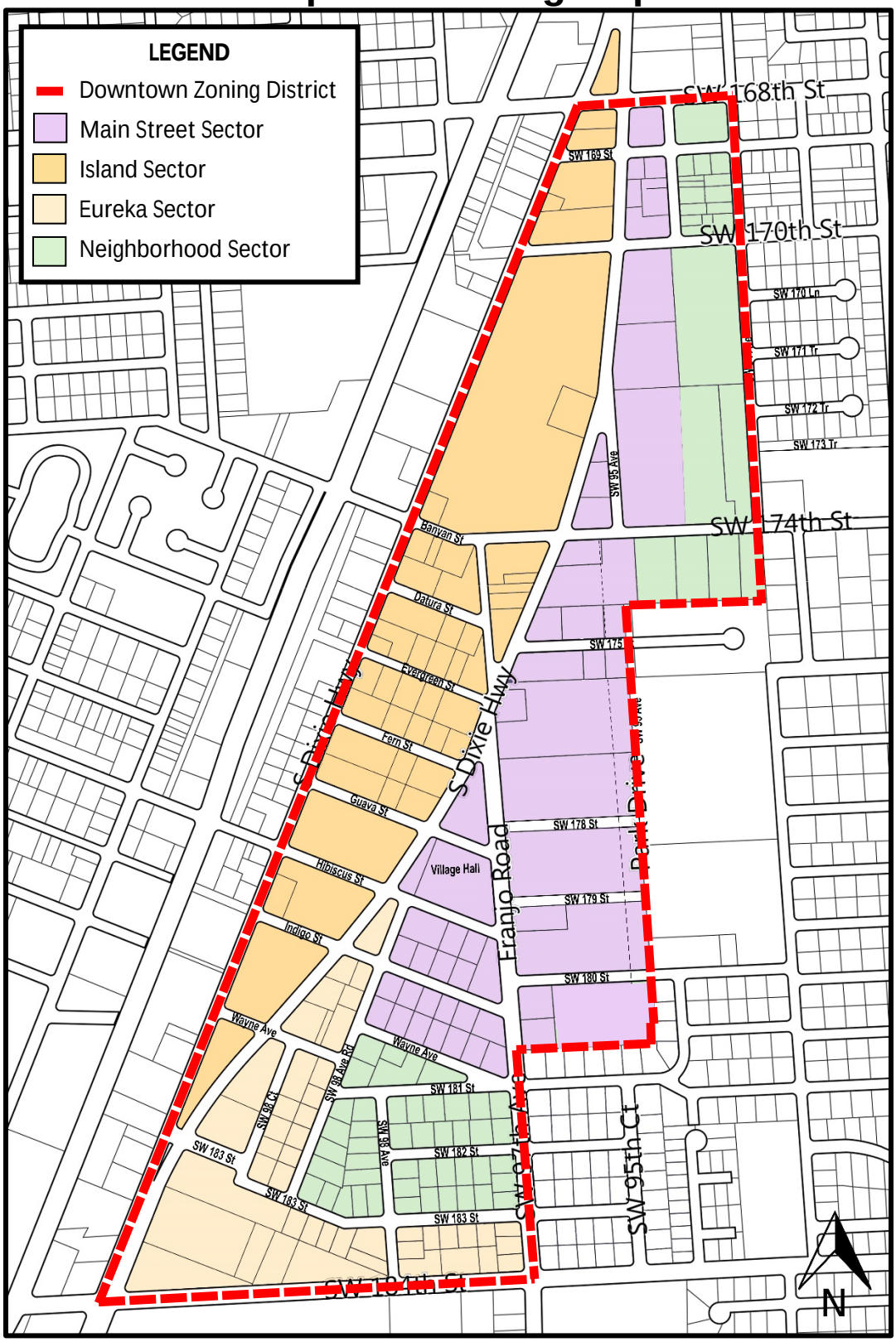
APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

_____
John Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore	YES
Council Member David Singer	NO
Council Member Marsha Matson	YES
Vice Mayor John DuBois	YES
Mayor Karyn Cunningham	YES

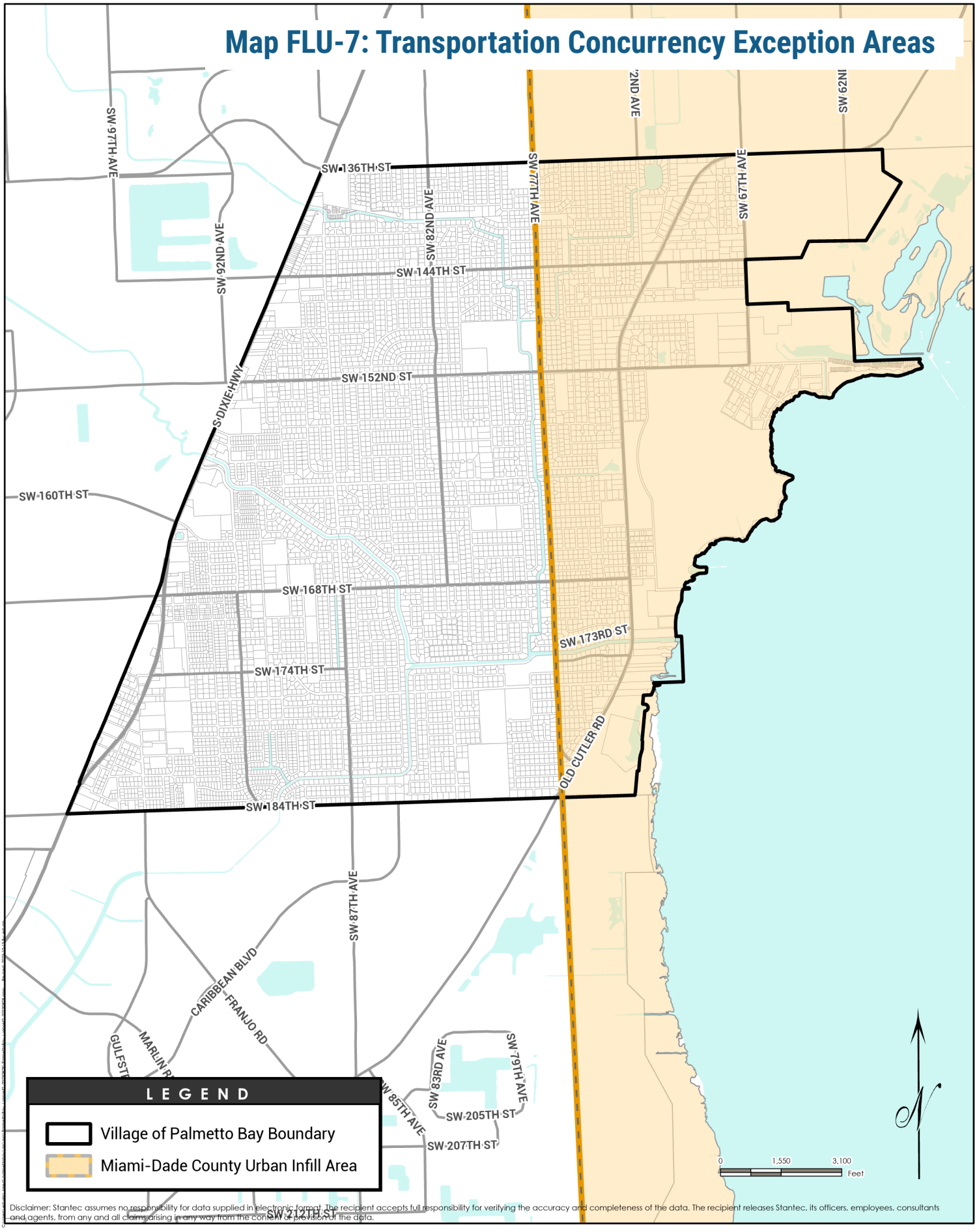
Attachment A
Proposed Zoning Map



Attachment B
Proposed Parking

	Parking Spaces	On-Site	Off-Site	On Street	Shared
Residential Uses:					
Detached Single-Family Residential	2	permitted	not permitted	permitted	not permitted
Townhouse, Duplex	2	permitted	not permitted	permitted	not permitted
Multi-Family Residential	sum of residential + guest spaces Studio Unit: 1½ 1 Bedroom Unit: 2 2 or more Bedroom Unit: 2 Guests: +1 sp. per 9 residences	permitted	permitted	not permitted	permitted
Assisted Living Facility	1 per room	permitted	not permitted	not permitted	not permitted
Residential Group Homes	1 per room	permitted	not permitted	not permitted	not permitted
Civic Uses:					
Religious Facility	1 per 100 sf. patron area	permitted	permitted	permitted	permitted
Elementary & Middle Schools (K-8)	1½ per classroom	permitted	not permitted	not permitted	not permitted
High Schools (9-12)	1 per 4 students	permitted	not permitted	not permitted	not permitted
Day Care	2 per classroom	permitted	permitted	not permitted	permitted
College and University	1 per 250 sf. gla	permitted	permitted	permitted	permitted
Museum and Gallery	1 per 250 sf. gla	permitted	permitted	permitted	permitted
Municipal Recreation Facility	1 per 100 sf. class area	permitted	permitted	permitted	permitted
Parking Structure *(municipal, commercial)*	not applicable	permitted	not	not applicable	not applicable
Office Uses:					
Professional Office	1 per 425 sf. gla	permitted	permitted	permitted	permitted
Medical Office	1 per 350 sf. gla	permitted	permitted	permitted	permitted
Retail Office *(storefront offices)*	1 per 450 sf. gla	permitted	permitted	permitted	permitted
Commercial and Retail Uses:					
Big Box Retail *(greater than 10,000 s.f. gla)*	1 per 350 sf. gla	permitted	permitted	permitted	permitted
Supermarket *(greater than 10,000 s.f. gla)*	1 per 250 sf. gla	permitted	not permitted	not permitted	not permitted
General Retail *(10,000 s.f. gla or less)*	1 per 350 sf. gla	permitted	permitted	permitted	permitted
Personal Service *(10,000 s.f. gla or less)*	1 per 250 sf. gla	permitted	permitted	permitted	permitted
Bank with Drive Through	1 per 450 sf. gla	permitted	permitted	permitted	permitted
Neighborhood Proprietor	1 per 350 sf. gla	permitted	permitted	permitted	permitted
Eating and Drinking Establishments:					
Full Service Restaurant	1 per 50 sf. patron area	permitted	permitted	permitted	permitted
Café, Counter & Take-Out Food Service	1 per 50 sf. patron area	permitted	permitted	permitted	permitted
Food Service with Drive Through	1 per 50 sf. patron area	permitted	permitted	permitted	permitted
Outdoor Café Service Area	1 per 200 sf. over 400 sf.	permitted	permitted	permitted	permitted
Other Uses:					
Theaters	1 per 100 sf. seating area	permitted	permitted	permitted	permitted
Clubs	1 per 100 sf. patron area	permitted	permitted	permitted	permitted
Athletic Center (commercial)	1 per 100 sf. class area	permitted	permitted	permitted	permitted
Other Uses:					
Hotel	1 per room	permitted	permitted	permitted	permitted
Enclosed Self Storage	1 per 5,000 sf. gla	permitted	not permitted	not permitted	not permitted
Automotive Use (new car sales)	1 per 500 sf. patron area	permitted	not permitted	not permitted	not permitted

Map FLU-7: Transportation Concurrency Exception Areas



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April 4, 2025

Attention: Jerry Bell
Assistant Director for Planning
Department of Regulatory and Economic Resources
Planning Division, Metropolitan Planning Section
111 NW 1 Street, 12th Floor
Miami, Florida 33128-1902

Subject: Response to Miami-Dade County Comments - Proposed Comprehensive Plan Amendment (DOC 25-01ER)

Dear Jerry Bell,

The 2035/2045 Comprehensive Plan has been revised, incorporating the comments received by Miami-Dade County in the letter dated March 14, 2025 and the DERM memo dated March 3, 2025. Below is the list of all comments received followed by the Village's responses to each.

Water & Sewer Department

Conservation and Sustainability Element

1. Consider the addition of the following policy: All future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code.

   Response: This language has been added as new Policy CON IV.C.5.

Infrastructure Element

2. Potable water and Sanitary sewer level of service (LOS): Recommend that the Village's potable water and sanitary sewer Level of Service be consistent with the County's adopted LOS standard for water and sanitary sewer.

   Response: The following language has been added to Policy INF I.A.3: "The Village's potable water level of service (LOS) shall remain consistent with Miami-Dade County's adopted LOS standard." Policy INF I.A.1 states "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."

3. Sanitary Sewer, Objective C, Policy INF II.C.1: Include in the Policy that the Village will coordinate with DERM for the installation of any grey water systems.

Response: Policy INF II.C.1 has been modified as follows: "Coordinate with the Miami-Dade County WASD and DERM 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

Office of Historic Preservation

The Miami-Dade County Office of Historic Preservation has reviewed the Village of Palmetto Bay's Comprehensive Plan Amendments (DEO 05-01ER) and per County Comprehensive Development Master Plan (CDMP) Objective LU-6 and Policies LU-6A, LU-6G, and LU-6I require that the County continue to identify properties of historic, architectural, cultural and archaeological significance; that the County provide support for municipalities that do not have their own historic preservation program; and that the County pursue efforts with other local agencies to develop policies that recognize the importance of historic and archaeological resources. In furtherance of the above-referenced objective and policies and meeting obligations outlined therein, the OHP recommends the following revisions to the Village's comprehensive plan language:

Conservation and Sustainability Element

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

   Response: Policy CON I.D.1 has been modified incorporating the above new language.

2. 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 or historic and archaeologically significant sites and districts, 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, canals to sustain ecological systems, historic and archaeologically significant sites and districts and reduce further man-made impacts.

   Response: Policy CON II.A.3 has been modified incorporating the above new language.

3. 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, including those within historic and/or archaeologically significant sites and districts.

   Response: Policy CON III.A.1 has been modified incorporating the above new language.

Coastal Management Element

4. 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. Special attention shall be given to historic and/or archaeologically significant sites and districts to ensure the preservation and protection of their natural and historical significance while adapting to environmental changes.

Response: Policy COA I.A.7 has been modified incorporating the above new language.

Future Land Use Element

5. 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, historic resources and natural environment and creates a sustainable community.

Response: FLU Goal II, Objective B has been modified incorporating the above new language.

Housing Element

6. 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 and archaeological resources designations and may encourage the rehabilitation and adaptive reuse of designated historically significant housing. (See Parks and Recreation Element).

Response: Policy HOU I.B.5 has been modified incorporating the above new language.

Capital Improvements Element

7. 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 and cultural facilities.

Response: Policy CAP I.B.5 has been modified incorporating the above new language.

Department of Solid Waste Management

1. The Department of Solid Waste Management (DSWM) staff has reviewed the proposed amendment and did not identify any significant impacts on County Solid Waste facilities or operations. The only relevant comment concerns the reference made in the document to the use of a 9.9 pounds daily per capita waste generation rate as a part of the concurrency calculation. Miami-Dade County does not use this figure in its projection calculations (See: INF IV.A.1 Solid Waste LOS, Page 68).

Response: Policy INF IV.A.1 has been revised as follows: "~~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.~~ The Village's solid waste level of service (LOS) shall remain consistent with Miami-Dade County's adopted LOS standard."

The Solid Waste Level of Service section has been removed from the Infrastructure Data Inventory and Analysis.

DERM

DERM suggest the following edits to the "Transmittal of Village of Palmetto Bay Comprehensive Plan Update"
dated February 3rd, 2025. (strike through language shall be removed and underlined language shall be added)

1. 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~~ within feasible distance pursuant to section 24-43.4 of the Miami-Dade County Code and programmed to be served, by Miami-Dade County Water and Sewer Department (WASD) potable water and/or sewer facilities.

   Response: Policy INF I.B.2 has been modified incorporating the above changes.

2. 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.

   Response: Policy INF I.B.6 has been modified incorporating the above changes.

3. INF II.B.3 Miami-Dade WASD Review. Include the review and comment of Miami-Dade County's Water and Sewer Department (WASD) and Regulatory and Economic Resources – DERM 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.

   Response: Policy INF II.B.3 has been modified incorporating the above changes.

4. Regarding paragraph below, DERM recommends that the design of gray water systems complies with the
   requirements of Chapter 24 of the Code.
   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.~~

   Response: The following language has been added to Policy INF II.C.1: "The design of gray water systems shall comply with Chapter 24 of the Miami-Dade County Code."

5. The following comments shall be applicable to any potential project(s) within the area of the Village affected by the provided update:

   Feasible distance to public water and sanitary sewer services shall be analyzed pursuant to section 24-43.4 of the Code. Any new development in this area not within feasible distance to connect to the public sanitary sewer, shall comply with the requirements of section 24-42.7 and section 24-43.1 of the Code.

   DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

   The water mains shall be evaluated and upsized if required based on the proposed development and existing domestic and fire water flow demands. If a sanitary sewer pump station is required, the station shall be designed pursuant to section 24-42.2 of the Code and Chapter 62-604 of Florida Administrative Code.

   The future construction within the development area shall comply with the requirements mandated by the Federal Consent Decree Case: N0. 1:12-cv-24400-FAM, effective Dec 6, 2013, with the goal of eliminating all Sanitary Sewer Overflows (SSOs) and prohibited bypasses.

   All public wastewater collection and transmission systems shall be protected from flood waters and inflow by having all mechanical and electrical equipment and all system openings placed above the Base Flood Elevation plus applicable freeboard and sea level rise. Freeboard and sea level rise are independent and cumulative (e.g., for a BFE of 8-feet with 24-inch freeboard and 24-inch Sea Level Rise requirements, all openings shall be above 12-feet). Openings include but are not limited to, all manholes, pump station wet wells, and system vents. When the required minimum elevations (BFE + Freeboard +Sea Level Rise) cannot be attained for system openings (e.g., manholes, wet wells), openings shall be elevated to be protected from a 10-yr storm and include water-tight and bolted covers/hatches. The entire assembly, structure, ring, frame, etc., shall be Water-Tight to sustain as a minimum, a water column pressure equivalent to the difference between opening elevation and minimum required elevation (BFE + Freeboard +Sea Level Rise). Freeboard shall be no less than 12-inches for substantial systems and 24-inches for essential systems. Sea Level Rise shall be, at a minimum, IPCC Median at 50 years. For example, for a BFE of 8-feet, an essential system manhole opening shall be set at or above 8-feet + 24-inches + 21-inches or 11–feet 9-inches or include a water-tight bolted cover. Essential systems are those that serve essential facilities (e.g., hospitals) or are required to include an emergency generator. All others are substantial systems.

   <u>Natural Resources</u>
   The area associated with the proposed amendment contains tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County

Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

Portions of the Village also contain County-designated Natural Forest Communities (NFCs). Future development must avoid adverse environmental impacts to NFCs, including the storage of construction
materials adjacent to the NFCs, drainage onto the NFCs, and erosion affecting the NFCs.

Additionally, habitats capable of sustaining halophytic (coastal) and non-halophytic (freshwater) wetlands, as defined by section 24-5 of the Code, are known to exist within the Village. Future uses within wetlands must comply with the Land Use and Coastal Management Elements of Miami-Dade County's CDMP. A Class I permit is required for any work in coastal wetlands or for any mangrove trimming that is not exempt pursuant to 403.9326 F.S., and a Class IV permit is required for any work in freshwater wetlands.

The Conservation and Sustainability Element (CON) of the Village of Palmetto Bay 2035/2045 Comprehensive Plan, includes maps related to natural resources, such as wetlands (CON-1), mangrove habitat (CON-3), and NFCs (CON-4). Any proposed development within the subject habitats, will require coordination with DERM to delineate habitat boundaries and verify permitting requirements.

DERM Tree and Forest Resources Section can be reached at (305) 372-6574 for any questions pertaining to tree and NFC permitting, and the Coastal and Wetlands Resources Sections can be reached at (305) 372-6575 and (305) 372-6585, respectively, for questions on wetland permitting.

Endangered Species
Future uses must comply with the Conservation, Aquifer Recharge and Drainage Element of Miami-Dade County's CDMP.

Drainage and Flood Protection
DERM has no objections to the provided "Transmittal of Village of Palmetto Bay Comprehensive Plan Update" dated February 3rd, 2025, and provides the following comments (applicable to any potential project(s) within the area of the Village affected by the provided update):

1. According to section 24-48.1(1)(b) of the Code, a Class II permit is required for the construction, installation, and/or alteration of any outfall or overflow system discharging into any water body of Miami-Dade County.
2. As per section 24-48.1(1)(c) of the Code, Class III permits are required for work in, on, upon, or contiguous to nontidal lakes, canals, rivers, and other water areas and waterfronts under the direct control of Miami-Dade County by virtue of ownership, dedication by plat, right-of-way easement, reservation, or right-of-way and access agreement or instrument.
3. As per section 24-48.1(1)(c) of the Code, Class III permits are required for work in, on, upon, or contiguous to nontidal lakes, canals, rivers, and other water areas and waterfronts under the direct control of Miami-Dade County by virtue of

ownership, dedication by plat, right-of-way easement, reservation, or right-of-way and access agreement or instrument.

4. According to section 24-48.1(1)(e) of the Code, Class V permits are required for any dewatering of groundwater, surface water, or water that has entered into an underground facility, excavation, or trench.
5. According to section 24-48.1(1)(f) of the Code, Class VI permits are required for the installation of a drainage system for any project that has known soil or groundwater contamination, or that uses, generates, handles, disposes of, discharges, or stores hazardous materials. Please contact the Pollution Remediation Section at 305-372-6700 or dermpcd@miamidade.gov regarding further information about the contaminated sites within the area.
6. Any new development or redevelopment involving 2 acres or more of impervious area or 10 acres of total area shall require a DERM Surface Water Management General Permit (SWMGP) for the construction and operation of the required surface water management system.
7. For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements within the parcels will require a "paving and drainage" review. The road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual and the Miami-Dade County Code.
8. Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.
9. Any proposed development shall comply with county and federal flood criteria requirements.

The applicant is advised to contact the DERM Water Control Section at (305)-372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Stormwater Management

The Village is advised to consider the impact of current sea level rise (SLR) projections on infrastructure capacity and performance. Any proposed or substantial improvements to seawall(s) need to be in compliance with the Amended Chapter 11C and Ordinance No. 22-141 as adopted in October 2022 requiring the Miami-Dade County Flood Criteria minimum seawall elevation of 6.0 feet NAVD 88. Please note that the Chapter 11C applies in unincorporated areas only where the County has building permitting jurisdiction.

The Village of Palmetto Bay must ensure the flood protection level of service provided to residents is
maintained or improved.

At a minimum, the County Flood Criteria adopted in Miami-Dade County in October 2022, or subsequent standards in effect at the time of review and approval of development orders shall be complied with. Most current and groundwater level data available at the time of the review and approval, from the county, the Village of Palmetto Bay or other agencies, shall be used.

Response: Noted. The Village of Palmetto Bay acknowledges the above requirements and will cooperate with Miami-Dade County as-needed.

6. Additionally, Section INFRASTRUCTURE DATA INVENTORY AND ANALYSIS of the plan the paragraph below about the Resources Recovery Facility (waste-to-energy plant), as though the facility was still in operation (See paragraph 2 on page 387 of 429). DERM recommends removing this paragraph.

   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 system removes 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.

   Response: Noted. The above paragraph has been removed from the Infrastructure Data Inventory and Analysis.

We believe that these responses adequately address your concerns and clarify the proposed amendments.

Sincerely,

Javier Gonzalez

Javier Gonzalez, AICP, CFM
Planning and Zoning Director

Cc: Nick Marano, Village Manager
Nicholas Perez-Alvarez, Stantec (Consultant)

Village of Palmetto Bay

2035/2045 Comprehensive Plan

Prepared for:

The Village of Palmetto Bay

9705 East Hibiscus Street
Palmetto Bay, Florida 33157

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DEFINITIONS

1. Conservation & Sustainability Element

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

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

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

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

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

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

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

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

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

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

- The Village shall encourage developments, through incentives, to utilize energy efficient designs and the use of renewal materials.

- The Village shall maintain its Florida Green Building Coalition Certified Green Local Government status.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~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, historic building restorations and tenant improvements for all commercial, mixed-use and government projects to promote energy efficiency, water conservation, resource efficiency, waste reduction, and pollution prevention.

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

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

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

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

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

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

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

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

CON II.A.3 Acquisition of Buffer Areas. The Village may consider the purchase of strategic properties for preservation, passive recreation, and conservation easements to buffer existing wildlife conservation areas or historic and archaeologically significant sites and districts, 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, historic and archaeologically significant sites and districts 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.~~

CON II.B.12 The Village shall aspire to create a Street Tree Master plan and once created shall be updated every five (5) years thereafter.

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.

CON II.C.5 The Village of Palmetto Bay will work with Miami-Dade County to increase tree canopy in support of Miami-Dade County's 2025 Urban Forestry Plan, which seeks to increase tree canopy to a minimum of 30% countywide. Achieving this canopy goal means adding 50% more tree canopy than currently exists within Miami-Dade County's urban development boundary per the Urban Forestry Plan.

CON II.C.6 Bischofia javonica, an invasive and prohibited tree, shall be removed, not trimmed, from under FPL power lines on Village-owned property by the Village and shall be replaced within the Village with three (3) smaller native trees to mitigate the loss of canopy.

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, including those within historic and/or archaeologically significant sites and districts.

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 mangrove habitat areas.

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

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

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

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

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

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

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

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

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

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

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

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

Objective A ~~Potable Water Conservation~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CON IV.C.5 Water Use Efficiency. All future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code.

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

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

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

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

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

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

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

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

CON V.A.7 Annual Earth Day Event. The Village will host an annual Earth Day event to celebrate the achievements of the village and continue to set goals for the future of our community to contribute to the global reduction of greenhouse gases, expansion of tree canopy, parks, recycling and conservation initiatives throughout the Village.

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

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

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

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

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

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

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

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

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

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

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

Policy 6.2.13 Coordinate with the Miami-Dade County Water and Sewer Department (WASD) to install treated re-used (grey) water lines in Village of Palmetto Bay for use on rights-of way and other appropriate landscaped areas within the Village limits. MDWASD does not have any planned re-use projects within the Village of Palmetto Bay.

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

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

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

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

Objective 6.3 Surface Water Quality

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

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

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

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

Policy 6.3.4 Maintain regulations and monitoring techniques within the Land Development Regulations to ensure that adequate stormwater management standards for pervious area, retention and detention are included from the SFWMD and

Miami-Dade County Department of Regulatory and Economic Resources, and that the drainage LOS standard adopted in this Comprehensive Plan is met.

Objective 6.4 Groundwater, Drainage, and Floodplain
Protect the 100-year floodplain, groundwater aquifer recharge, and the natural drainage features within the Village.

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

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

Policy 6.4.3 Coordinate with the Miami-Dade County Department of Public Works and Waste Management to prioritize Stormwater problem areas and target capital improvement projects to mitigate them, and utilize the Village's Stormwater Master Plan to identify additional priority storm water problem areas and projects.

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

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

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

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

Objective 6.5 Protection of Natural Resources
Conserve and protect the remaining natural systems of the Village of Palmetto Bay, in recognition of the inherent values of these areas left in their natural state.

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

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

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

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

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

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

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

~~Policy 6.5.8~~ ~~Existing mature vegetation and distinctive trees should be retained and protected in developments that homes are shaded from direct sunlight, which then reduces the energy demand from air conditioning units and other appliances. This also contributes to a reduction in the area's carbon footprint since less energy is used to keep the houses cool in the development.~~

~~**Objective 6.6**~~ **Wetland Protection**

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

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

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

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

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

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

Objective 6.7 Protection of Plants and Wildlife

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

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

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

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

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

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

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

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

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

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

development or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

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

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

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

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

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

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

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

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

Objective 6.10 Archeological and Historic Resources
Ensure future land development activities incorporate appropriate measures to prevent damage to archeologically and historically significant resources in the Village of Palmetto Bay to the maximum extent feasible.

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

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

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

2. Coastal Management Element

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

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

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

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

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

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

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

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

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

to ensure the preservation and protection of their natural and historical significance while adapting to environmental changes.

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

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

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

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

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

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

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

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

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

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

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

Objective A **The Village will discourage additional development or density within the Coastal High Hazard Area (CHHA) and FEMA flood zones beyond those permitted on the Future Land Use Map in order to limit future loses and protect existing and future residents from extreme weather events.**

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

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

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

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

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

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

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

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

COA II.A.9 Evaluate Hurricane Evacuation Impacts. In accordance with F.S. 163.3178 (8)(a), all amendments to this Comprehensive Plan and/or applications for

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

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

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

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

Objective B Limit new public infrastructure in the Coastal High Hazard Area (CHHA) and focus new public infrastructure in designated redevelopment areas and ensure that infrastructure is designed to mitigate against flooding, sea level rise and storm surge, while minimizing degradation of and harmful impacts to the public and natural environment.

~~**Coastal High Hazard Area (CHHA) Infrastructure**~~

~~**Ensure that infrastructure in the Coastal High Hazard Area (CHHA), as defined in Section 163.3178(2)(h), F.S. as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, is provided in accordance with the adopted level of service standards set forth in the Transportation Element, Infrastructure Element, and Capital Improvements Element to serve development and redevelopment towards coastal resource preservation and safe evacuation.**~~

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

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

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

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

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

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

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

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

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

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

Objective C ~~**Coastal High Hazard Areas (CHHA) – Population**~~
Except as otherwise permitted by the Future Land Use Map, direct population concentrations away from the Coastal High Hazard Area (CHHA) and FEMA floodplain areas, by diverting new growth towards US-1 and limiting densities and intensities in existing Low Density Future Land Use designations., as defined in Section 163.3178(2)(h), F.S. as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COA III.B.4 Repeated Damage Assessment. During post-disaster redevelopment, structures that suffer repeated damage to pilings, foundations, or load bearing walls shall be required to rebuild landward of their present location and/or be

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

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

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

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

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

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

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

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

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

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

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

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

Objective B Identify Opportunities to Acquire Additional Waterfront Properties

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

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

~~**Objective 5.1 Protection of Coastal Resources**~~

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

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

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

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

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

~~Policy 5.1.5 Mangrove forest, coastal hammocks, or other natural vegetative communities within the Village shall be maintained, protected, and incorporated into landscaping plans where development or redevelopment is to occur, except for trimming authorized by exemption pursuant of Ch. 403, Florida Statutes. To promote revegetation of coastal band mangrove trees, pruning or alteration of propagule or seed bearing trees shall be conducted in such a manner to preserve as much of the seed source as possible, Limited removal and trimming of mangrove trees outside of Mangrove Protection Areas for the~~

purpose of providing necessary maintenance and/or visual shoreline access may be permitted, pursuant to the provisions of Chapter 24 of the Code of Miami-Dade County, as may be amended from time to time, or qualify for an example pursuant to Ch. 403, Florida Statutes.

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

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

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

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

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

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

Objective 5.2 Water-related Uses and Public Access

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

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

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

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

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

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

~~**Protect human life and limit public expenditures that subsidize private development permitted within the Coastal High Hazard Area (CHHA), as defined in Section 163.3178(2)(h), F.S. as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, beyond the planned densities and intensities depicted on the Future Land Use Map or those which are necessary to support the limited remaining infill development and/or support overriding health and safety concerns.~~**

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

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

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

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

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

Policy 5.4.6 The Village of Palmetto Bay recognizes that the boundaries of its Coastal High Hazard Area (CHHA) shall be the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. The Village of Palmetto Bay CHHA boundary is derived from the Florida Statewide Regional Evacuation Study.

Objective 5.7 Hurricane Evacuation and Damage Assessment

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

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

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

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

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

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

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

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

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

Objective 5.8 Post Disaster Redevelopment and Hazard Mitigation

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

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

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

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

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

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

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

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

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

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

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

3. Future Land Use Element

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

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

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

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

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

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

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

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

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

FLU I.B.2

Low Density Residential (LDR): The residential densities allowed in ~~this~~ the LDR category shall ~~range from a minimum of 2.5 to a~~ not exceed a maximum

of 6.0 DUA ~~dwelling units per gross acre~~. This ~~density~~ category shall be comprised primarily of ~~is generally characterized by~~ detached single family housing and townhouses. ~~It could also include large fee-simple townhomes with extensive surrounding open space or a mixture of both housing types, provided that the maximum gross density is not exceeded.~~

FLU I.B.3

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

FLU.I.B.4

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

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

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

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

FLU I.C.1

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

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

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

FLU I.C.2

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

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

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

FLU I.C.3

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

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

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

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

Community facilities will continue to be permitted with the Downtown designation. Industrial uses and those uses which are determined to be detrimental to the goals of the Downtown are prohibited. The Village may use

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

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

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

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

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

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

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

FLU I.C.4

Village Mixed Use (VMU): The land use designation is designed to encourage compact, mixed-use development comprised of business, office, residential, commercial ~~civic,~~ institutional, recreation, open space, and hotel.

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

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

FLU I.C.5

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

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

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

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

FLU I.D.1

Environmental Protection (ENV~~P~~): The ENV category shall designate ~~Parcels designated EP are~~ environmentally-sensitive lands ~~under the ownership of government or non-profit entities~~. No development except low

intensity, passive recreational uses are permitted on lands under the ownership of government or not-for-profit entities. ~~Limited administrative office, retail, and storage uses incidental to protection use are allowed.~~

FLU I.D.2

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

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

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

FLU I.D.3

Water Management and Recreation ~~Bodies~~ (WMR~~B~~): The WMR land use category shall be for lands approved by the South Florida Water Management District. The purpose of the WMR category is to designate areas that are to be utilized for water management, maintenance of waterways, and stormwater management/flood control and may capture recreational uses in the vicinity of these water management resources such as trails or access points into parks. ~~Major existing inland canals, lakes, and other water bodies are shown on the FLUM.~~ No residential or non-residential development shall be ~~is~~ permitted.

~~Access and usage facilities such as docks and boat ramps are permitted subject to the approval of the jurisdiction with authority over the water body, the Village Council, and the Miami-Dade County Department of Regulatory and Economic Resources.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Consistent with F.S. 163.3208(4), new distribution electric substations shall be permitted in all FLUM categories (except preservation, conservation, or historic preservation).
- Consistent with F.S. 163.32051(3), floating solar facilities shall be a permitted use in the appropriate FLUM categories and the LDC shall promote the expanded use of floating solar facilities.
- Consistent with F.S. 559.955, a home-based business that operates from a residential property may operate in an area zoned for residential use.
- Consistent with F.S. 381.986, regulation of cultivation, processing, and delivery of marijuana by medical marijuana treatment centers is preempted to the state except as provided for in F.S. 381.986(11).
- Consistent with F.S. 509.032(7)(b), a local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals.

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

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

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

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

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

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

~~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.

REC I.B.11 Emergency Response Infrastructure. The Village shall install emergency call boxes or panic buttons in parks larger than 3 acres, place emergency locator signs at key intersections and gathering areas, maintain clear emergency vehicle access to all major park facilities, and post-emergency contact information at all park entrances and key locations.

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

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

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

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

REC I.C.2 Priority Sites. The Village shall give high priority to acquisition of lands in the Coastal High Hazard Area (CHHA), in or adjacent to jurisdictional wetlands, in floodplains, in conservation lands, in environmentally sensitive lands, and other similar areas for passive recreational land, provided that the Village determines that recreational use of these sites would not endanger the public health, safety, welfare, environment, marine life, or flora and fauna.

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

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

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

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

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

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

REC II.A.1 Mobility Access. The Village shall ensure bicycle and pedestrian access where feasible to all recreation sites and internal pedestrian access to all recreation facilities. Whenever possible, site access shall be connected to existing sidewalks and pathways providing access to the community at large. ~~As future~~

~~roadway improvements are analyzed and designed, provide for non-motorized transportation needs using FDOT design standards for bicycle facilities.~~

REC II.A.2 Bicycle Facilities. As future roadway improvements are analyzed and designed, the Village shall provide for non-motorized transportation needs using Florida Department of Transportation (FDOT) design standards for on street and off-street bicycle facilities.

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. The Village's potable water level of service (LOS) shall remain consistent with Miami-Dade County's adopted LOS standard.

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~~ within feasible distance pursuant to section 24-43.4 of the Miami-Dade County Code and 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 influent sewage flow for the preceding 12 months.

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.~~ The system shall maintain the capacity to collect and dispose of no less than 102 percent of annual average daily influent sewage flow for the preceding 5 years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period.

d. The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day.

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 66fficeally 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) and Regulatory and Economic Resources – DERM 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.

INF II.B.4 Consistent with Florida Statute section 163.3177(6)(c)3, the Village shall coordinate with the Miami-Dade County Water and Sewer Department (WASD) to consider, as funds become available under WASD's Connect 2 Protect Program, the feasibility of providing sanitary sewer services to any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system (OSTDS) per one acre within a 10-year planning horizon, and to identify the wastewater facility (capacity, projected flows for the next 20 years, and timeline for construction of the sanitary sewer system) that could receive the sanitary sewer flows after connection. The Village will update its general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the conclusions of Miami-Dade County's feasibility consideration along with the required information once obtained from Miami-Dade County.

~~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) and DERM 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. The design of gray water systems shall comply with Chapter 24 of the Miami-Dade County Code.

~~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. The Village's solid waste level of service (LOS) shall remain consistent with Miami-Dade County's adopted LOS standard.~~

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

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, and under the jurisdiction of, the Village shall operate at or above the roadway Level of Service (LOS) Standards contained in this element.

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

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

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

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

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

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

1. 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

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.

~~[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~~

TRA II.B.2 Coordinate with FDOT and Miami-Dade. The Village shall coordinate with Florida Department of Transportation (FDOT) and Miami-Dade County in the development and implementation of the Village's design standards that would be applicable to State and County roadways in order to enhance the transportation corridors in the Village.

TRA II.B.3 Manage Driveway Access. The Village Land Development Regulations (LDR) shall maintain standards to manage driveway access in areas of any non-residential future land use designations such that frequent spacing of driveways does not contribute to reduced infrastructure performance or compromised safety.

Objective C Protect neighborhoods. The Village shall prioritize the protection of neighborhood character in its single-family residential areas, and will reduce transportation-related impacts that compromise this character.

TRA II.C.1 Limits for Single-Family Residential. The Village will not plan, design, or program projects increasing vehicle-carrying capacity in single-family residential areas.

TRA II.C.2 Traffic Calming. The Village shall preserve and protect single-family residential areas from non-local traffic through implementation of traffic calming measures as defined by the Village, and if necessary approved by the County.

TRA II.C.3 Perform Studies. The Village shall have the ability to perform traffic calming studies in neighborhoods and residential areas to determine if existing conditions justify the implementation of these measures.

Goal III Village-led transportation improvements and decisions are consistent with those of its agency partners. The Village's own contributions to its transportation network and actions to manage it will support and complement those from private developers and from partner agencies (including Florida Department of Transportation ((FDOT)), the Miami-Dade County Transportation Planning Organization ((TPO)), and Miami-Dade Transit).

Objective A Consistency and coordination with partners. The Village shall plan, design, and implement its own transportation capital projects, programs, and other investments in a manner compatible with those of its partner agencies.

TRA III.A.1 County Transportation Liaison. The Village shall designate a transportation liaison to coordinate with Miami-Dade County departments, especially Transportation, Transit, and the Office of Emergency Management.

TRA III.A.2 South Florida Commuter Services. The Village shall designate a transportation liaison with South Florida Commuter Services, or any successor organization performing similar transportation management association functions, to identify and engage any Transportation Demand Management (TDM) services appropriate and applicable to the Village.

TRA III.A.3 Increase TDM Service. The Village shall contribute funding to South Florida Commuter Services to add or increase TDM services or options available to the Village, and this funding may be derived from development contributions used to mitigate transportation impacts, per Policy TRA II.A.4.

TRA III.A.4 Pedestrian Facilities. The Village shall strive for safe, continuous pedestrian facilities to be provided within one-quarter mile of any fixed-route transit service or high-capacity transit stations on or adjacent to the US 1 corridor.

TRA III.A.5 Evacuation Operations. Evacuation operations for emergency events, such as weather-related emergencies, shall begin within four hours of issuance of an emergency order by the County Administrator.

TRA III.A.6 Evacuation Support Plan. The Village's transportation liaison will designate a support plan for Village-maintained streets that connect to County and State routes designated as emergency evacuation routes. The Village will prioritize use of these streets for evacuation purposes and will suspend other activities on these streets upon issuance of an emergency order by the County administrator.

Objective B Engagement of partners to facilitate achieving Village goals, objectives, and policies. The Village shall coordinate with partner agencies to ensure that applicability of the goals, objectives, and policies of this Element can extend beyond right-of-way and districts outside of Village ownership and maintenance.

TRA III.B.1 Coordinate with Miami-Dade Transit. The Village shall coordinate with Miami-Dade Transit to identify last-mile connection needs.

TRA III.B.2 Low Emission Vehicles. The Village transportation liaison will coordinate with Miami-Dade County and Florida Department of Transportation (FDOT) to designate locations where Low Emission Vehicle (LEV) use is permitted on County and State transportation facilities, consistent with Policy TRA I.A.7.

~~**Goal 2A Provide for a safe, convenient, effective, and efficient motorized and non-motorized transportation system that is intricately related to the land use pattern and improves the level of mobility of all residents and visitors within the Village.**~~

~~**Objective 2A.1 Transportation Level of Service**~~
~~**To the maximum extent controllable by the Village of Palmetto Bay, all roadways within the Village shall operate at or above the roadway level of service standards contained in this element.**~~

~~Policy 2A.1.2 Palmetto Bay recognizes five "rapid transit stations" and two "community urban centers" serving the South Dade Busway that are illustrated on both the Village of Palmetto Bay Future Land Use Map and the Miami-Dade county Land Use Plan as locations for future transit oriented development. Consistent with the Miami-Dade County CDMP, the Village will continue to exempt development applications from traffic concurrency requirements that lie within one-quarter (1/4) mile of one of these rapid transit stations or community urban centers provided that they include office, hotel, or residential land uses and are designed in such a manner to support convenient use of the transit corridor.~~

~~Policy 2A.1.3 Consistent with Miami-Dade County, provided the development is otherwise consistent with the Village's Comprehensive Plan, proposed development that meet the following criteria cannot be denied for transportation concurrency requirements: (1) projects located within the UIA, and (2) projects located within an Enterprise Zone established pursuant to Chapter 290 of the Florida Statutes.~~

~~Policy 2A.1.4 The minimum acceptable p.m. peak period operating level of service for all Village maintained streets within Palmetto Bay shall be Level of Service E.~~

~~Policy 2A.1.5 Preserve and protect the present character of Old Cutler Road from widening or expansion from its present existing paved right-of-way; consistent with the provisions set forth in Section 9-2 of the Code of Miami-Dade County, Florida (enacted March 15, 2005).~~

~~Policy 2A.1.6 In connection with future development, all roadway, transit, bicycle and/or pedestrian improvements shall be built by respective developer(s), in accordance with the Village's adopted subdivision regulations, and in place prior to issuance of a final Certificate of Occupancy.~~

~~Policy 2A.1.7 Issuance of all development orders for new development of significant expansions of existing development shall be contingent upon compliance with the level of service standards contained in Policy 2A.1.1, Policy 2A.1.2, Policy 2A.1.3, Policy 2A.1.4, and Policy 2A.1.5, except as otherwise noted within the Village's Comprehensive Plan.~~

~~Policy 2A.1.8 Preserve and protect existing rights-of-way to the extent that they continue to be necessary, and require that new rights-of-way be dedicated in perpetuity in connection with future development, where are necessary to maintain the Village's minimum level of service standards.~~

~~Objective 2A.2 Transportation Coordination and Planning~~

~~Coordinate with the Florida Department of Transportation (FDOT), Miami-Dade County Metropolitan Planning Organization (MPO), and Miami-Dade County to implement capacity improvements (motorized and non-motorized) to the State and County road system within, and adjacent to, the Villages and Palmetto Bay so that the desired future growth patterns along these corridors shown in the Future Land Use Map (FLUM) may be adequately supported.~~

~~Policy 2A.2.1 Continue to work with the officials at FDOT, Miami-Dade County MPO, and Miami-Dade County to promote the inclusion of projects in their plans programs and development regulations that adequately provide future capacity for moving people safety and efficiently through Palmetto Bay.~~

~~Policy 2A.2.2 Solicit the expenditure of County Road Impact Fees on facilities that best benefit the Villages of Palmetto Bay through participation in the Miami-Dade County MPO's policy and technical coordinating committees.~~

~~Policy 2A.2.3 On an annual basis, develop and maintain a Five Year Capital Improvements Program for transportation improvements within Palmetto Bay.~~

~~Policy 2A.2.4 On an annual basis, inventory and prioritize transportation projects within Palmetto Bay that most favor alternative modes of travel to the single occupant automobile within the Village's Capital Improvement Program.~~

~~Policy 2A.2.5 Coordinate with officials at Miami-Dade Transit, the Miami-Dade MPO, and FDOT to ensure that safe, continuous pedestrian and bicycle linkages are within all future projects within one-quarter (1/4) mile of transit stops located within the Village to connect residents and visitors with public transit for completing higher order trips.~~

~~Policy 2A.2.6 The Village's designated "transportation liaison" shall continue to work towards improving coordination efforts with the Florida Department of Transportation, Miami-Dade County Metropolitan Planning Organization (MPO), Miami-Dade Transit (MDT), Miami-Dade Public Works and Waste Management Department, and Citizens Independent Transportation Trust (CITT) of the Peoples Transportation Plan (PTP). Among other duties, this staff person is~~

responsible for informing the Village Council of important transportation issues or decisions made at the county or state level that impact the Village, submit an annual transportation plan to the CITT for disbursement of PTP funds, oversee transportation plans, programs, and projects implemented within the Village, and represent the Village at various MPO meetings.

Objective 2A.3 Increase Vehicle Occupancy

Increase the vehicle occupancy rate from the current 1.34 persons per vehicle to 1.41 persons per vehicle by 2020 for commuting residents of Palmetto Bay.

Policy 2A.3.1 Partner with the South Florida Commuter Services (SFCS) to disseminate information for commuting residents to carpool, vanpool, or take public transit as an alternative to single-occupant automobile travel. Initial strategies may include provision of SFCS materials for pick-up at Village Hall, regular announcements at public meetings for SFCS services, and a link to the organization of the official Village website.

Objective 2A.4 Community and neighborhood Protection

Development and expansion of the transportation system within Palmetto Bay should be done in a way that does not adversely impact community and neighborhood integrity.

Policy 2A.4.1 The Village of Palmetto Bay strongly opposes the widening of SW 87th Avenue, north of SW 184th Street, identified in the Miami-Dade MPO 2030 Long Range Transportation Plan. To this end, the Village will formally apply to the Miami-Dade MPO and Miami-Dade County in October 2006 for removal of this project from the Long Range Transportation Plan in conformance with the formal amendment cycle established by the agencies.

Policy 2A.4.2 The Village will continue to preserve and protect the integrity of its existing transportation system from the avoidable intrusion of roadway widening and request that appropriate state and county agencies consider all other capacity improvements, including public transit, bicycle, and pedestrian enhancements, prior to moving forward with any road widening projects that impacts the character of Palmetto Bay.

To this end, the Village strongly opposes any recommended roadway widening, now or in the future, to SW 136th Street, SW 144th Street, SW 152nd Street, or SW 168th Street east of US 1 or the widening of SW 67th Avenue, SW 72nd Avenue, SW 77th Avenue, SW 82nd Avenue, SW 87th Avenue, SW 92nd Avenue, and SW 97th Avenue between northbound lanes of US 1 and SW 184th Street.

Policy 2A.4.3 Preserve and protect the character of neighborhoods from the avoidable intrusion of "cut-through" traffic through the implementation of appropriate traffic calming measures. Traffic calming measures will be installed, where warranted, after proper review of citizen's requests, completion of a formal traffic calming study, and confirmation that necessary funds are available under the Peoples Transportation Plan to construct the needed improvements.

Policy 2A.4.4 Continue to monitor and act upon the conclusions and recommendations contained in the Village of Palmetto Bay Transportation Master Plan to conduct formal traffic calming studies for the Mangowood and Southwood Neighborhoods and the areas immediately surrounding SW 164th Street and SW 148th Street.

~~Policy 2A.4.5~~ ~~In the review of development applications, the Village Building Division shall require that the location of driveways on municipal streets comply with the Miami-Dade County's Public Works Manual Standards.~~

~~Policy 2A.4.6~~ ~~Coordinate with the Miami-Dade County MPO for the implementation of the Miami-Dade County Grade Separation Feasibility Study and the US 1 Intersection Improvements Study.~~

~~**Objective 2A.5 Bicycle and Pedestrian Facilities**~~

~~**Increase the amount of pedestrian and bicycle activity within the Village by providing adequate facilities to promote friendly pedestrian and bicycle environments.**~~

~~Policy 2A.5.1~~ ~~By January 2015, the Village Sidewalk Inventory should be reviewed and updated. Sidewalks in accordance with recommendations from the updated Village Sidewalk Inventory should be constructed to address missing links and/or gaps in the current sidewalk network. Gaps within the sidewalk network, located in front of vacant lots should be constructed in accordance with approved site plan for future development.~~

~~Policy 2A.5.2~~ ~~Continue to coordinate with the Florida Department of Transportation to target pedestrian improvements for intersections along US 1 including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, better lighting for nighttime use, improved "count down" pedestrian signals, and safe pedestrian refuge areas.~~

~~Policy 2A.5.3~~ ~~Continue to target improvements to the pedestrian network consistent with the Americans with Disabilities Act (ADA) for non-compliant facilities identified in either the Village's Sidewalk Inventory or Transportation Master Plan completed in 2004.~~

~~Policy 2A.5.4~~ ~~The Village is committed to provide safe routes to school for local elementary schools within municipal boundaries consistent with the rules and regulations of Chapter 1006.23 of the Florida Statutes. Upon formal request by the citizenry and determination of adequate funding, the Village will contact the Miami-Dade County School Board and work cooperatively to evaluate existing walking conditions consistent with guidance from the Manual on Uniform Traffic Control Devices (MUTCD) Chapter 7A for preparing individual school traffic control plans. The Village will act upon the reasonable conclusions and recommendations from the study and program appropriate improvements into the Capital Improvements Plan to ensure safe walking conditions are maintained for local elementary school students.~~

~~Policy 2A.5.5~~ ~~Priorities for sidewalk improvements within the Village shall be to provide safe routes to school for local elementary schools and to connect all transit stops inside the Village with sidewalks.~~

~~Policy 2A.5.6~~ ~~Continue to implement on-street bicycle lanes recommended in the Village of Palmetto Bay Transportation Master Plan (adopted October 2004) with assistance from Miami-Dade County and the Florida Department of Transportation.~~

~~Policy 2A.5.7~~ ~~Work with representatives for Miami-Dade Transit to increase the number of MDT bus routes operating within the Village that participate in the Agency's Bike and Ride Program.~~

~~Policy 2A.5.8~~ ~~Participate in pedestrian and bicycle planning programs of the Miami-Dade County MPO and District VI of the FDOT.~~

Goal 2B **Develop a safe, convenient, and efficient public transportation system within Palmetto Bay for residents, businesses, and visitors, with particular emphasis on adequate service for the local "transportation disadvantaged" population within the Village.**

Objective 2B.1 **Transit and System Improvements**
Increase utilizations of transit service by local residents, employees, and visitors to help reduce motor vehicle use and traffic congestion.

Policy 2B.1.1 Support efforts by Miami-Dade Transit to consider improvements to the existing transit system including, but not limited to, increased routes, frequency of service, and accuracy of scheduling.

Policy 2B.1.2 Continue to coordinate with members of Miami-Dade Transit and the Citizens' Independent Transportation Trust to implement public transportation improvements identified in the People's Transportation Plan. Funding for these improvements will come from the half-cent sales tax referendum approved by Miami-Dade County voters in 2002.

Policy 2B.1.3 Act upon the conclusions and recommendations contained in the Village of Palmetto Bay Transportation Master Plan to promote transit as a viable alternative to the single-occupant automobile.

Objective 2B.2 **Transit Usage.**
Increase the transit modal split for all trips within the Village of Palmetto Bay.

Policy 2B.2.1 Work with Miami-Dade transit to improve transit service within the Village (i.e. increased service coverage, frequency of service, etc.) toward making public transit a more viable alternative to automobile travel.

Policy 2B.2.2 The Village will act upon the conclusions and reasonable recommendations if feasible, made in the local transit circulator study report to implement a local transit circulator service that provides a viable alternative to the single-occupant automobile for short trips within the Village.

Policy 2B.2.3 Act upon the conclusions and reasonable recommendations made in the local transit circulator study report to implement the school transit circulator service focused on providing a viable alternative to automobiles for picking up and dropping off students.

Policy 2B.2.4 Provide incentives, such as increased allowable density or reduced parking requirements, to developers of all residential, commercial, and/or general office land uses within identified mixed-use land use categories that place public transit facilities within their parcels.

Objective 2B.3 **Emergency Transit Plan**
Coordinate with Miami-Dade Transit and Miami-Dade Office of Emergency Management (OEM) to help ensure development of an emergency transit plan that will provide a timely evacuation of the Coastal High Hazard Area during tropical storms and hurricanes.

Policy 2B.3.1 The Village Manager shall direct the transportation liaison established under Policy 2A.2.6 of this Element to meet with the Miami-Dade Office of Emergency Management (OEM) at least every twelve months to coordinate evacuation plans and related issues and report back to the Manager.

Policy 2B.3.2 Timely evacuation operations shall be established to commence four (4) hours after an evacuation order is issued by the County Administrator.

Goal 2C **Preserve and enhance desirable development patterns that support Palmettos Bay's vision to provide for a safe, convenient, and efficient motorized and non-motorized transportation system to satisfy the transportation needs of the residents and visitors of the residents.**

Objective 2C.1 **Future Land Use Coordination**
The transportation system shall be coordinated with the Future Land Use Map (FLUM) and the goals, objectives, and policies of the Future Land Use Element to ensure that transportation facilities and services are available to adequately serve existing and proposed population densities, land uses, and housing and employment patterns.

Policy 2C.1.1 In connection with future development, require that adequate and safe internal circulation improvements take into consideration the provision that pedestrian and/or bicycle facilities be in place prior to issuance of final Certificate of Occupancy

Policy 2C.1.2 The Village will coordinate with the County to identify ways to reinforce the neighborhood character of the land uses depicted in the Future Land Use Map and discourage the avoidable intrusion of "cut-through" along County right-of-way SW 87th Avenue, between SW 184th Street and SW 168th Street, through implementation of traffic calming and other streetscape improvements. The Village will work with the County to identify methods to minimize cut-through traffic and or minimize its impacts.

Policy 2C.1.3 Continue to coordinate with Miami-Dade County to determine the feasibility of widening major roads to enhance access to the Florida Turnpike, from two lanes to five lanes with bicycle lanes and sidewalks relieve pressure on the already over-capacity section of Old Cutler Road, within municipal boundaries. Furthermore, emphasis for improvements to these corridors should also consider a streetscape master plan with common signage, landscaping, street lighting, and pavement treatments that help reinforce these corridors as a gateway into Palmetto Bay.

Policy 2C.1.4 Continue to coordinate with Miami-Dade County and the Miami-Dade County Metropolitan Planning Organization (MPO) to support redevelopment of the portion of southwest Palmetto Bay located along the South Dade Busway as a transit oriented center. The extents of the transit oriented center are illustrated as Franjo Activity Center land use categories on the Future Land Use Map.

Objective 2C.2 **State and County Roads.**
The Village shall monitor traffic volumes on existing State and County maintained roads that cross Palmetto Bay and require in connection with future development that roadway improvements be undertaken by the developer as a condition to issuance of necessary permits to ensure that the goals, objectives, and policies of this element are met.

Policy 2C.2.1 In connection with future development, and at the Village's plan review stage, require that specific improvements to State and County roads be coordinated with the applicable respective agencies by the developer(s) and that the necessary improvements, which are to be made conditions of issuance of related development orders or permits, be carried out in conjunction with construction of the development and in place prior to the impacts of development.

Objective 2C.3 **Rights-of-way Design Standards**
Coordinate with FDOT and Miami-Dade County in the development and implementation of the Village's design standards that would be

~~applicable to State and County roadways in order to enhance the transportation corridors in the Village.~~

~~Policy 2C.3.1 The Village's Garden Club will continue to provide assistance to the Village's Tree Board Advisory Committee as an added incentive for supporting the Village's Tree City USA designation and further support for the Village's Street Tree Master Plan. The group is encouraged to meet regularly to monitor and maintain activities associated with implementation of projects within the Street Tree Master Plan and initiatives identified by the Tree Board Advisory Committee.~~

8. Housing Element

Goal I	**Maintain Safe, High-Quality Neighborhoods. The Village will continue to diversify its travel options and enable more travel to be made in non-driving modes of transportation on all trips.**
Objective A	**Protect Neighborhood Safety. The Village will continue to diversify its travel options and enable more travel to be made in non-driving modes of transportation on all trips.**
HOU I.A.1	Crime Prevention Through Environmental Design (CPTED). The Land Development Regulations (LDR) shall utilize the principles of Crime Prevention Through Environmental Design (CPTED), or other similar programs, in regulating the design of buildings and placement of uses in order to increase the safety of neighborhoods and the community (See Future Land Use Element).
HOU I.A.2	Building Safety. Consistent with F.S. 163.3177(6)(f)1.b., the Village is required to maintain and enforce minimum Florida Building Code and LDR standards that regulate the elimination or rehabilitation of unsafe and substandard housing units in order to maintain existing housing in a state of good repair and aesthetically pleasing with the surrounding community.
HOU I.A.3	Safe Access. The Village shall enhance community parks and the safe access to parks and schools from residential neighborhoods (See Parks and Recreation Element and Educational Facilities Element).
Objective B	**Maintain Community Character. The Village shall protect the community's sense of place and existing community character and established neighborhoods.**
HOU I.B.1	The Village shall protect and promote quality housing, community aesthetics, walkability, and livability to maintain a vibrant community.
HOU I.B.2	Design. The Village shall maintain sustainability design guidelines for neighborhoods including street trees, sidewalks, bike lanes, and trails (See Future Land Use Element).
HOU I.B.3	Neighborhood Character. The Village shall protect existing neighborhoods from commercial intrusion to maintain the character of the community.
HOU I.B.4	Compatibility. The Land Development Regulations (LDR) shall promote the compatibility of other uses in proximity of residential housing and regulate proper screening and landscape buffering standards.
HOU I.B.5	Historical Resources. The Village shall encourage the protection of designated historical and archaeological housing, structures, and sites through appropriate LDR regulations, review procedures, and historic and archaeological resources designations and may encourage the rehabilitation and adaptive reuse of designated historically significant housing. (See Parks and Recreation Element).
Goal II	**Multigenerational Housing Opportunities. The Village shall plan for multi-generational housing options for residents and their families.**
Objective A	**Multi-generational Housing. The Village shall support aging-in-place and multi-generational housing strategies that encourage residents to remain in their neighborhoods as they age and as needs evolve.**

HOU II.A.1 Aging-in-Place Housing Options. The Land Development Regulations (LDR) shall include aging-in-place strategies such as shared housing options, sub-units under one roof, and other assisted living arrangements that may allow a single family to care for relatives onsite in all residential zoning districts.

HOU II.A.2 Accessory Dwelling Units. The Village shall evaluate the appropriateness of allowing accessory dwelling units as "granny flats" in the Estate Density Residential category provided they are not permitted to be rented, and incorporate adequate setbacks, parking, drainage, septic system, and other requirements and level of service standards are maintained.

HOU II.A.3 Senior Housing. The Village shall identify and support existing senior housing stock, including affordable senior housing, and plan for additional senior housing options such as continuum of care, condos, or senior-only affordable and market rate rentals.

Goal III Mixed-Use Neighborhoods. Support a diverse mix of housing and mixed-use neighborhoods along US-1.

Objective A New Housing. The Village shall designate density through mixed-use housing developments along US-1 in order to provide a variety of housing types in close proximity to jobs and supporting facilities.

HOU III.A.1 Housing Variety. Consistent with F.S. 163.3177(6)(f)3., the Village is required to maintain housing implementation programs that encourage adequate sites for a housing supply of various types, sizes, and costs with new development guided towards infill along US-1 and continue to partner with private and nonprofit sectors to address housing needs to accommodate the anticipated population through the 10- and 20-year planning horizon.

HOU III.A.2 Smart Growth. The Village shall encourage smart growth and infill development and redevelopment of residential housing along US-1.

HOU III.A.3 Livability. The Village shall promote livability by supporting new housing options that are well-integrated with the community's mobility network, accessible to services, and in proximity to employment centers and parks.

HOU III.A.4 Mitigation. The Village shall consider traffic impacts when reviewing new multi-family housing developments to mitigate traffic impacts. Additionally, the improvement of mobility options for all types of users may be required for offsite and onsite mitigation based on the review of traffic impacts associated with these new developments (See Transportation Element).

HOU III.A.5 Attainable Housing. Consistent with F.S. 163.3177(6)(f)1.d, F.S. 163.3177(6)(f)1.g, F.S. 163.3177(6)(f)3, the Village is required to plan for adequate sites for future housing including attainable and affordable housing, especially along US-1, where community residents, including but not limited to teachers, government workers, and senior citizens can live where they work and have access to every day needs and transit.

HOU III.A.6 Consistency with State Requirements. Consistent with F.S. 163.3177(6)(f)1.d., the Village is required to continue to provide opportunities for mobile homes, group homes, and foster care facilities in residential zoning districts, provided that they meet design compatibility standards. Consistent with F.S. 163.3177(6)(f)1.e., the Village is also required to provide residents with the ability to relocate when residents are displaced by Village actions, through public development or redevelopment.

Goal IV **Sustainable Housing. The Village shall promote sustainable housing measures in order to protect neighborhoods and the residents' quality of life.**

Objective A **Sustainability. Consistent with the Village's broader sustainability goals, the Village shall guide housing away from coastal areas and encourage sustainable housing design and construction methods.**

HOU IV.A.1 Coastal Sustainability and Resiliency. The Village shall guide housing development away from the Coastal High Hazard Area (CHHA). Any development and rehabilitation of housing near the coast and/or within the CHHA shall be consistent with the policies outlined in the Coastal Management Element of this Comprehensive Plan to ensure the long-term resiliency and safety of neighborhoods.

HOU IV.A.2 Mitigation. Where feasible, the Village shall coordinate with the appropriate state, federal, and other applicable entities to support property owners in the mitigation of risks from natural hazards and flooding such as elevating existing homes and support property owners in the repair of housing after a hazard event (See Coastal Management Element).

HOU IV.A.3 Sustainable Housing Design. The Land Development Regulations (LDR) may incorporate strategies to address housing design and construction methods that increase energy efficiency and encourage the use of renewable resources. The LDR may also provide incentives for housing developments that meet recognized green building criteria (i.e., LEED).

~~**Goal 3** **Maintain and enhance the supply of decent, safe, and affordable housing, and maximize viable options and opportunities for present and future residents of the Village of Palmetto Bay**~~

~~**Objective 3.1** **Village Housing Activities**~~
~~**Protect the existing housing stock and neighborhoods, and address affordable housing needs to the maximum extent feasible.**~~

~~Policy 3.1.1 Increase and improve affordable housing supply and minimize potential blight of existing residential neighborhoods through the use of good land use planning, urban design, landscaping in development review, and proactive code enforcement.~~

~~Policy 3.1.2 Preserve the existing housing stock and enhance existing neighborhoods by identifying unsafe or substandard structures, advising property owners of available rehabilitation programs and pursuing prompt, corrective action.~~

~~Policy 3.1.3 Evaluate and employ all feasible techniques to identify and promote potential sites in the Village for affordable housing.~~

~~Policy 3.1.4 Support the provision of affordable housing in close proximity to regional transit corridors and nearby shopping opportunities.~~

~~Policy 3.1.5 By January 2016 evaluate the feasibility of inclusionary zoning regulations, which requires a certain percentage of units of new development or redevelopment to be set aside for low or moderate income housing.~~

~~Policy 3.1.6 By January 2016, consider density bonuses for the provision of affordable housing.~~

~~Policy 3.1.7 Ensure that housing stock within Palmetto bay meets the minimum criteria set for in the Miami-Dade County Minimum Housing Standards Article of the Code~~

of the Miami-Dade County, Florida (Chapter 17, Article ii, enacted March 15, 2005). The Village shall notify landlords and tenants of minimum housing standards through the Village's quarterly newsletter.

Policy 3.1.8 Encourage the protection of all identified, and yet unidentified, historical and archeological structures and sites within the Village (see Housing Element 3.1.8) through appropriate land development regulations, comprehensive review of development applications, public acquisition decisions, and historic designations.

Policy 3.1.9 By January 2020, evaluate the appropriateness of allowing accessory apartments (aka: granny flats) in existing neighborhoods provided adequate setbacks, parking, drainage, septic system, and other requirements and level of service standards are maintained.

Policy 3.1.10 Support the utilization of county, state, and federal housing programs to provide home repair and/or home purchase opportunities for current and future residents.

Policy 3.1.11 Encourage local employers to offer their assistance in meeting the housing needs of cost-burden employees.

Policy 3.1.12 Partner with the South Florida regional Planning Council in their efforts to increase public awareness of affordable housing issues through an educational program highlighting the positive benefits of good urban and building design on affordable housing and addressing other common misconceptions associated with affordable housing.

Policy 3.1.13 The Village has created a Medium Density Residential and a Medium High Density Residential Future Land Use Designation. The designated areas are adjacent to US 1 and reflect existing densities of the current zoning districts. These proposed designations would reflect existing and future commitments to provide affordable and work force housing units.

Objective 3.2 Regional Affordable Housing Efforts
Actively support and participate in regional and county-wide efforts to address affordable housing needs.

Policy 3.2.1 By January2016, finalize the Village's role in a regional solution (Regional Fair Share) to ensure the availability of adequate affordable housing for all income ranges within a reasonable commute distance from employment centers.

Policy 3.2.2 Continual coordination with Miami-Dade County should be made to identify affordable housing opportunities and needs utilizing concrete and specific strategies and initiatives, including active participation in task forces and/or standing committees.

Policy 3.2.3 The Village shall coordinate and actively participate, where feasible, with the following regional agencies to identify additional resources for addressing affordable housing needs in the Village and surrounding region:

- Miami-Dade County Housing Agency;
- South Florida Regional Planning Council;
- Appropriate federal and state agencies.

Objective 3.3 Private Development Affordable Housing
Maximize opportunities for private sector development of affordable housing.

~~Policy 3.3.1 Create development regulations and policies to promote and encourage private development of affordable housing in the Village of Palmetto Bay.~~

~~Policy 3.3.2 By January 2016, an assessment of the existing affordable housing permitting process should be performed to determine if a decrease in cost and/or increase in efficiency of providing affordable housing is needed.~~

~~Policy 3.3.3 By January 2016, Council should review the provisions of providing density bonuses for the establishment of affordable housing on infill sites, particularly for small renter households.~~

~~Policy 3.3.4 On an ongoing basis, provide technical assistance, information, and referral services to the private sector in order to promote affordable housing production capacity.~~

~~Policy 3.3.5 Continue to provide land use designations and zoning districts on the Future Land Use Map and the Official Zoning Map to ensure that a variety of housing types (e.g., single family, duplex, and multi-family housing units) are allowed in the Village.~~

~~**Objective 3.4 Coordination with Not-for-profits**~~
~~**Encourage not-for-profit entities to participate in the provision of affordable housing.**~~

~~Policy 3.4.1 Assist not-for-profit entities that seek to promote and provide affordable housing opportunities in the Village of Palmetto Bay.~~

~~**Objective 3.5 Group Homes, Elderly Care, and Assisted Living Facilities**~~
~~**Continue to provide opportunities for group homes, housing for the elderly and assisted living facilities in residential zoning districts.**~~

~~Policy 3.5.1 Allow for state licensed group, and assisted living facilities within residential districts in the Villages Land Development Code (LDC), as required by State Law. When located within or near a residential neighborhood, assisted living facilities deemed to adversely impact the surrounding neighborhood should be minimized to the maximum extent possible.~~

~~Policy 3.5.2 Evaluate the establishment of a senior living facility as part of the Palmetto Bay Village Center master planned development.~~

~~**Objective 3.6 Site Plan Review Requires Landscaping Plans**~~
~~**Site plans for new development projects including but not limited to residential subdivisions, should include landscaping plans.**~~

~~Policy 3.6.1 Residential subdivisions and multi-family residential projects should include planting of street trees in accordance with the Village's Street Tree Master Plan, dated June 21, 2006.~~

~~Policy 3.6.2 Maintenance programs should be required for landscaped areas in development projects, including entryways, street rights-of-way, stormwater retention/detention ponds, and common areas.~~

~~Policy 3.6.3 Residential subdivisions, multi-family residential projects, and commercial projects in the Village will be encouraged through incentives to adopt energy efficient designs and use of renewal materials, as specified in the LEED guidelines.~~

9. Public Participation Element

Goal I **Public Participation. The Village's decision making will be reliable and predictable to promote sound, long-term investments in the community.**

Objective A **Public Participation Processes. The Village must provide for opportunities for all persons to be heard on actions that:**

- **Amend the Village's Comprehensive Plan;**
- **Change the zoning designation of property within the Village;**
- **Require a variance; or**
- **Quasi-judicial actions**

PUB I.A.1 Public Hearings. Action items identified in Objective A must occur in a public hearing meeting and adhere to the standards of this policy.

PUB I.A.2 Any Person may Participate. The Village recognizes that planning and development decisions affect complex systems and have impacts that occur beyond the site of development. Any person may participate in and be a party to a hearing on a decision this policy governs.

PUB I.A.3 Right to Evaluate Proposed Decisions. The Village respects the right of people, including elected officials, to fairly evaluate proposed decisions that this objective governs.

10. Property Rights Element

Goal I	**Respect Property Rights. The Village shall consider judicially acknowledged and constitutionally protected private property rights in its local decision making.**
Objective A	**Property Rights. Consistent with F.S. 163.3177(i)(1), the Village is required to ensure that private property rights are considered in its local decision making amongst other factors required by the Comprehensive Plan and Land Development Regulations.**
PRO I.A.1	Physical Possession and Control. The Village shall consider in its local decision making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
PRO I.A.2	Personal Use of Property. The Village shall consider in its local decision making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
PRO I.A.3	Privacy. The Village shall consider in its local decision making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
PRO I.A.4	Disposal of Property. The Village shall consider in its local decision making the right of a property owner to dispose of his or her property through sale or gift.

11. Capital Improvements Element

Goal I **Provision of High-Quality road, utility and infrastructure facilities and services and public education facilities necessary to correct current deficiencies and accommodate new development and redevelopment for the residents and businesses for Palmetto Bay consistent with the level-of-service standards establish in this comprehensive plan.**

Objective A **Capital ~~Revenues~~ Improvement Funding Availability**
Ensure that adequate fiscal resources are available to ensure that public facility improvements required for existing development, redevelopment, and planned future growth can be made concurrent with development impacts

CAP I.A.1 Five-Year Capital Improvement Program**.** Prepare and adopt a Five-Year Capital Improvement Program (CIP) and One-Year Capital Budget as part of the Village's annual budgeting process, along with an annual review and update, as necessary of the Capital Improvement Element (CIE). The annual update of the CIE's financially feasible Capital Improvements Schedule should demonstrate that level of service standards will be maintained during the next five-year period.

CAP I.A.2: Public Facilities. Prior to the issuance of new development orders, ensure public capital revenues and/or secured developer commitments are in place to provide all public facilities at adopted level-of-service standards, including but not limited to water supply concurrency requirements.

CAP I.A.3: Additional Capital Revenues. Seek viable grants and private development contributions, whenever possible, to provide additional capital revenues for the implementation of the Five-Year Schedule of Capital Improvements.

CAP I.A.4: Assess Impact Fees. Assess impact fees and other appropriate techniques for new development to bear a reasonable proportionate cost for public facility improvements required by new development and partially relieve the burden for capital improvements from property tax collections and existing residents.

CAP I.A.5: Mitigation. ~~The Village in coordination with Miami-Dade County Public Schools shall by ordinance,~~ Include proportionate share mitigation methodologies and options for public school facilities in its concurrency management program and Interlocal Agreement for Public Facility Planning between Miami-Dade County Public Schools, Miami-Dade County and the Cities in Miami-Dade County, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities through mechanisms that might include, but are not limited to, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits.

Objective B **Public Facilities**
Provide high-quality roads and infrastructure facilities and services, including public educational facilities necessary to meet the existing needs and accommodate planned future growth at the adopted level-of-service standards.

CAP I.B.1 Ensure Availability of Public Facilities. All Village decisions regarding land use planning and development will ensure the availability of public facilities and services necessary to support such development at the adopted level-of-service standards concurrent with the associated impacts by means of Village's LDC and in compliance with the Village's Water Supply Plan.

CAP I.B.2 Construction of Capital Improvements. Working with road, utility, and infrastructure service providers within the Village, help ensure that necessary capital improvements are constructed for reconstruction, redevelopment and future growth.

CAP I.B.3 Manage Land Development Process. Manage the land development process so public facility needs do not exceed the Village's ability to fund and provide, or require the provision of, needed improvements. This shall be accomplished through development and implementation of the Village LD~~C~~R.

CAP I.B.4 CIP Guidelines. Include the capital improvement projects identified in the other Elements of this Plan in the 5-Year Schedule of Capital Improvements with priority for implementation according to the following guidelines:

1. Protects public health, safety, and welfare;

2. Promotes Sustainability and Resiliency;

~~2~~3. Fulfills existing legal commitments of the Village to provide facilities and services;

~~3~~4. Corrects an existing public facility deficiency identified in this Plan;

~~4~~5. Permits the most efficient and effective use of existing and/or future facilities;

~~5~~6. Provides new capacity to accommodate future growth consistent with this Plan;

~~6~~7. Prevents or reduces future improvement costs; and

~~7~~8. Promotes cost effective use of time and revenue (related projects)

CAP I.B.5 Assess Costs. Through appropriate public facility funding mechanisms and impact fees, assess new development and higher intensity redevelopment, a pro rata share of the public facility costs necessary to accommodate the impacts of the development at the adopted levels-of service. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, roadways, and public educational and cultural 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]	a. The wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily influent sewage flow for the preceding 12 months. 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 no less than 102 percent of annual average daily influent sewage flow for the preceding 5 years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period. d. The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day. ~~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 County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under contract with the County for disposal, shall, for a minimum of five (5) years, collectively maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the System through long-term interlocal agreements or contracts with municipalities and private waste haulers, and anticipated non-committed waste flows. ~~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]	a. The potable water treatment system shall operate with a rated maximum daily capacity no less than 2 percent above the maximum finished water daily flow for the preceding year accounting for capacity that is reserved for development that is not yet completed ("reserved capacity"). The maximum finished water daily flow shall be determined by calculating the average of the highest five single day finished water 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 (Low Medium Density); 1,500 Semiprofessional Offices Multi-Family Residential (Medium High Density); 2,000 Hospitals; Schools Business and Industry 3,000 c. Water Quality shall meet all federal, state, and County primary standards for potable water. d. Countywide storage capacity for finished water shall equal no less than 15% of the Countywide average daily demand. e. The per capita Level of Service standard for potable water shall be 139 gallons per capita per day. ~~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 a~~n FIHS~~ Strategic Intermodal System (SIS) 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 the 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 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. ~~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.~~ ~~T~~~~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~~

~~[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.~~

~~Concurrency management controls the timing and location of development by conditioning development approval upon a showing that sufficient facilities and services are present or will be provided in order to maintain adopted LOS standards. Concurrency may make development approval contingent on the local government's ability to provide facilities and services or may require the developer to furnish facilities and services in order to maintain adopted LOS standards. Additionally, adoption of a concurrency management system may offer the following benefits:~~

~~a. Support consistency of the Capital Improvements Element with the Future Land Use Element and Water Supply Element;~~
~~b. Provide for the orderly and cost-effective expansion of public facilities;~~
~~c. Supplement capital improvements expenditures and taxing structures for capital improvements; and~~
~~d. Reduce the possibility of damage to the environment from the use of overburdened facilities.~~

~~Typically, concurrency is applied during the development approval process to condition zoning, subdivision or planned unit development approval on demonstrated compliance with the local concurrency ordinance. Concurrency may also function at the building permit stage where it controls development in areas that are already approved but not yet built out, such as pre-platted lands. The Village has adopted the Miami-Dade County Concurrency Management System, which is in effect in Palmetto Bay through its Land Development Code process. This system may be amended in the future, consistent with the Comprehensive Plan, to better serve the needs of Palmetto Bay and its residents.~~

~~A concurrency management system (CMS) is incorporated in the Land Use Element, Water Supply Element and Capital Improvements Element. The CMS shall assure the proper timing, location and design of supportive urban service systems concurrent with the impacts of new development. This management program stipulates that no new development will be approved unless the applicant has presented plans demonstrating that the new development shall:~~

- ~~Be serviced with all requisite public facilities concurrent with the impacts of development;~~
- ~~Provide LOS for all requisite facilities which is compliant with the Village's adopted LOS standards; and~~
- ~~Shall not cause a reduction of levels of service for existing infrastructure below minimum adopted thresholds.~~

PLAN MONITORING, EVALUATION AND APPRAISAL

The Village of Palmetto Bay will formally evaluate and appraise this Comprehensive Plan every 5-7 years, pursuant to State Statute, beginning with the original Plan adoption in 2005 under the 1985 State Growth Management Act, as amended. The components of this comprehensive process are the updating of socioeconomic and development data, which is evaluated to determine if projections were accurate and what trends have developed over the past five years. The Goals, Objectives, and Policies of the adopted Plan are then examined for updating, compliance with current law and introduction of new initiatives for the next planning period. Village staff will also conduct annual monitoring of Plan implementation with respect to goals, objectives and policies as part of the budgeting process.

Public participation is built into the entire process, which results in a final Evaluation and Appraisal Report (EAR) that is reviewed and adopted by the Local Planning Agency and Village Council, and transmitted to the Florida Department of ~~Economic Opportunity~~ Commerce for review. Once the final EAR is approved by all agencies, EAR-based amendments are initiated ~~and~~.

12. Intergovernmental Coordination Element

Goal A **Establish and improve intergovernmental relationships with public, quasi-public, private and non-profit entities involved in planning and development activities. Resource protection and allocation, and utility and infrastructure provision, including coordination of plans and programs affecting the Village of Palmetto Bay and its neighboring communities.**

Objective 8.1 **Non-Transportation Coordination Activities and Participation**
Maintain and greatly enhance, where possible, intergovernmental coordination initiatives and activities with governmental agencies, quasi-public companies, local service providers and non-profits, such as Miami-Dade County, South Florida Water Management District, and Miami-Dade County School Board, to maximize the capital improvement, service and financial benefits from those entities to the residents and businesses of Palmetto Bay.

~~Policy 8.1.1 Ensure that an active and effective program of monitoring and communication with area communities, federal, state, regional, county, and other local governments and agencies is developed and maintained.~~

INT I.A.1 Participate. Participate in federal, state, regional, and county workshops, meetings, and public hearings relating to topics affecting the Village of Palmetto Bay and its environs, including but not limited to water supply.

INT I.A.2 Communication. ~~Special coordination emphasis shall be placed on~~ Maintain~~ing~~ effective lines of communication with county, regional, and state agencies charged with setting levels-of-service and/or permitting requirements, and initiating maintenance and capital improvement projects for public facilities and water supply located in and around the Village of Palmetto Bay.

INT I.A.3 Disseminate Information. The Village Manager and his designee shall disseminate information on proposed comprehensive plan and/or land development regulation amendments by the Village, neighboring cities, Miami-Dade County, and other governmental agencies in addition to publication requirements ~~which will have potentially significant impacts~~.

INT I.A.4 Level-of-Service Reports. The Village Manager and his designee shall prepare and review the annual level-of-service ~~monitoring~~ 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.





VILLAGE OF PALMETTO BAY
2035/2045 COMPREHENSIVE PLAN

MAY 2025

ACKNOWLEDGMENTS

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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.



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)

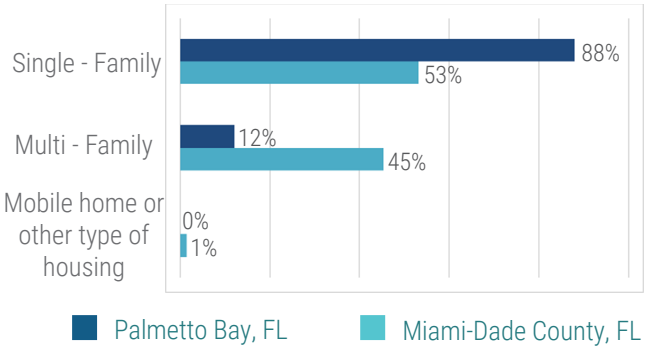
42
Median Age (2017-2021)

HOUSING

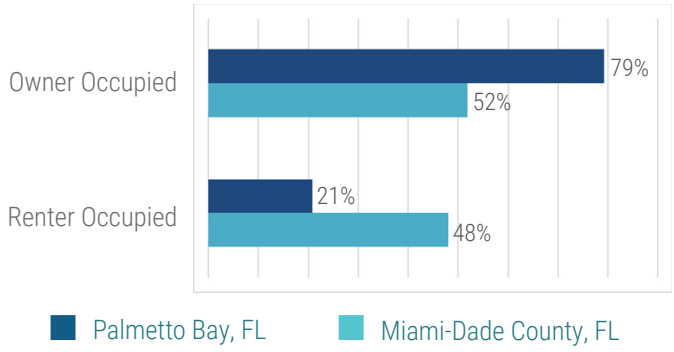
Housing Costs

		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

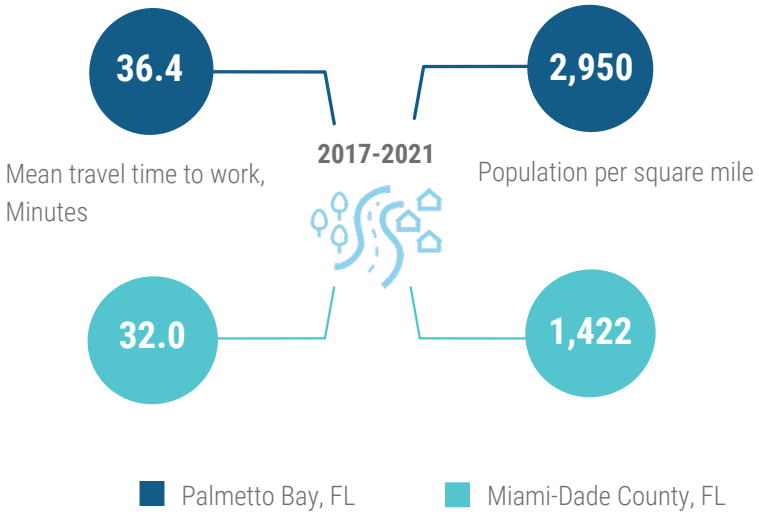
Housing Unit by Type
2017 -2021



Housing Unit by Occupancy
2017 -2021

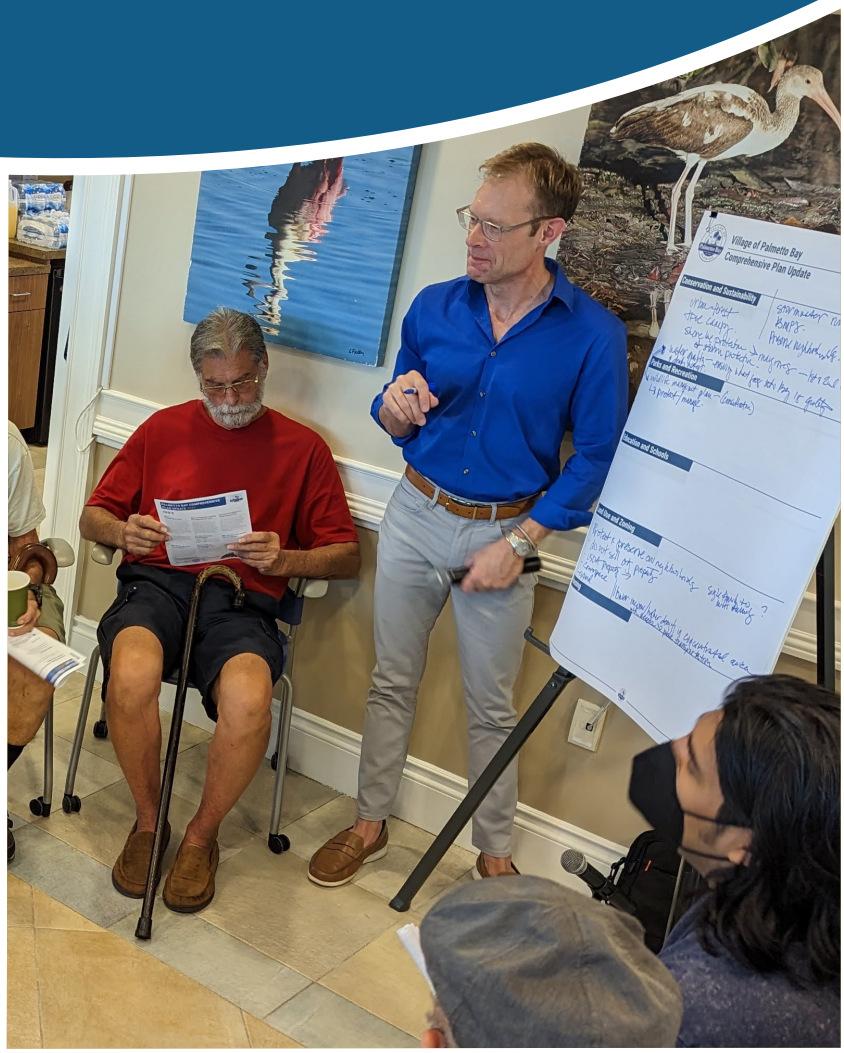


TRANSPORTATION & GEOGRAPHY



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.

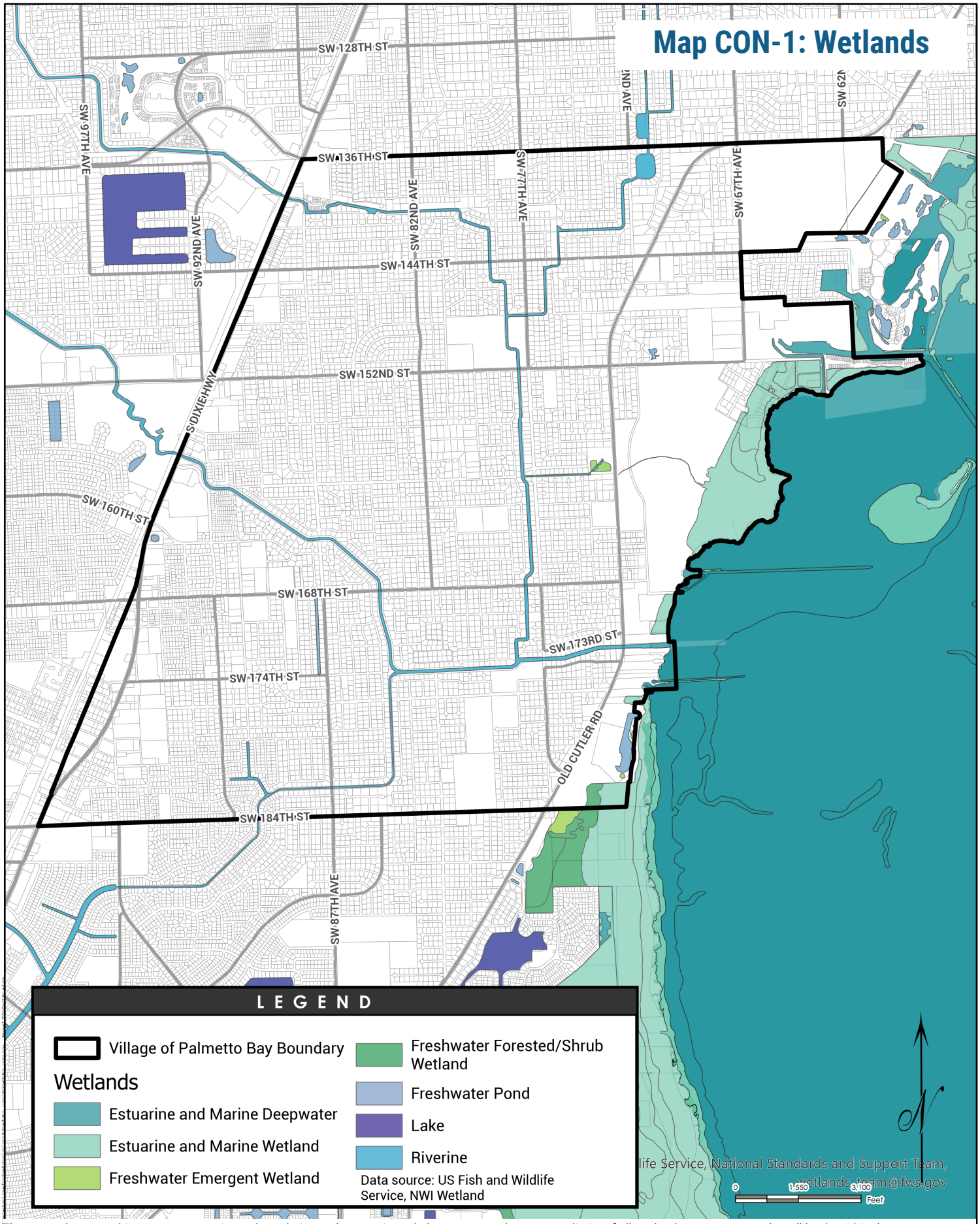


Protect Surface Waters, Wetlands, and Coastal Resources
The Village shall protect the community's surface waters, wetlands, and coastal resources in order to protect water quality and preserve important natural resources.



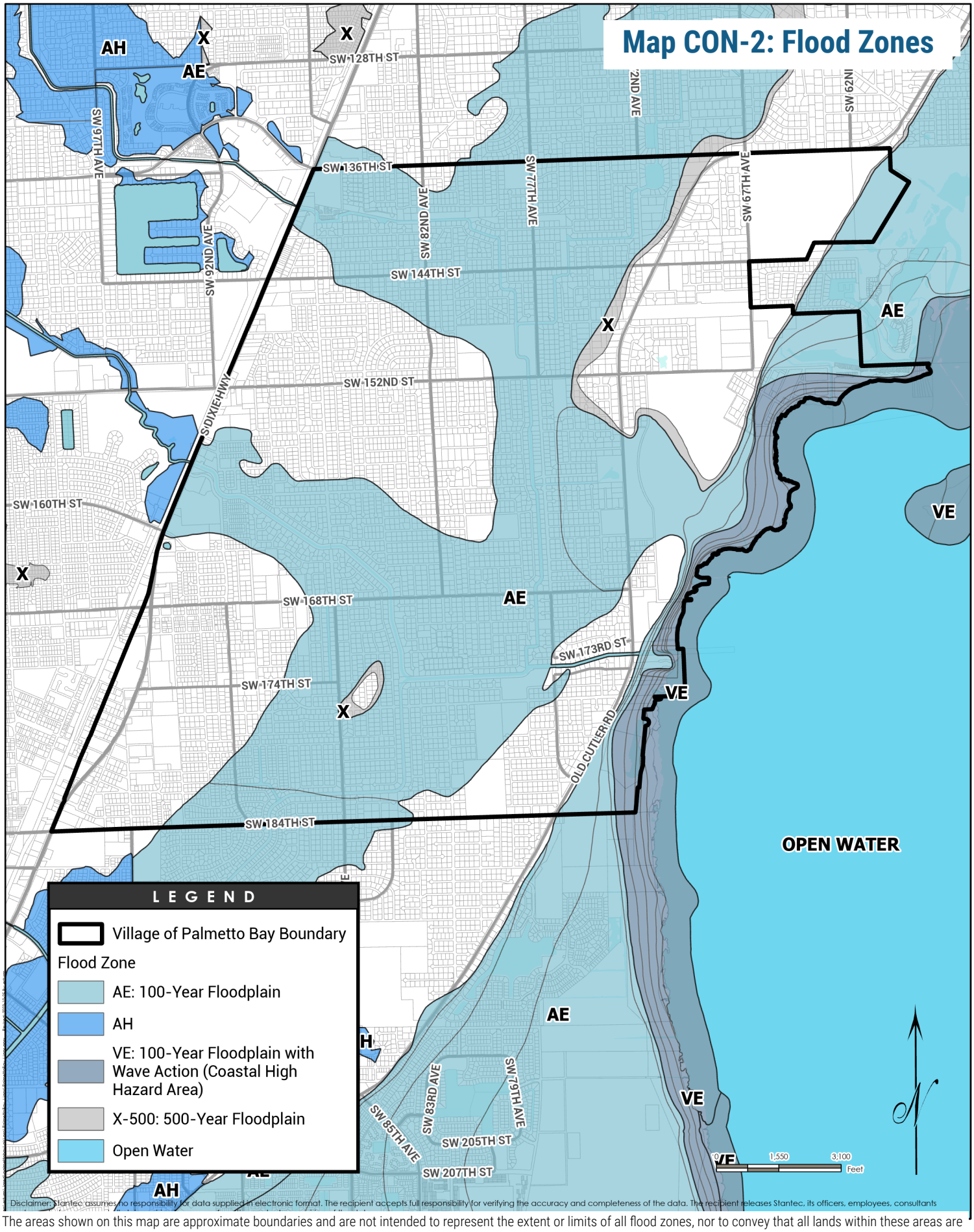
Protect Potable Water Quality and Supply
The Village shall encourage water conservation and ensure that the community has a quality, dependable potable water supply.

Map CON-1: Wetlands



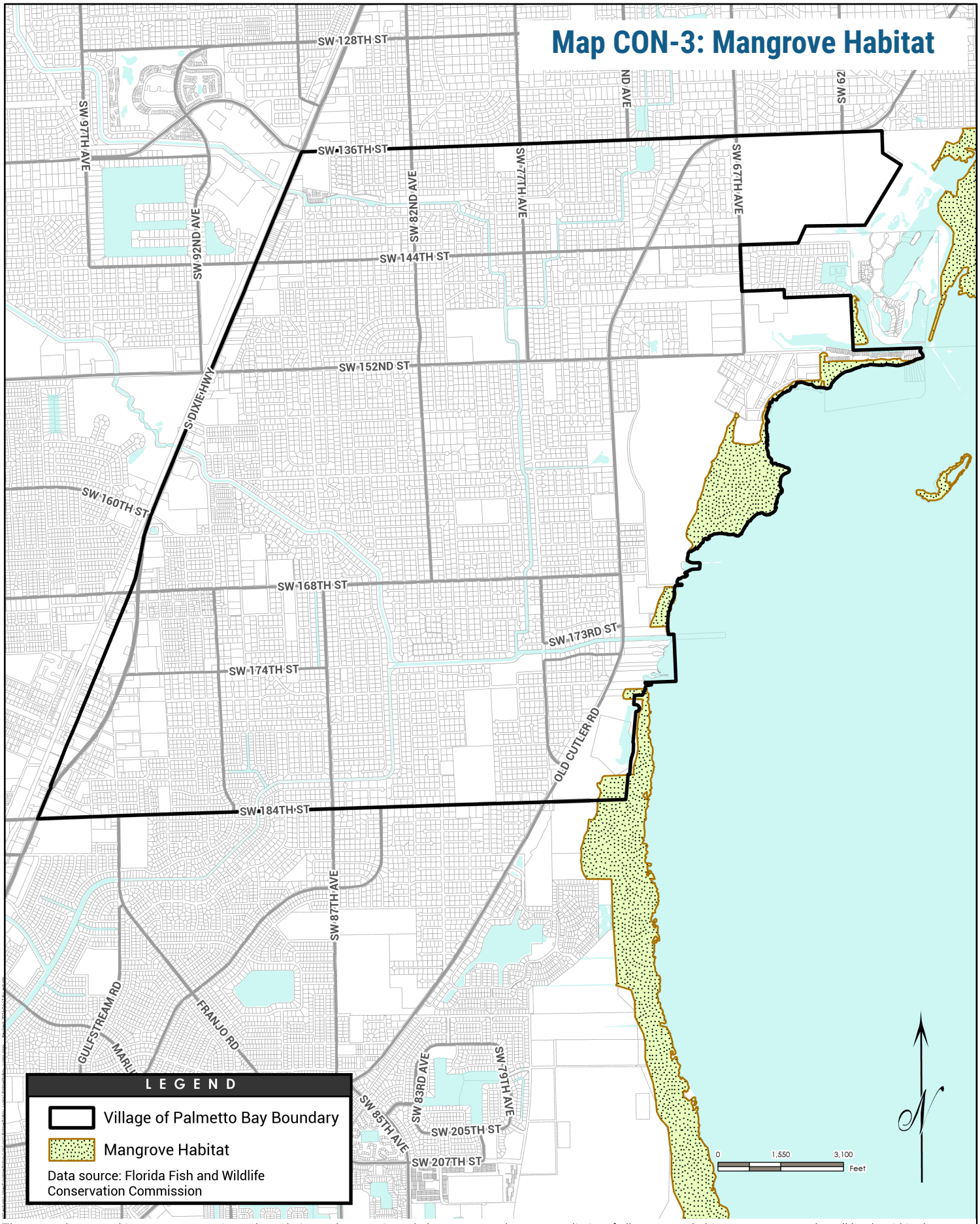
The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all wetlands, nor to convey that all lands within these areas contain wetlands. This map should not be used to determine the location of jurisdictional wetlands for regulatory purposes, but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

Map CON-2: Flood Zones

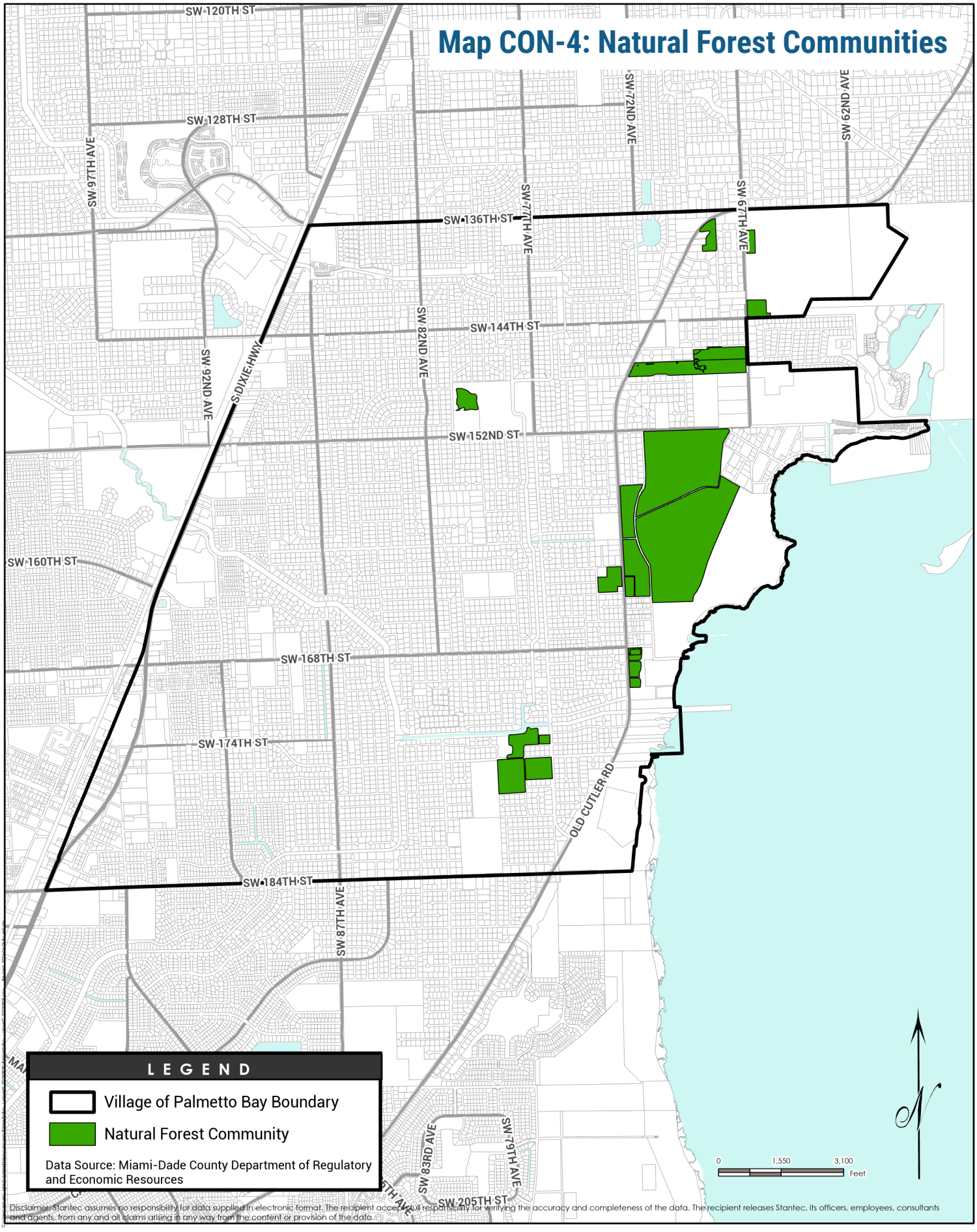


The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all flood zones, nor to convey that all lands within these areas are flood zones. This map should not be used to determine the location of flood zones for regulatory purposes, but instead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

Map CON-3: Mangrove Habitat

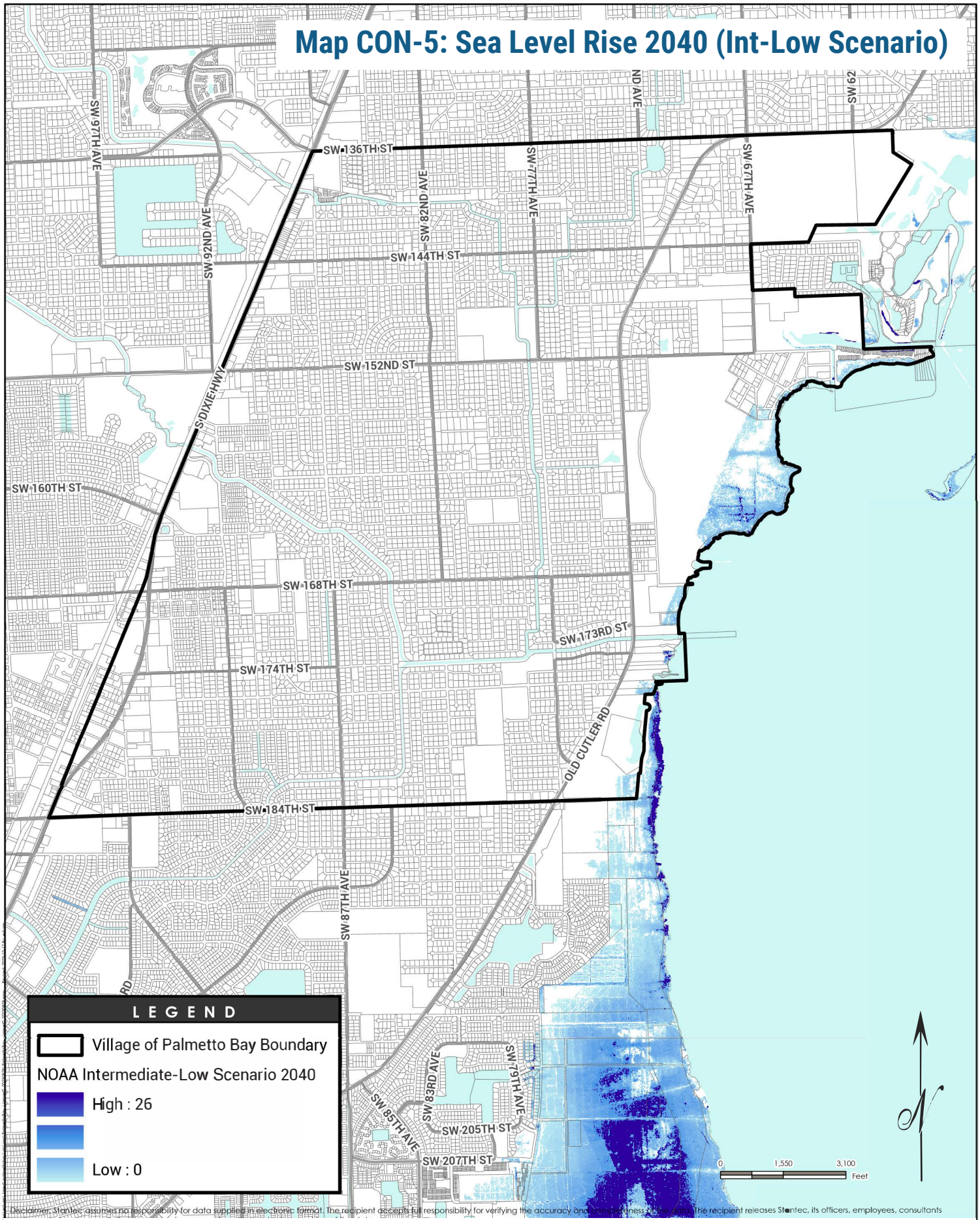


The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all mangrove habitat, nor to convey that all lands within these areas contain mangroves. This map should not be used to determine the location of mangrove habitat for regulatory purposes,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



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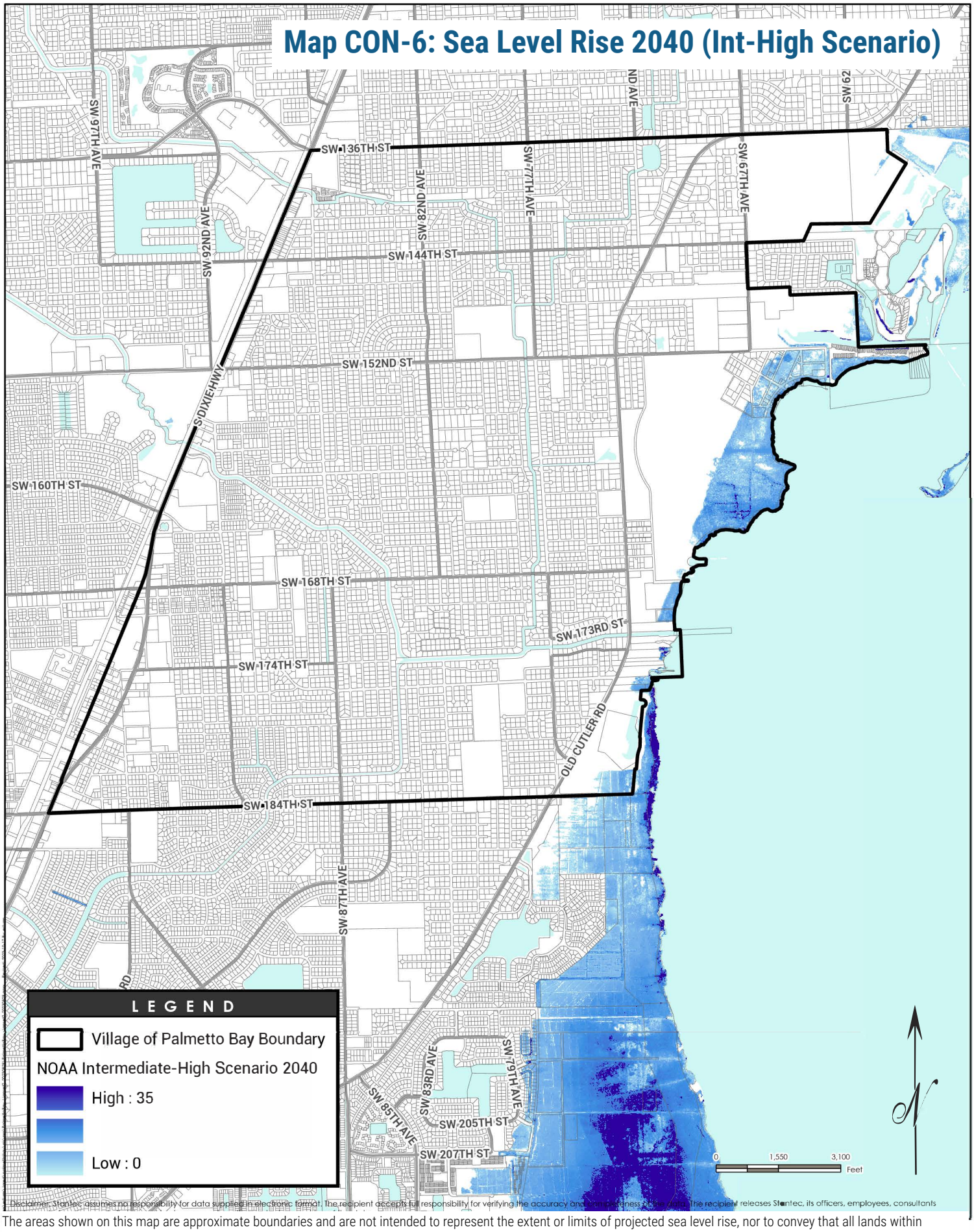
Map CON-5: Sea Level Rise 2040 (Int-Low Scenario)



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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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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.



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 encuourage growth and redevelopment in the higher elevation ground areas and away from vulnerable coastline hazards like sea level rise, floods, hurricanes, wind, recurring loss properties.
- **CON I.A.5: Low Impact Development (LID)**
  The Village shall promote environmentally friendly, LID strategies and best management practices that further protect water quality (See Future Land Use Element).
- **CON I.A.6: Water Quality Protection**
  Water quality shall be protected including through stormwater best management practices and requirements that mandate acceptable paving and drainage plans, adequate open (pervious) space areas, and stormwater detention and retention in development projects. All development projects shall use retention, infiltration, and detention systems as required by the LDR, state, and regional standards.
- **CON I.A.7: Minimum Green Standards**
  The Village shall require a minimum green building standards for all new development, remodels, and tenant improvements for commercial, mixed-use and government projects to promote energy efficiency, water conservation, resource efficiency, waste reduction, and pollution prevention.
  - The Village shall encourage developments, through incentives, to utilize energy efficient designs and the use of renewal materials.
  - The Village shall maintain its Florida Green Building Coalition Certified Green Local Government status.
- **CON I.A.8: Environmental Protection**
  As sustainability and environmental protection are priorities for the Village, the LDR shall maintain criteria that protects the Village's natural resources from the adverse impact of development.
- **CON I.A.9: Open Space**
  The Land Development Regulations (LDR) shall maintain open space requirements for developments and the Village shall seek to expand parks and pocket parks.

Objective B: Reduce, Reuse, Recycle

The Village shall promote a comprehensive strategy of reduction first, reusing products second and recycling of waste before sending materials to landfills.

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.

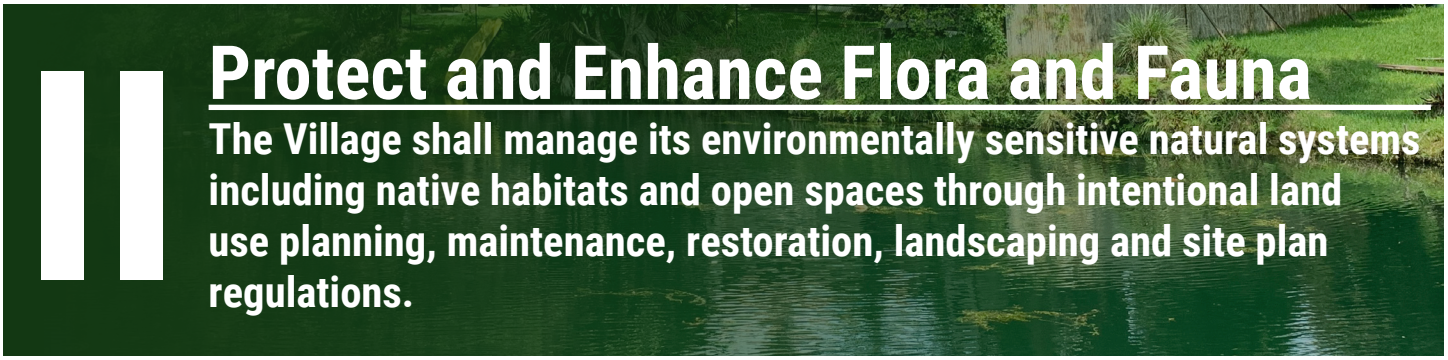


Objective D: Buildings

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, historic building restorations 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 public parks or public lands designated as 'Environmental Protection' or 'Water Management and Recreation' on the Future Land Use Map (FLUM), shall remain protected for future generations and wildlife habitat conservation.
- **CON II.A.3: Acquisition of Buffer Areas**
  The Village may consider the purchase of strategic properties for preservation, passive recreation, and conservation easements to buffer existing wildlife conservation areas or historic and archaeologically significant sites and districts, 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, historic and archaeologically significant sites and districts 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.
- **CON II.B.12**
  The Village shall aspire to create a Street Tree Master plan and once created shall be updated every five (5) years thereafter.



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.
- **CON II.C.5**
  The Village of Palmetto Bay will work with Miami-Dade County to increase tree canopy in support of Miami-Dade County's 2025 Urban Forestry Plan, which seeks to increase tree canopy to a minimum of 30% countywide. Achieving this canopy goal means adding 50% more tree canopy than currently exists within Miami-Dade County's urban development boundary per the Urban Forestry Plan.
- **CON II.C.6**
  Bischofia javonica, an invasive and prohibited tree, shall be removed, not trimmed, from under FPL power lines on Village-owned property by the Village and shall be replaced within the Village with three (3) smaller native trees to mitigate the loss of canopy.





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, including those within historic and/or archaeologically significant sites and districts.

- **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 magrove habitat areas.
- **CON III.C.3: Coastal Restoration**
  The results of coastal water quality and living marine resources performed by Miami-Dade County and SFWMD shall be monitored by the Village Sustainability Officer.
- **CON III.C.4: Coastal Replanting**
  The Village shall encourage the replanting of mangroves and marsh grasses including to enhance public or semi-public shorelines.
- **CON III.C.5:**
  Reduce Litter in canals and Biscayne Bay
  The Village shall coordinate with SFWMD to maintain the water quality and reduce trash and other waste discharges to canals that connect to estuary areas.
- **CON III.C.6: Coastal boardwalks**
  For shoreline access, the Village shall encourage elevated boardwalks that minimize the impact to coastal vegetation.
- **CON III.C.7: Water Impact Statements**
  The Village shall require Water Impact Statements from property developers in order to regulate adverse effects construction can have on the environment, including the floodplain, aquifer and Biscayne Bay.

Objective D: Preserve, Enhance, Restore

The Village shall preserve, enhance, and restore coastal and wetland habitats.

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.

- **CON IV.C.5: Water Use Efficiency**

  All future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code.



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)

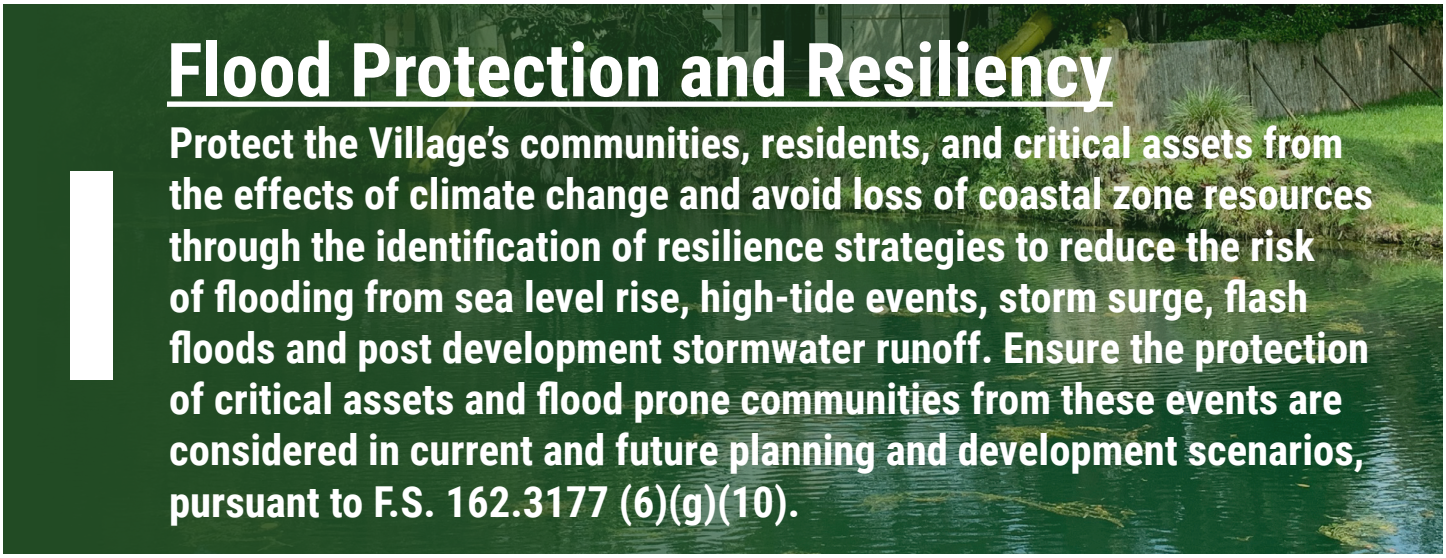
Protect human life and limit public expenditures that subsidize private development within the CHHA, as defined in F.S. 163.3178(2)(h).

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.



Flood Protection and Resiliency

I

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. Special attention shall be given to historic and/or archaeologically significant sites and districts to ensure the preservation and protection of their natural and historical significance while adapting to environmental changes.

Objective B: Reduce Natural Hazard Impacts

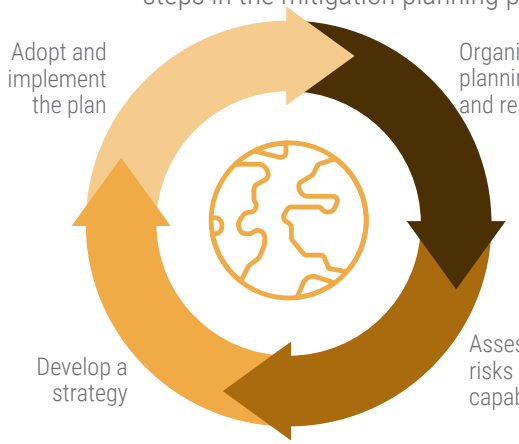
Reduce natural hazard impacts through compliance with Federal Emergency Management Agency (FEMA) regulations and by targeting repetitive flood loss and vulnerable properties for mitigation.

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 within the CHHA and FEMA floodplains in order to account for the impacts of future estimates by NOAA on climate change, sea level rise, storm surge modeling, king tides and more frequent weather related flooding.

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

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

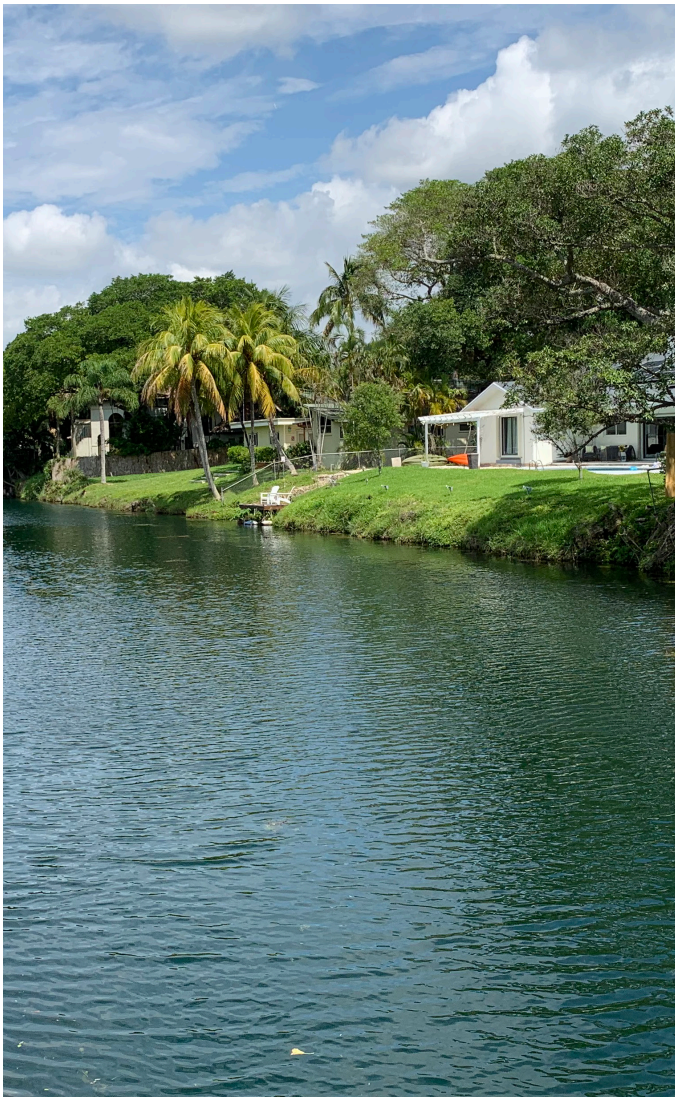
  The Village of Palmetto Bay recognizes that the boundaries of its Coastal High Hazard Area (CHHA) shall be the area below the elevation of the Category 2 storm surge as calculated by South Florida Storm Surge Model known as the SLOSH model. The Village of Palmetto Bay CHHA boundary is derived from the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

- **COA II.A.2: Reduce Flood Risks**

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

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

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



- **COA II.A.4: Transfer of Development Rights**

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

- **COA II.A.5: State Standards**

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

- **COA II.A.6: Coastal Construction Control Line**

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

- **COA II.A.7: Floodplain Management**

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



- **COA II.A.8: Reduce Hurricane Evacuation Clearance Time**

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

- **COA II.A.9: Evaluate Hurricane Evacuation Impacts**

  In accordance with F.S. 163.3178 (8)(a), all amendments to this Comprehensive Plan and/or applications for development review within the CHHA and FEMA floodplains shall be evaluated for impacts to evacuation routes, times and off-site sheltering capacities. If the evaluation indicates inadequate capacity, mitigation activities will need to be identified, built, or proffered to be accepted through a developer agreement to satisfy the generated demand.

- **COA II.A.10: Establish Resilience Review Protocols**

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

- **COA II.A.11: Preserve Historical Resources**

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

- **COA II.A.12: Pervious Areas**

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

Objective B:

Limit new public infrastructure in the Coastal High Hazard Area (CHHA) and focus new public infrastructure in designated redevelopment areas and ensure that infrastructure is designed to mitigate against flooding, sea level rise and storm surge, while minimizing degradation of and harmful impacts to the public and natural environment.

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:

Except as otherwise permitted by the Future Land Use Map, direct population concentrations away from the Coastal High Hazard Area (CHHA) and FEMA floodplain areas, by diverting new growth towards US-1 and limiting densities and intensities in existing Low Density Future Land Use designations.

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.





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).

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.

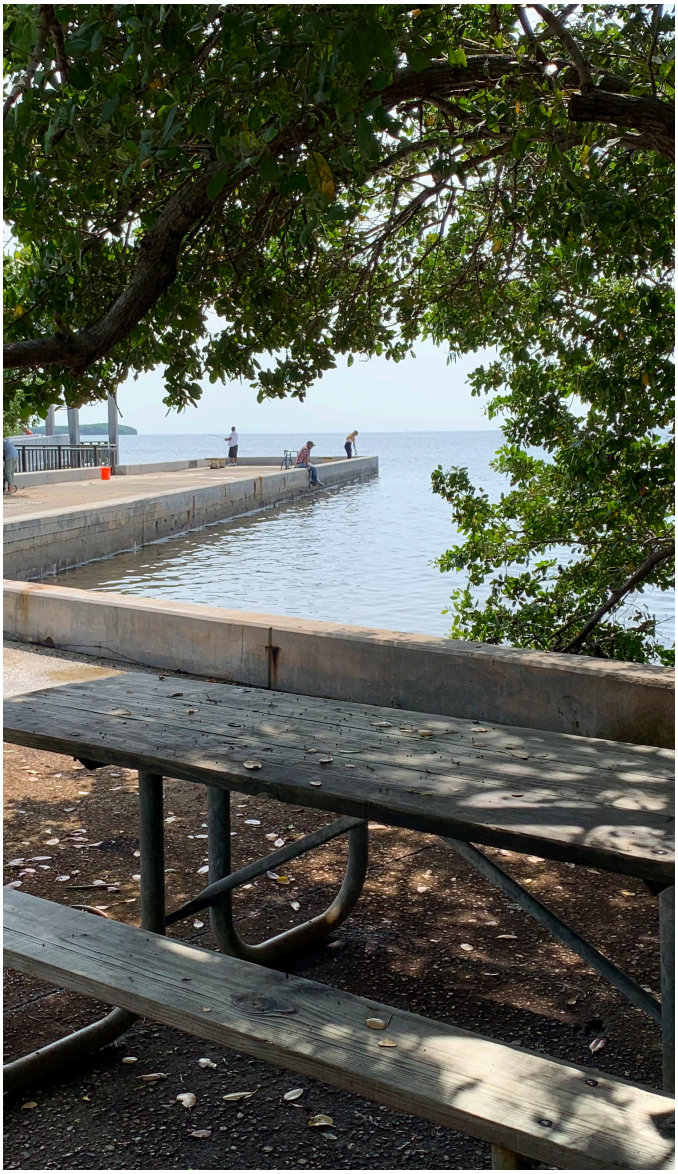
Policies:

- **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.



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

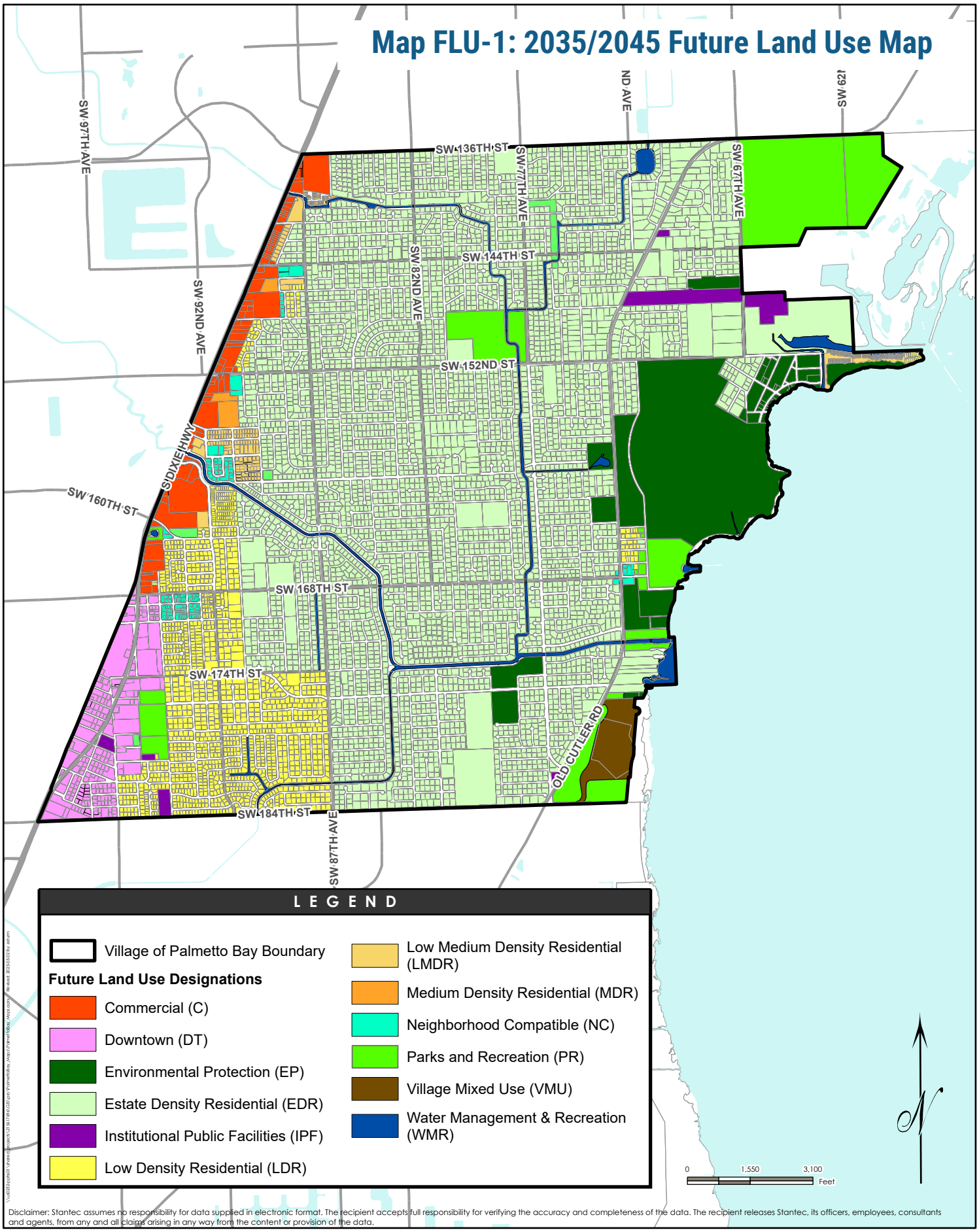
The Village shall encourage architectural design that protects the Village's unique sense of place and create identifiable neighborhoods.



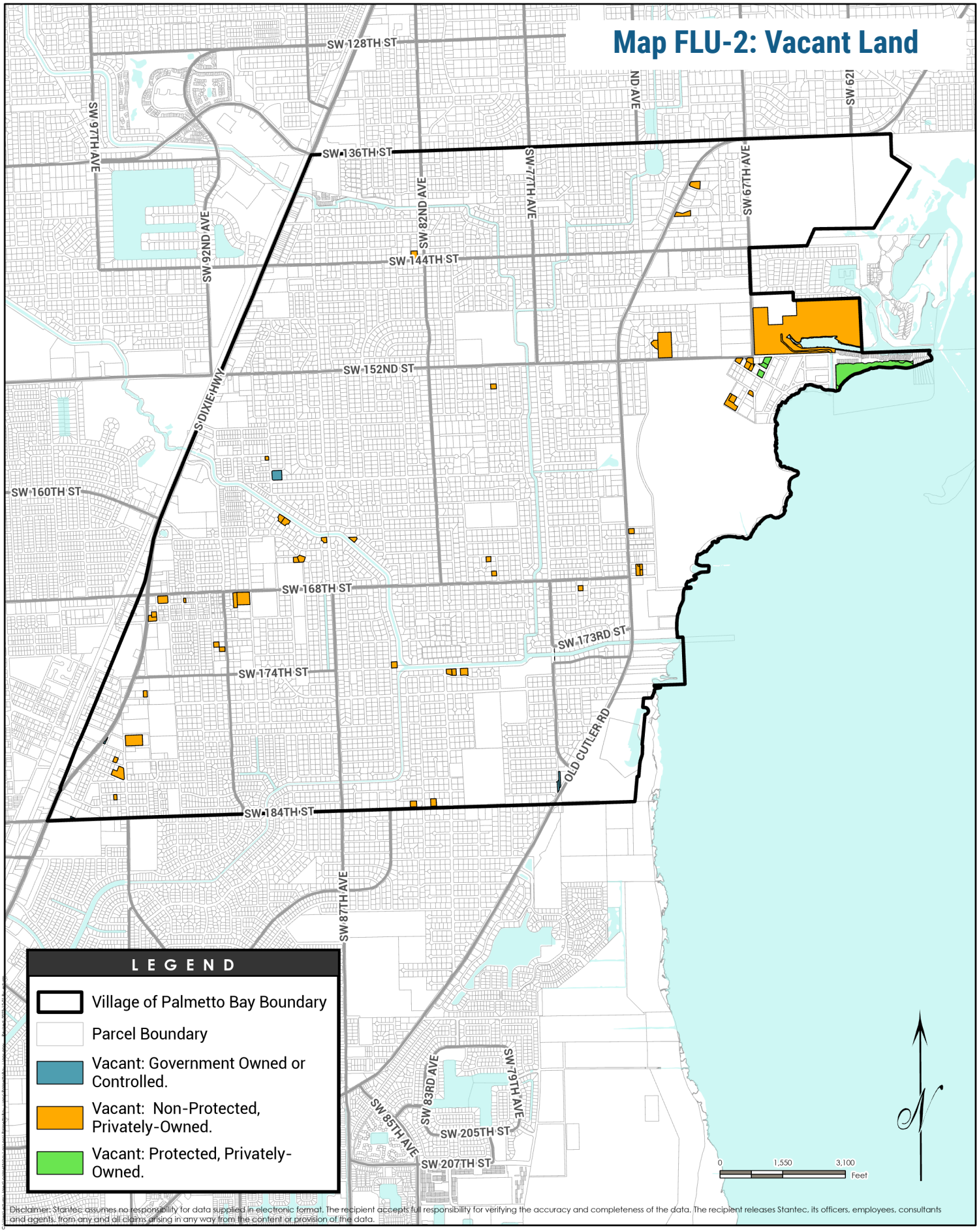
Implement Regulations through the Land Development Regulations (LDR)

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.

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

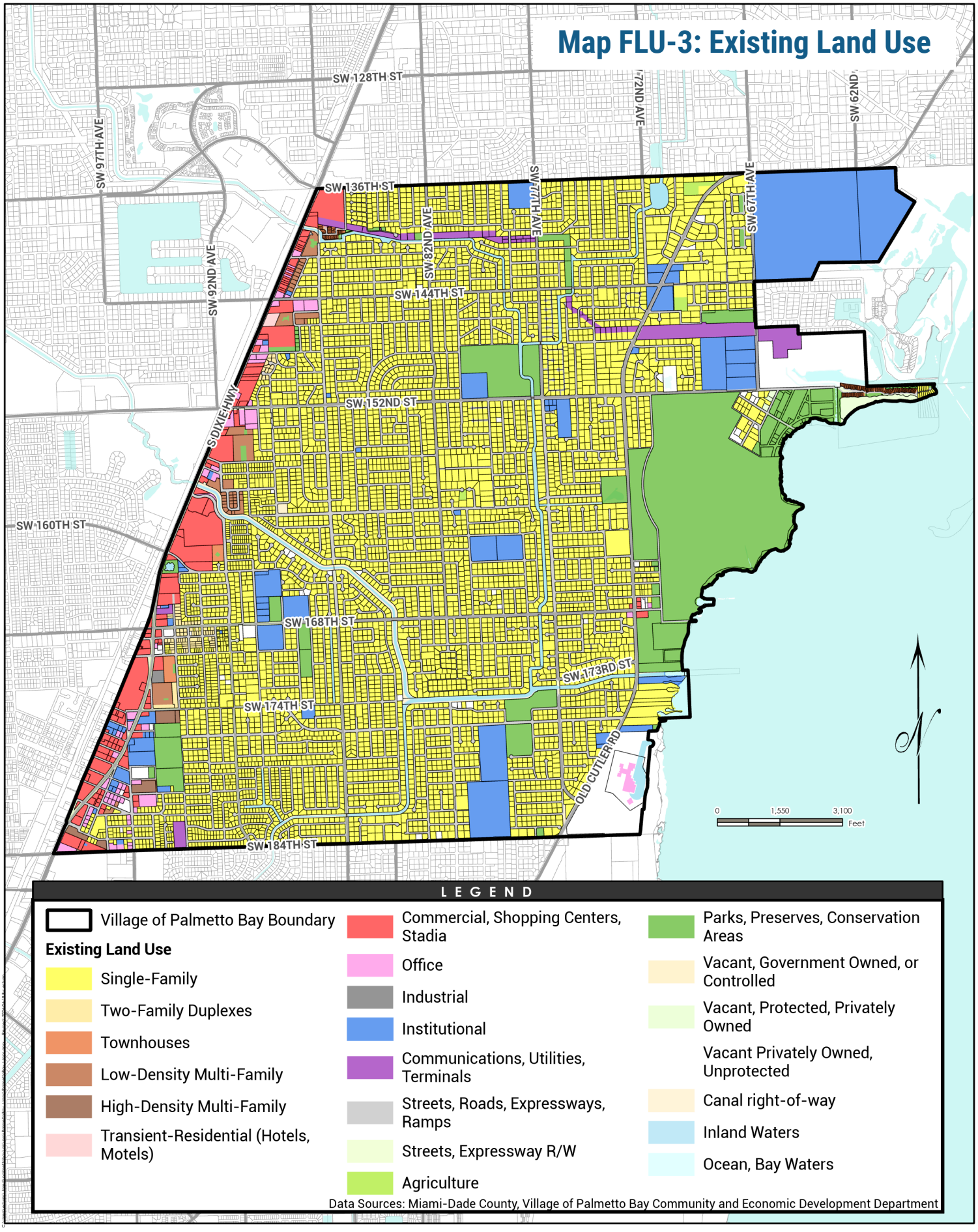


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Map FLU-3: Existing Land Use



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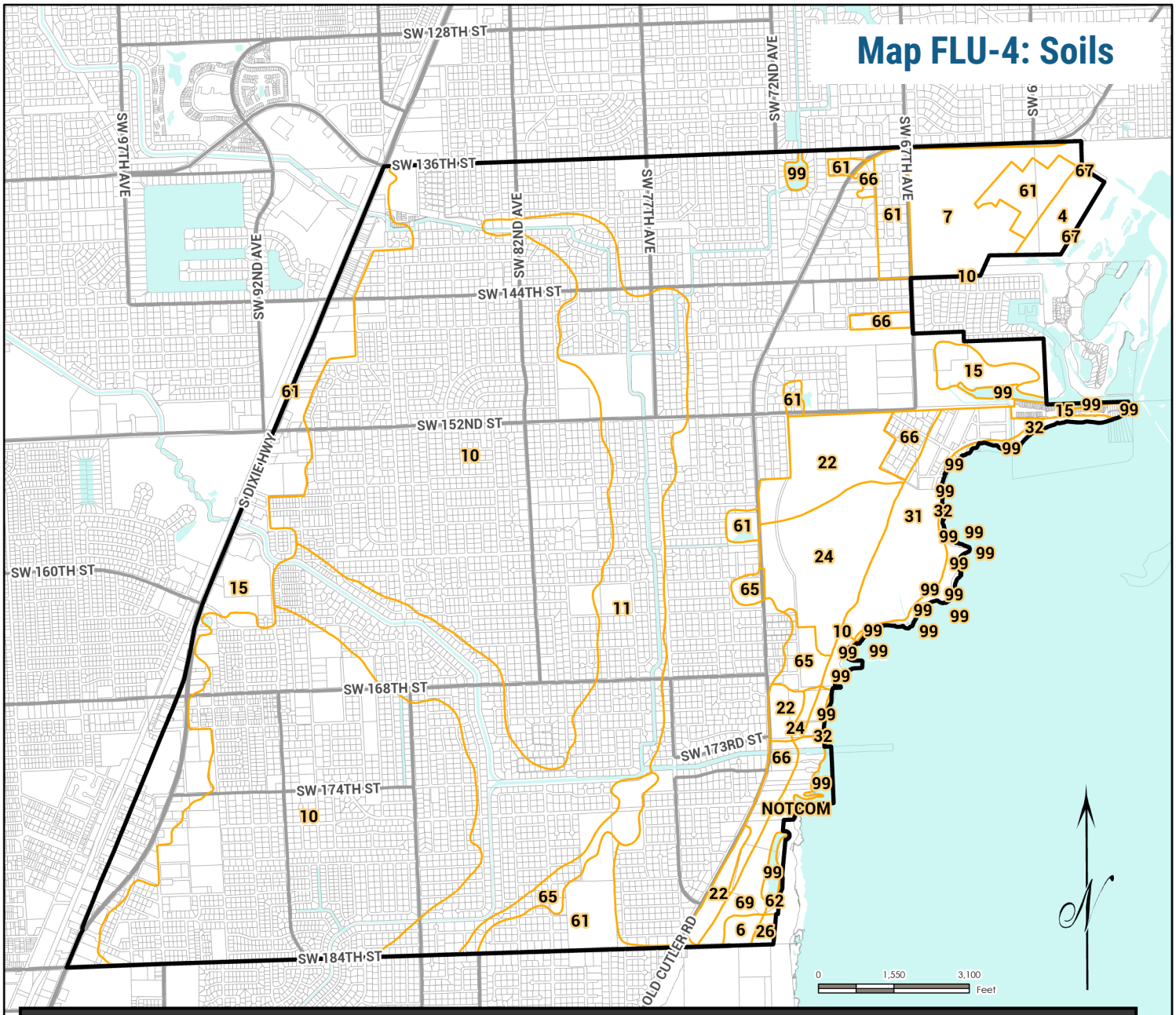
- Village of Palmetto Bay Boundary

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



LEGEND

- Village of Palmetto Bay Boundary

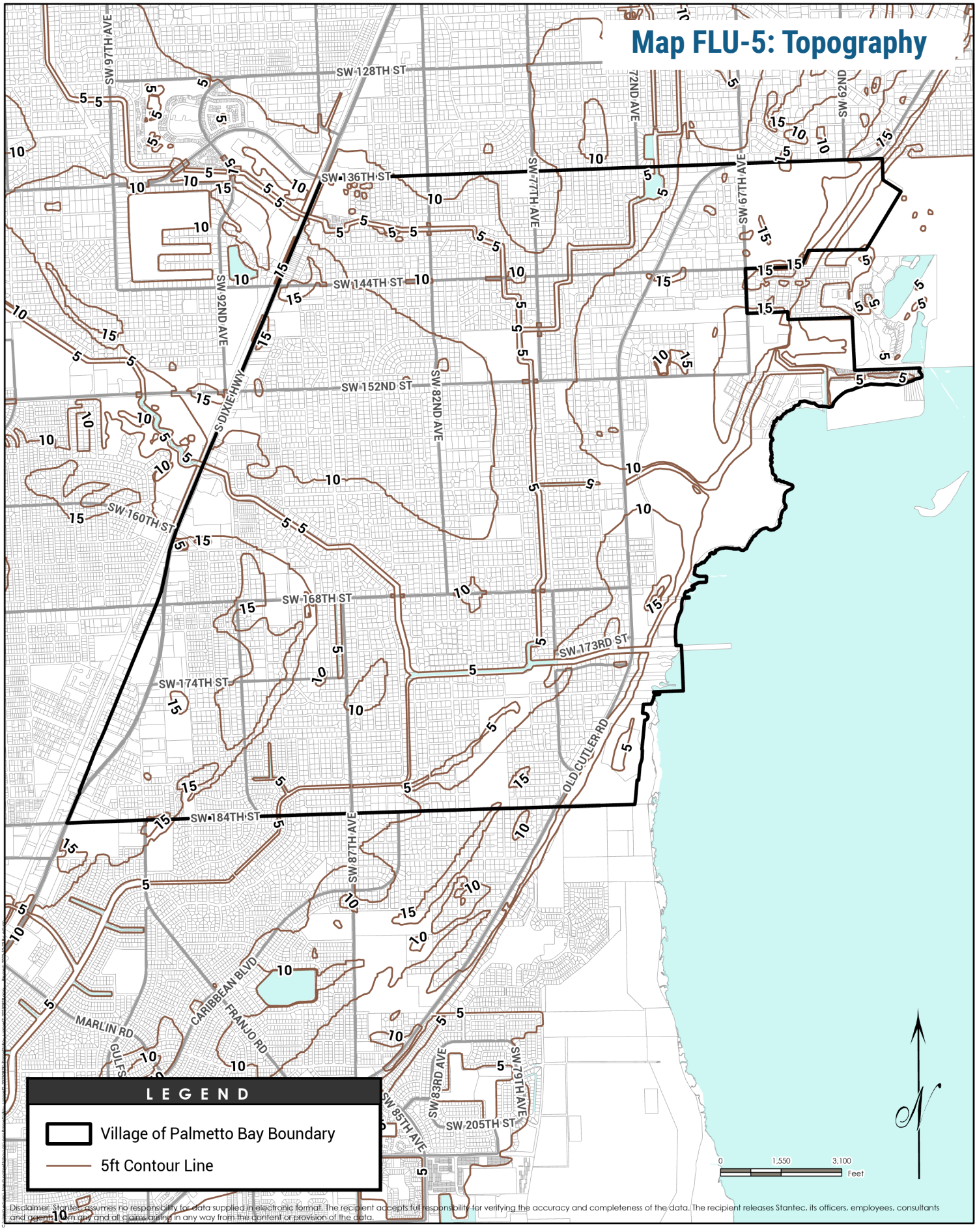
MUSYM,MUDESC

- 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

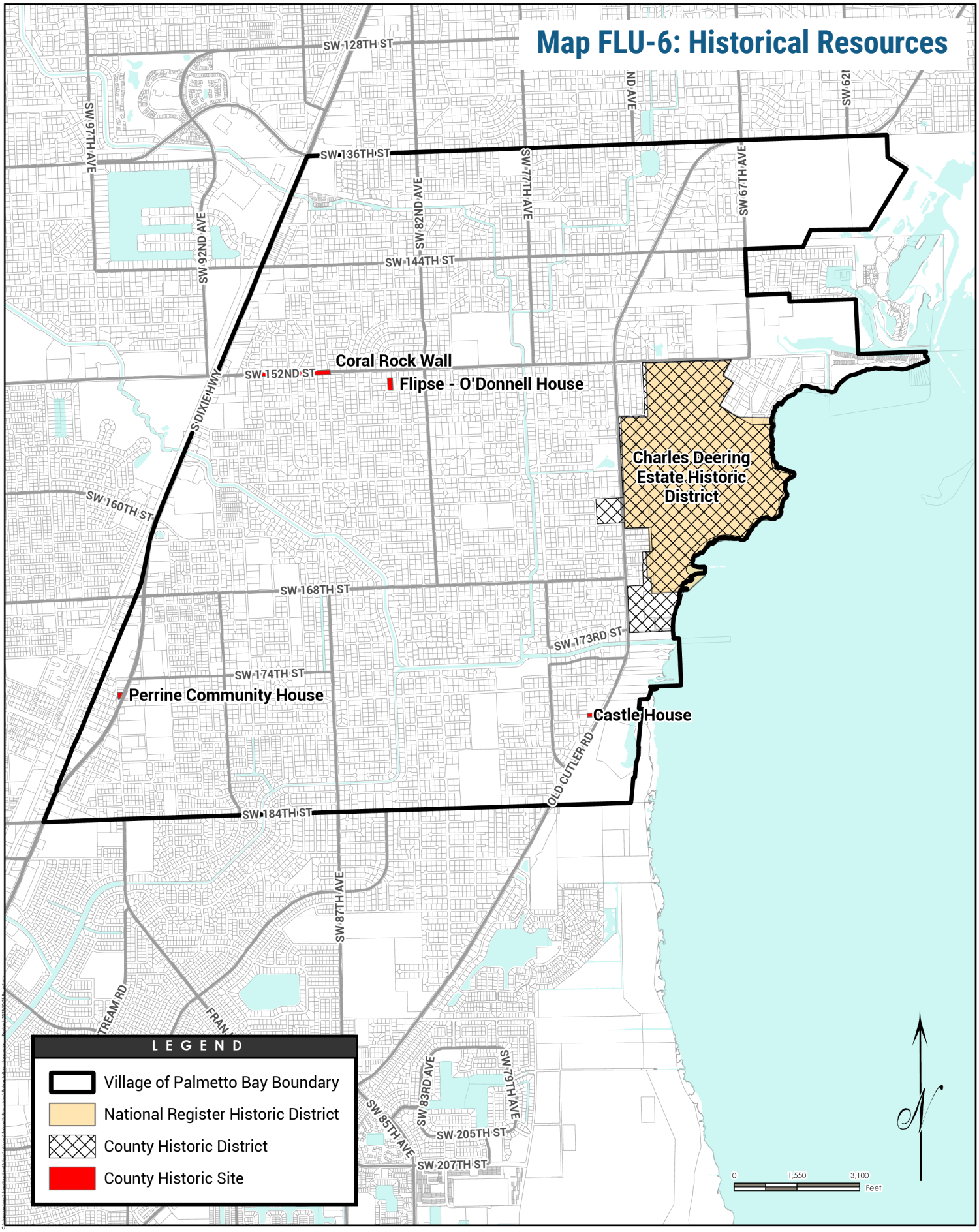
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The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of soil types. This map should not be used to determine the extent or location of soil types for regulatory purposes, but instead as a guidance to determine if further investigation into the property conditions is warranted.

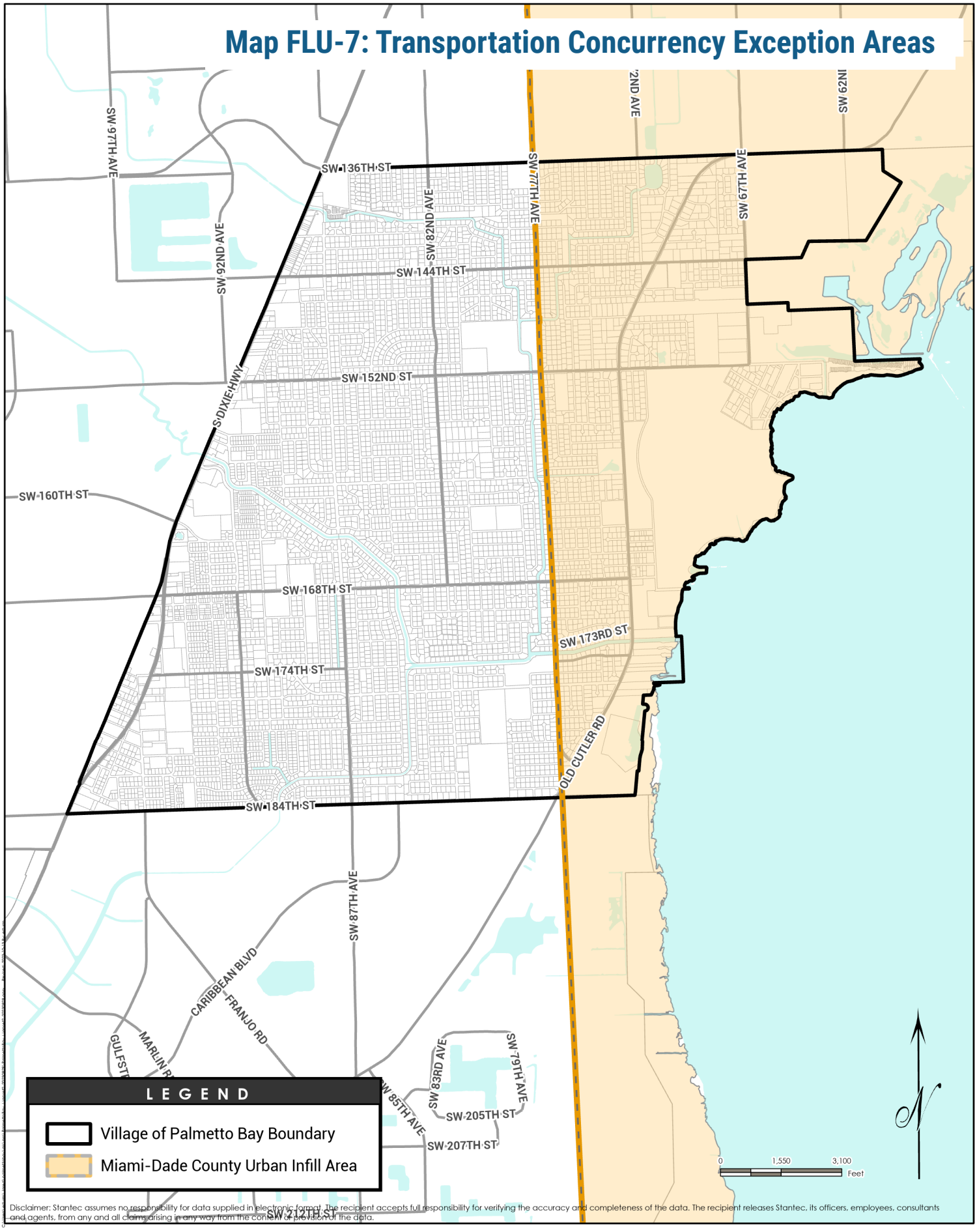
Map FLU-5: Topography



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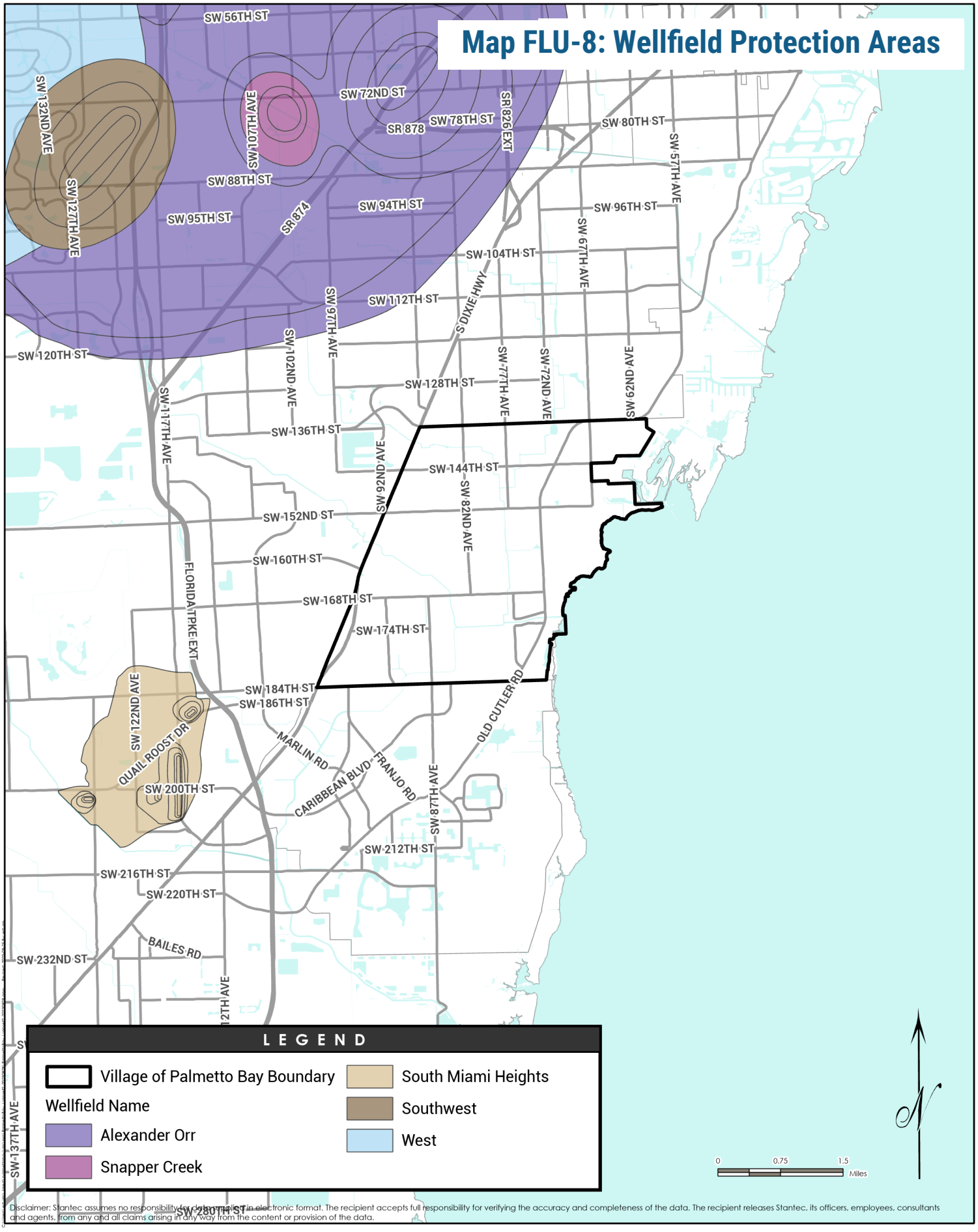

Map FLU-6: Historical Resources
SW 128TH ST
SW 136TH ST
SW 144TH ST
SW 152ND ST
SW 160TH ST
SW 168TH ST
SW 173RD ST
SW 174TH ST
SW 184TH ST
SW 97TH AVE
SW 92ND AVE
SW 82ND AVE
SW 77TH AVE
SW 67TH AVE
S DIXIE HWY
OLD CUTLER RD
SW 87TH AVE
SW 83RD AVE
SW 85TH AVE
SW 79TH AVE
SW 205TH ST
SW 207TH ST
Coral Rock Wall
Flipse - O'Donnell House
Charles Deering Estate Historic District
Perrine Community House
Castle House
LEGEND
Village of Palmetto Bay Boundary
National Register Historic District
County Historic District
County Historic Site
0
1,550
3,100
Feet
N

Map FLU-7: Transportation Concurrency Exception Areas

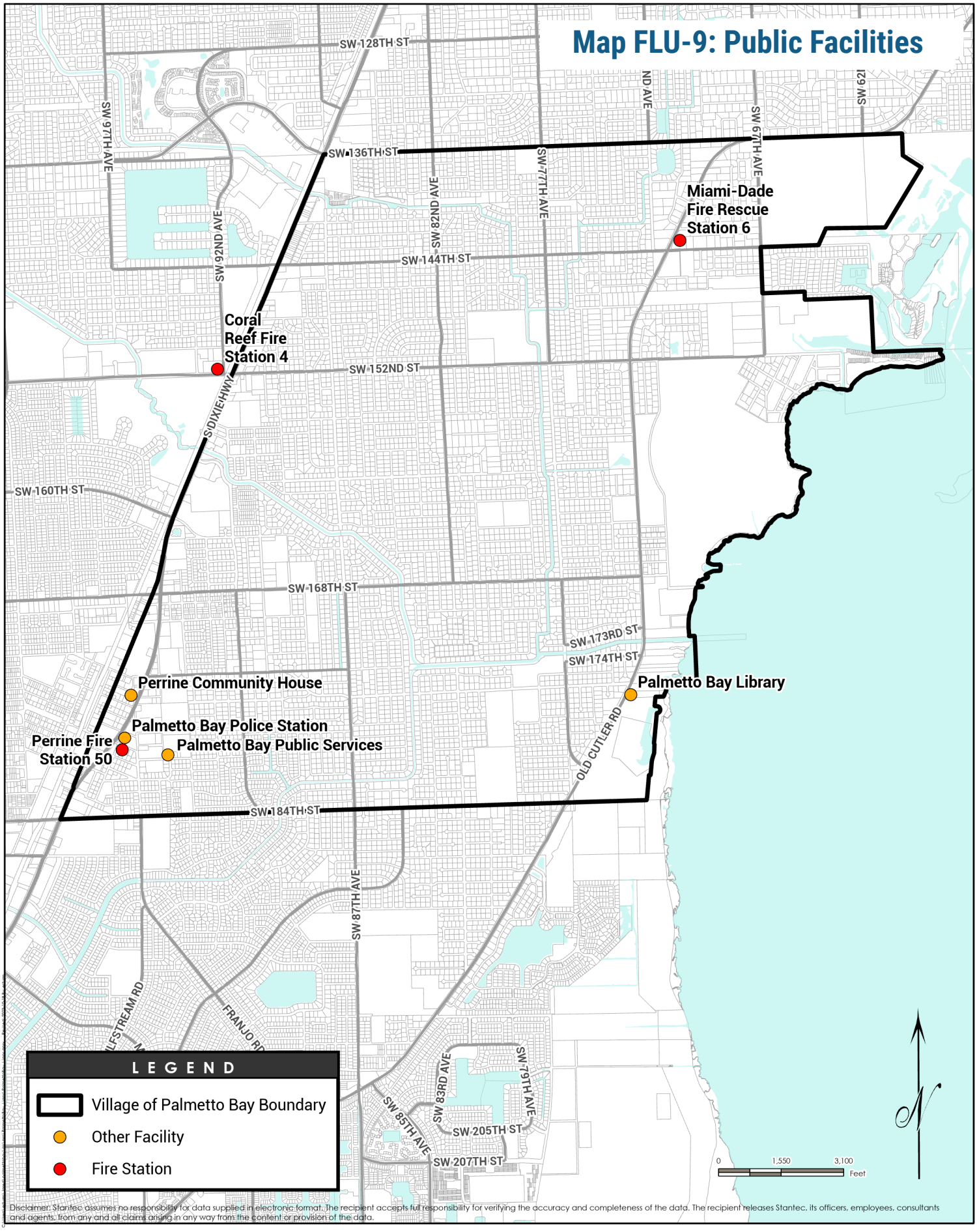


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Map FLU-8: Wellfield Protection Areas



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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. This policy does not apply to the Village Mixed-Use (VMU) category, which is governed by FLU I.C.4..

- **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.

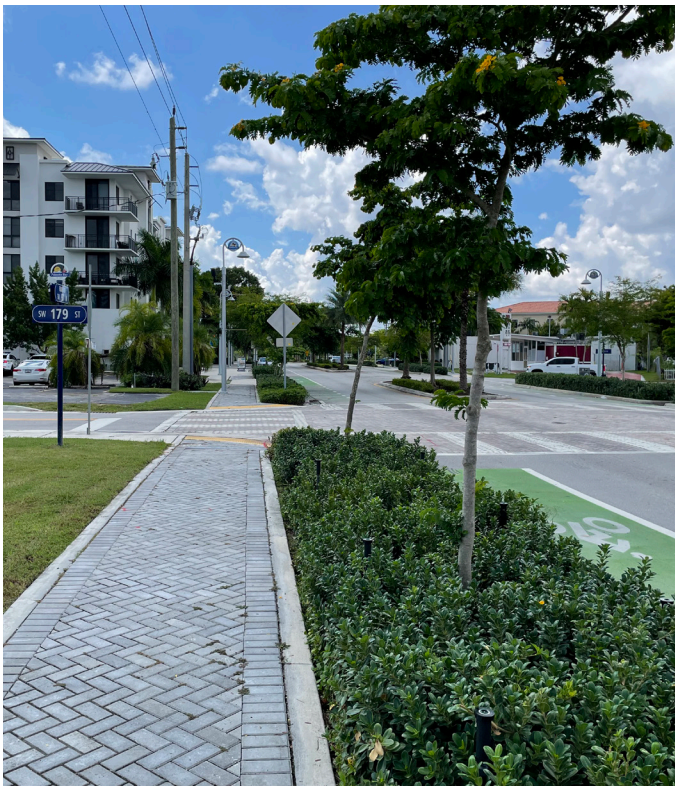
Policies:

- **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 from 2 story minimum.

Community facilities will continue to be permitted with the Downtown designation. Industrial uses and those uses which are determined to be detrimental to the goals of the Downtown are prohibited. The Village may use innovative land development regulations such as transit and pedestrian-oriented development, transfer development rights, development bonuses and minimum land use densities/intensities to ensure an appropriate land use pattern for the Downtown. These regulations shall promote effective multi-modal transportation.



- **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 shall not exceed 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. on lands under the ownership of government or not-for-profit entities.

- **FLU I.D.2: Parks and Recreation (PR).**

  The PR category shall designate passive and active public park sites. Parks 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). Unless otherwise restricted, the privately owned land designated as PR may be developed for a use or a density comparable to, and compatible with, adjacent development, provided that such development is consistent with the goals, objectives, and policies of the Village's Comprehensive Plan and the Village's land development regulations. Schools are not allowed under this land use category at any location, or adjacent to any location, where schools (public or private) are explicitly prohibited in the Village's Comprehensive Plan or the Village's land development regulations.

- **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, historic resources 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.

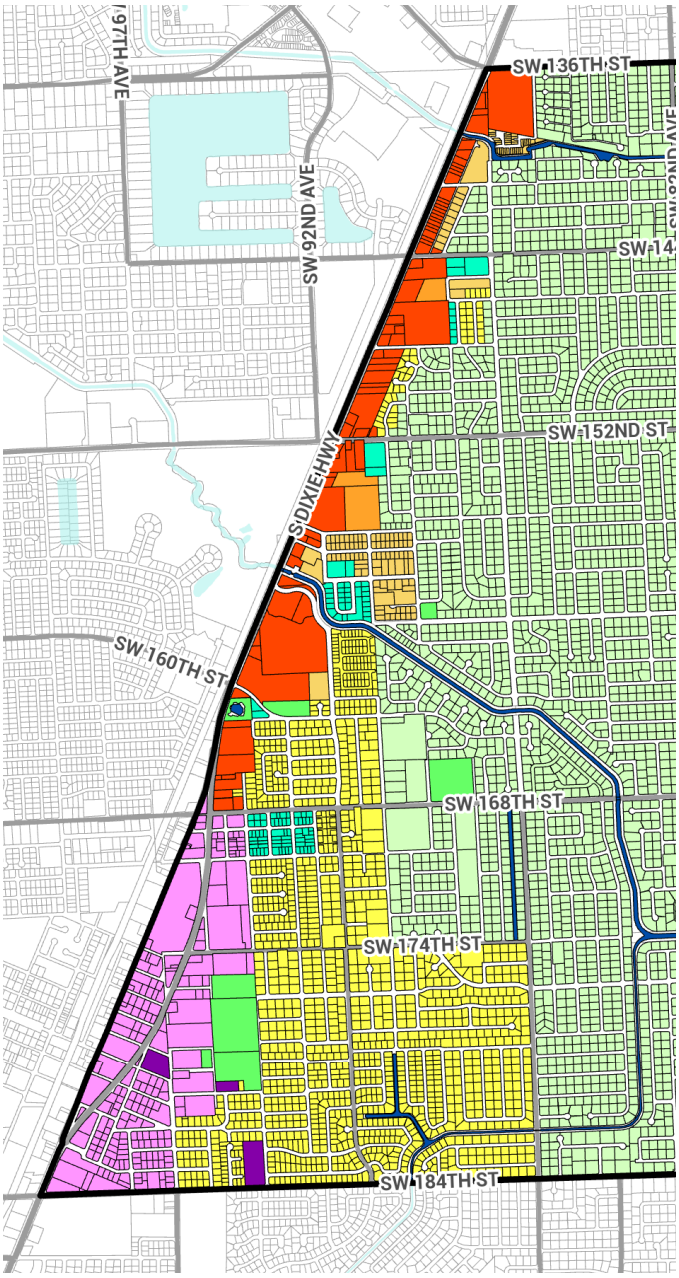
Policies:

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

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

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**

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

- **FLU IV.B.2: US-1 Gateway Boulevard Study**

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



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.

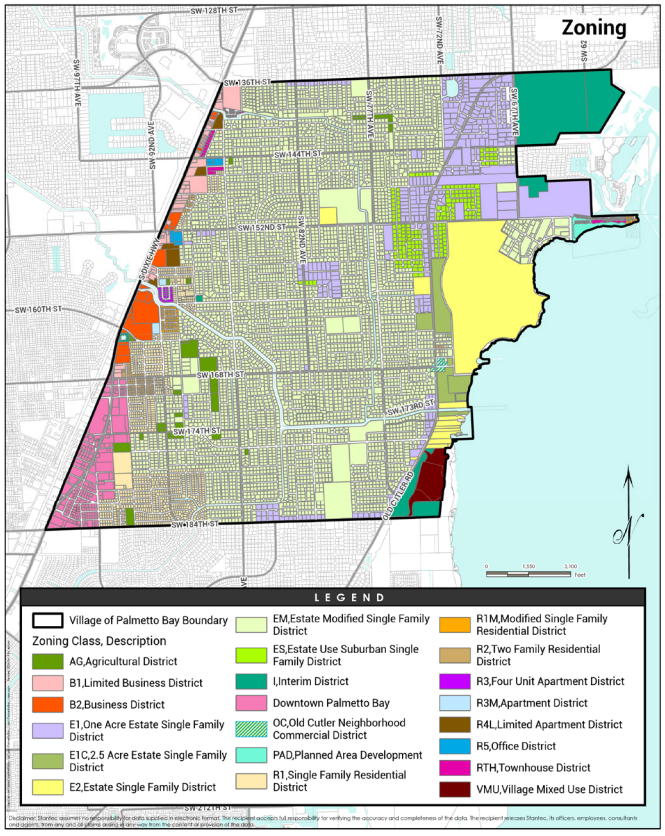
Objective A: Implement and Maintain the LDR

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

Objective B: Monitor the LDC

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

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
H-E
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:



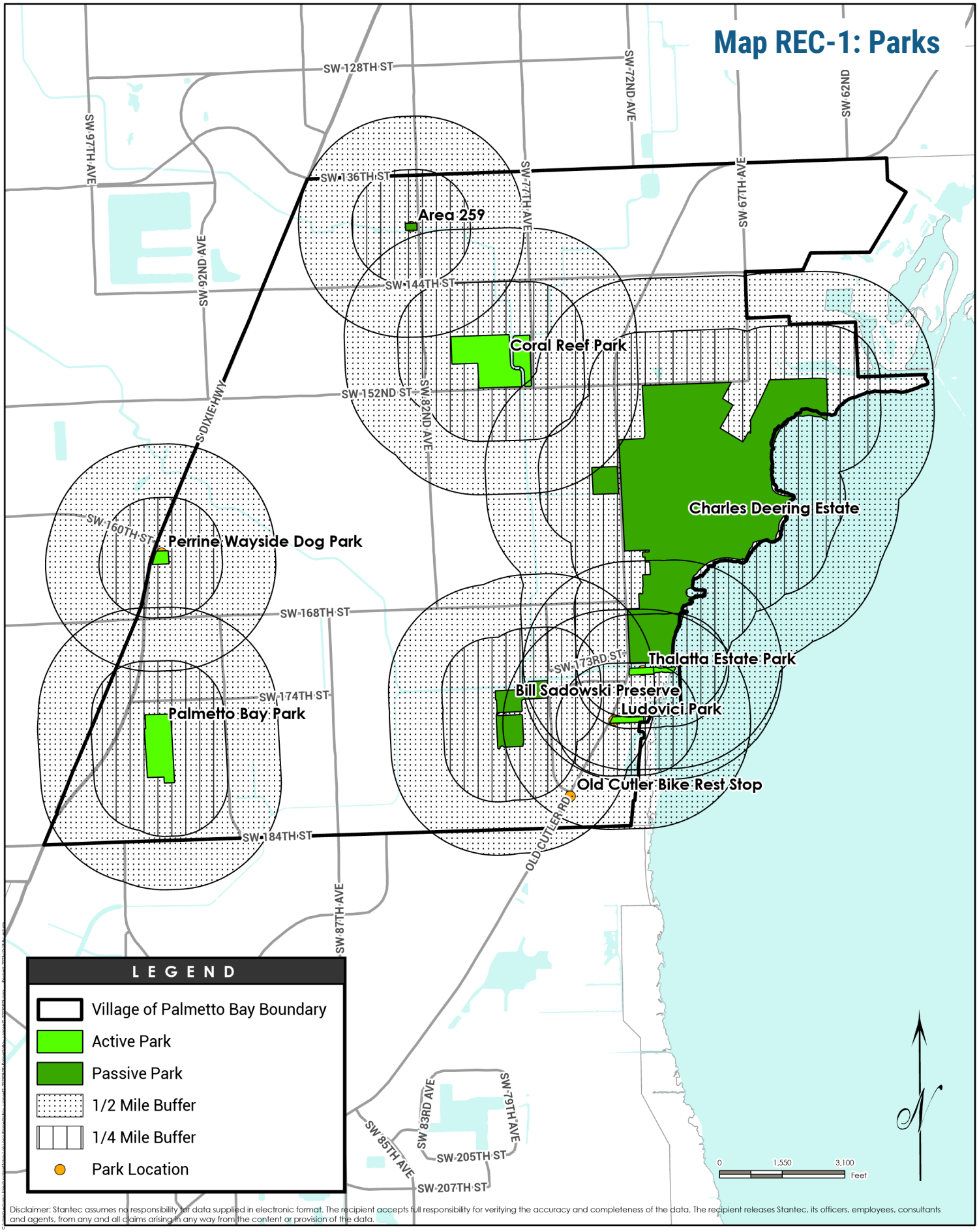
Highest Quality Parks

The Village shall provide parks, recreation and open space that benefits the community and retains the Village's brand as the Village of Parks.



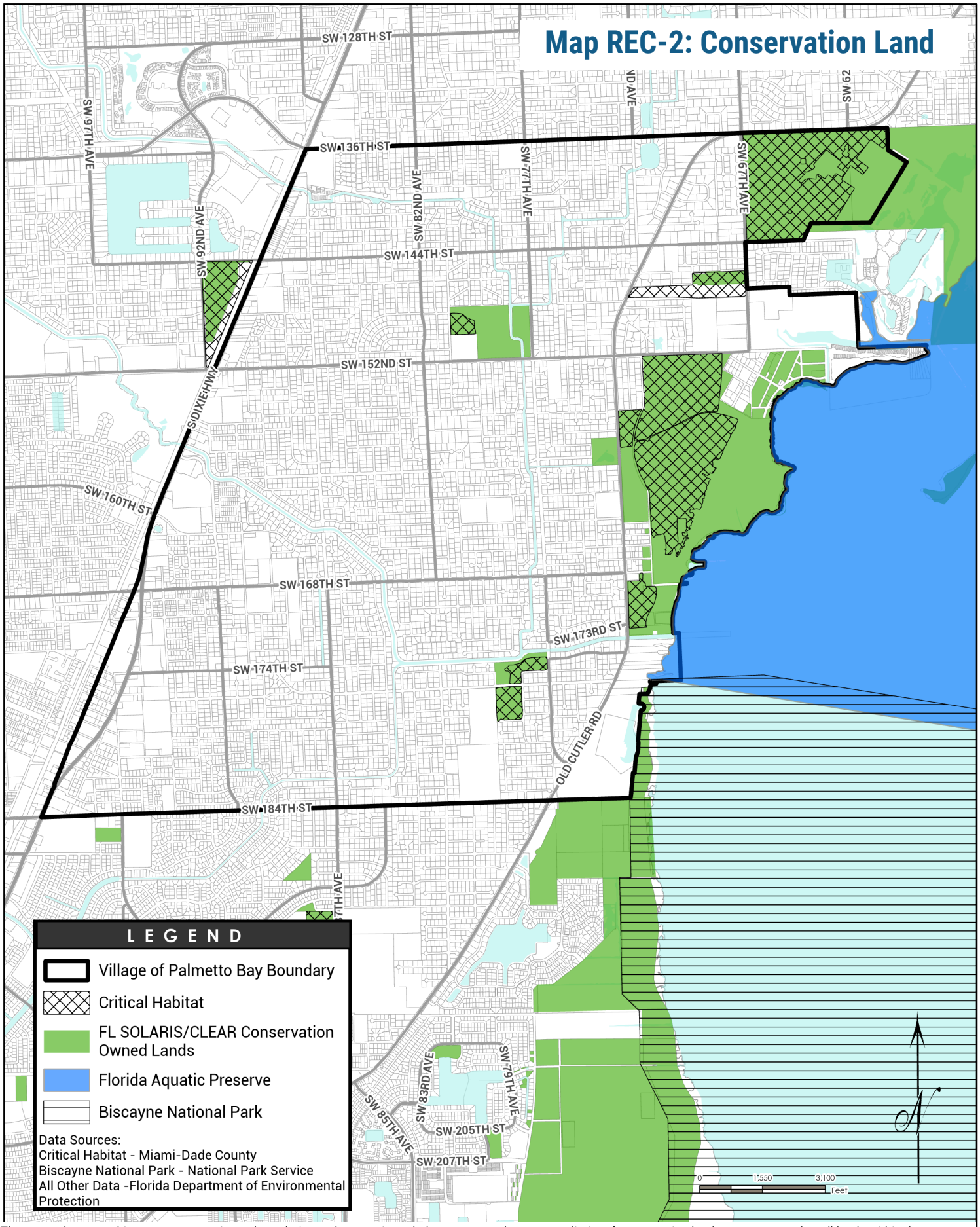
Provide Access

The Village shall make public recreational facilities highly accessible to bicycles and pedestrians whenever feasible.



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Map REC-2: Conservation Land



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.

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.

- **REC I.B.11: Emergency Response Infrastructure**

  The Village shall install emergency call boxes or panic buttons in parks larger than 3 acres, place emergency locator signs at key intersections and gathering areas, maintain clear emergency vehicle access to all major park facilities, and post-emergency contact information at all park entrances and key locations.





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 public 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)

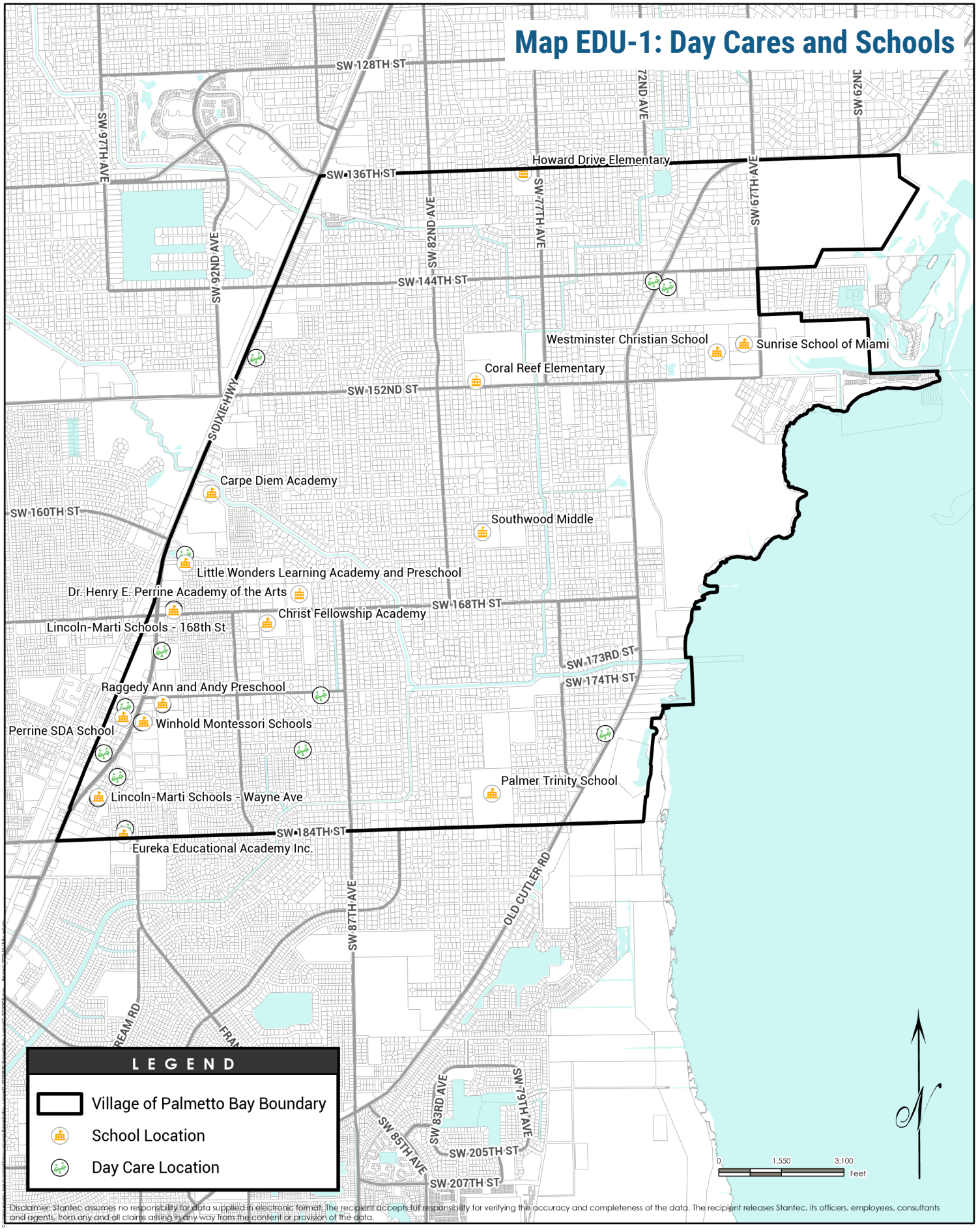
The Educational Facilities Element (EDU) of the Comprehensive Plan establishes continued coordination with Miami-Dade County Public Schools and additional ways to utilize local schools as community resources. The Village has an Education Advisory Board that works to make sure residents have access to 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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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.

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. The Village's potable water level of service (LOS) shall remain consistent with Miami-Dade County's adopted LOS standard.

- **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 within feasible distance pursuant to section 24-43.4 of the Miami-Dade County Code and 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 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



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**

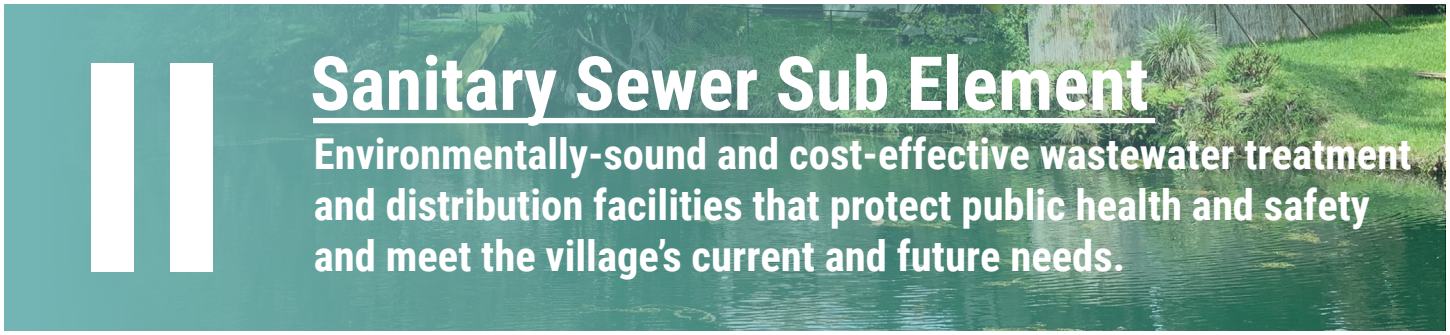
  Encourage the use of water-saving "Florida Friendly" plants, watering techniques and landscape designs in existing and future developed areas of the Village.

- **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.

  - The wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily influent sewage flow for the preceding 12 months.
  - 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 no less than 102 percent of annual average daily influent sewage flow for the preceding 5 years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period.
  - The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day.

- **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's Water and Sewer Department (WASD) and and Regulatory and Economic Resources – DERM 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.

- **INF II.B.4:**

  Consistent with Florida Statute section 163.3177(6)(c)3, the Village shall coordinate with the Miami-Dade County Water and Sewer Department (WASD) to consider, as funds become available under WASD's Connect 2 Protect Program, the feasibility of providing sanitary sewer services to any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system (OSTDS) per one acre within a 10-year planning horizon, and to identify the wastewater facility (capacity, projected flows for the next 20 years, and timeline for construction of the sanitary sewer system) that could receive the sanitary sewer flows after connection. The Village will update its general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the conclusions of Miami-Dade County's feasibility consideration along with the required information once obtained from Miami-Dade County.

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**

  Coordinate with the Miami-Dade County WASD and DERM 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. The design of gray water systems shall comply with Chapter 24 of the Miami-Dade County Code..

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

- **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

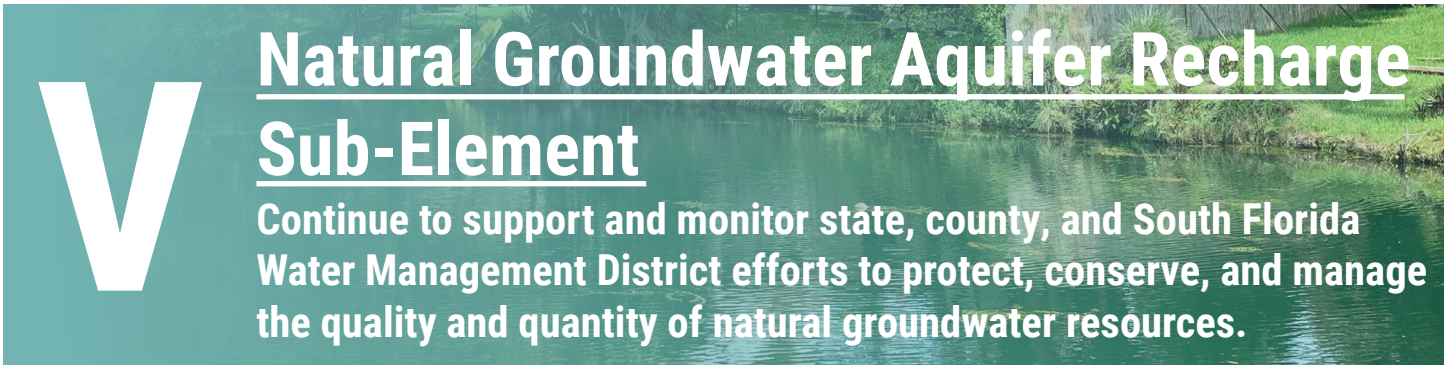
Assist the Miami-Dade County Department of Solid Waste Management in the continuing implementation of a comprehensive program for their proper storage, recycling, collection, and disposal of hazardous and toxic wastes in the Village of Palmetto Bay

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.



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.

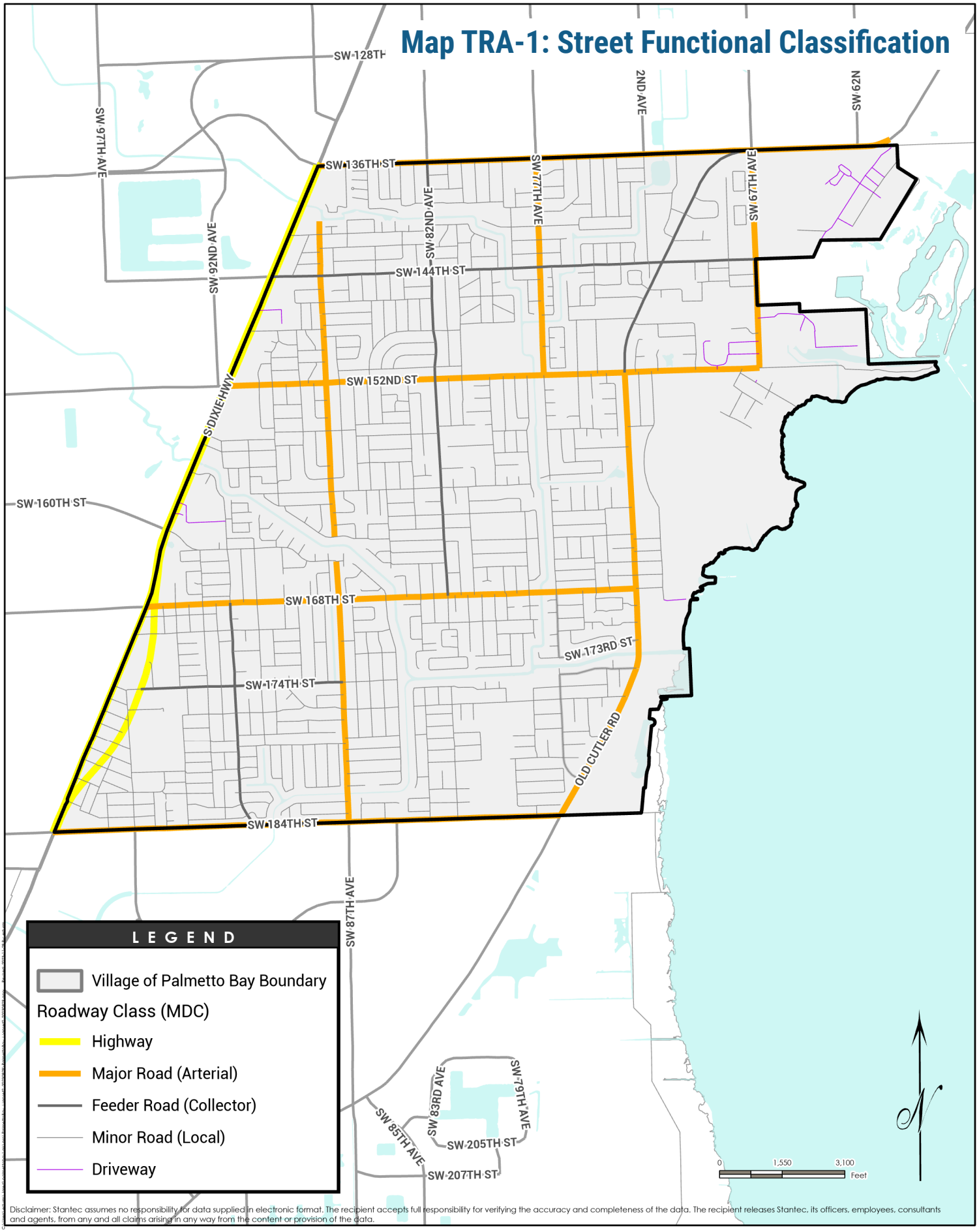
Transportation infrastructure will balance adequate capacity to support the travel demand from new development while fitting appropriately into established neighborhoods and other character areas.



Village-led transportation improvements and decisions are consistent with those of its agency partners

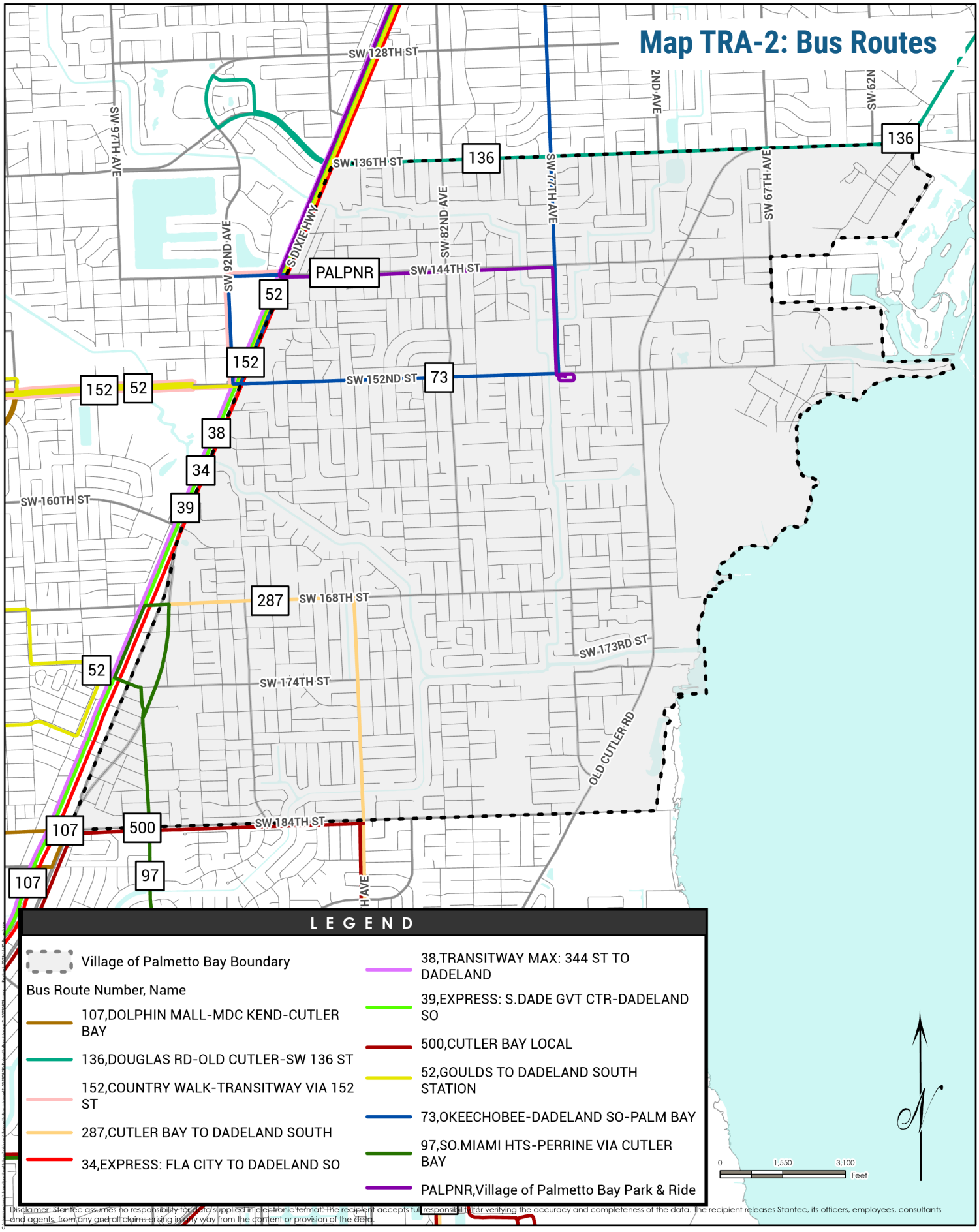
The Village's own contributions to its transportation network and actions to manage it will support and complement those from private developers and from partner agencies (including Florida Department of Transportation ((FDOT)), the Miami-Dade County Transportation Planning Organization ((TPO)), and Miami-Dade Transit).

Map TRA-1: Street Functional Classification



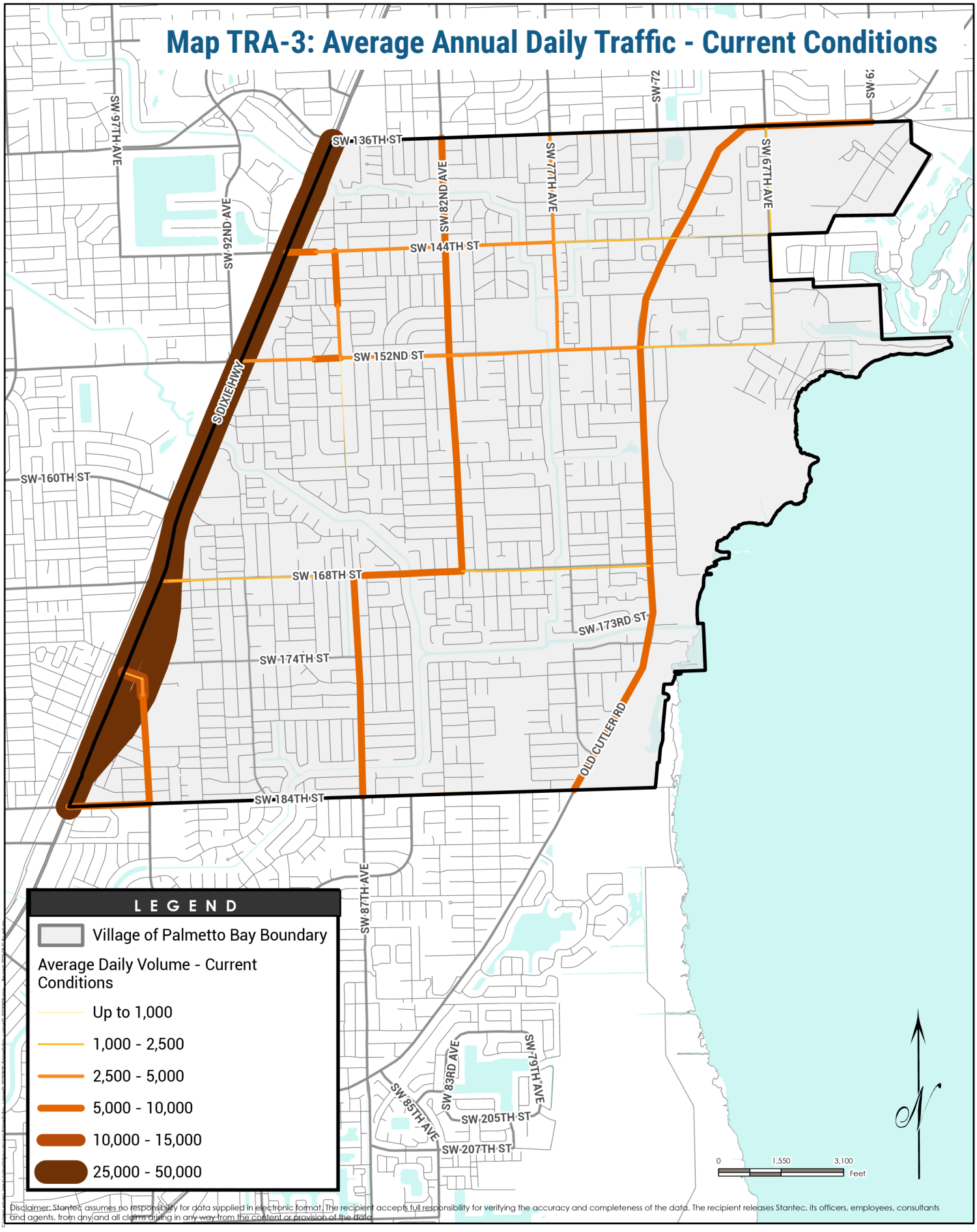
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Map TRA-2: Bus Routes



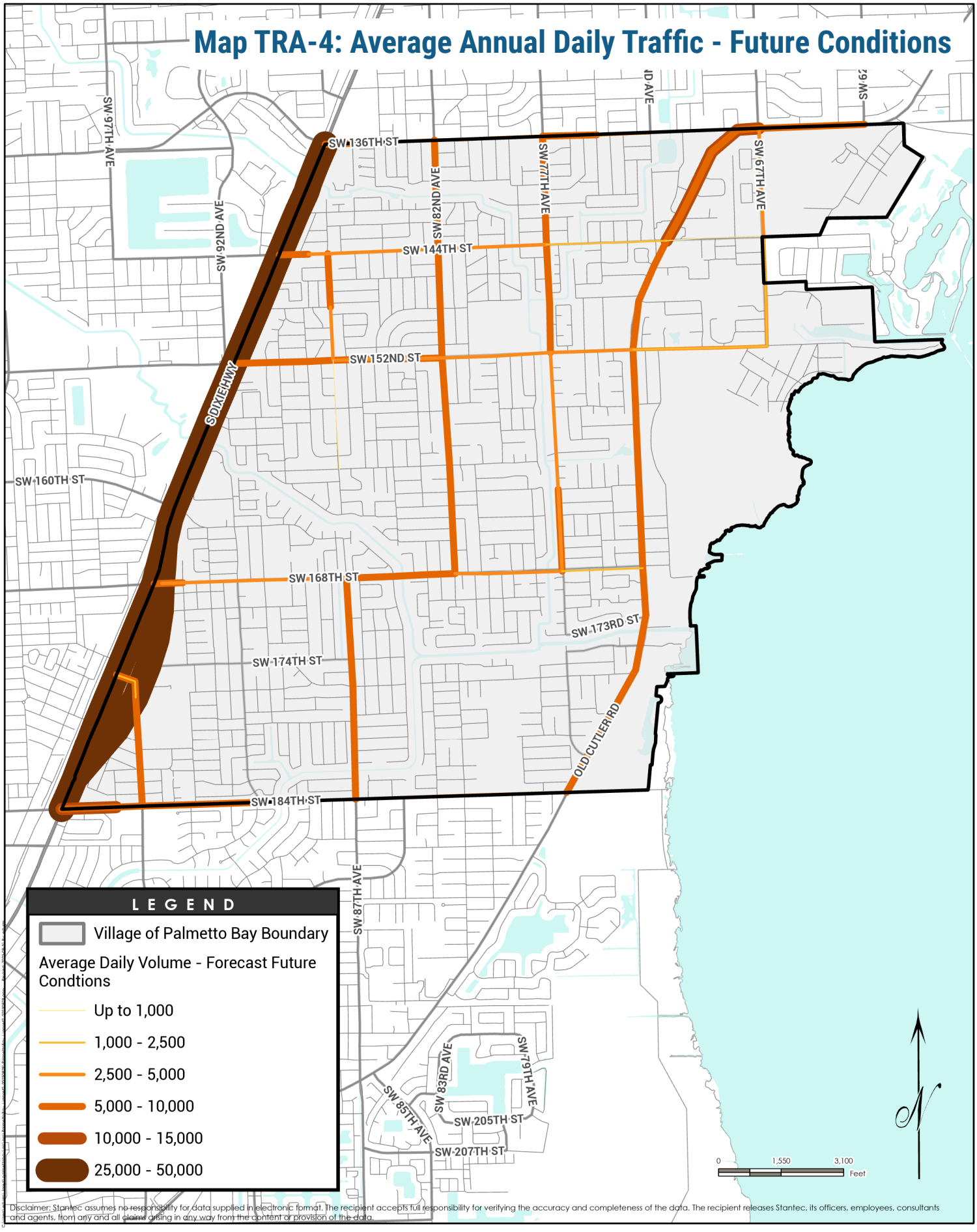
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Map TRA-3: Average Annual Daily Traffic - Current Conditions



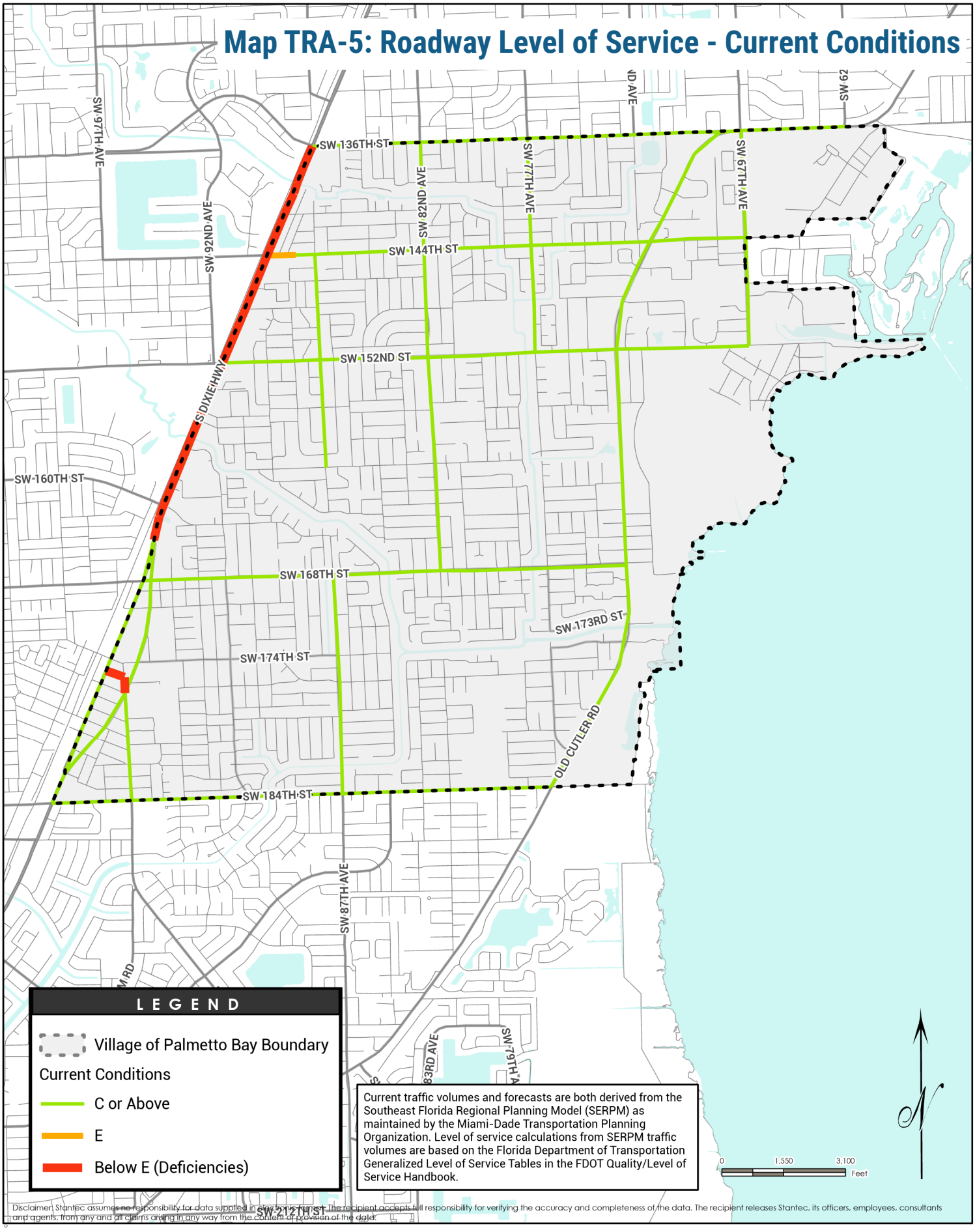
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Map TRA-4: Average Annual Daily Traffic - Future Conditions



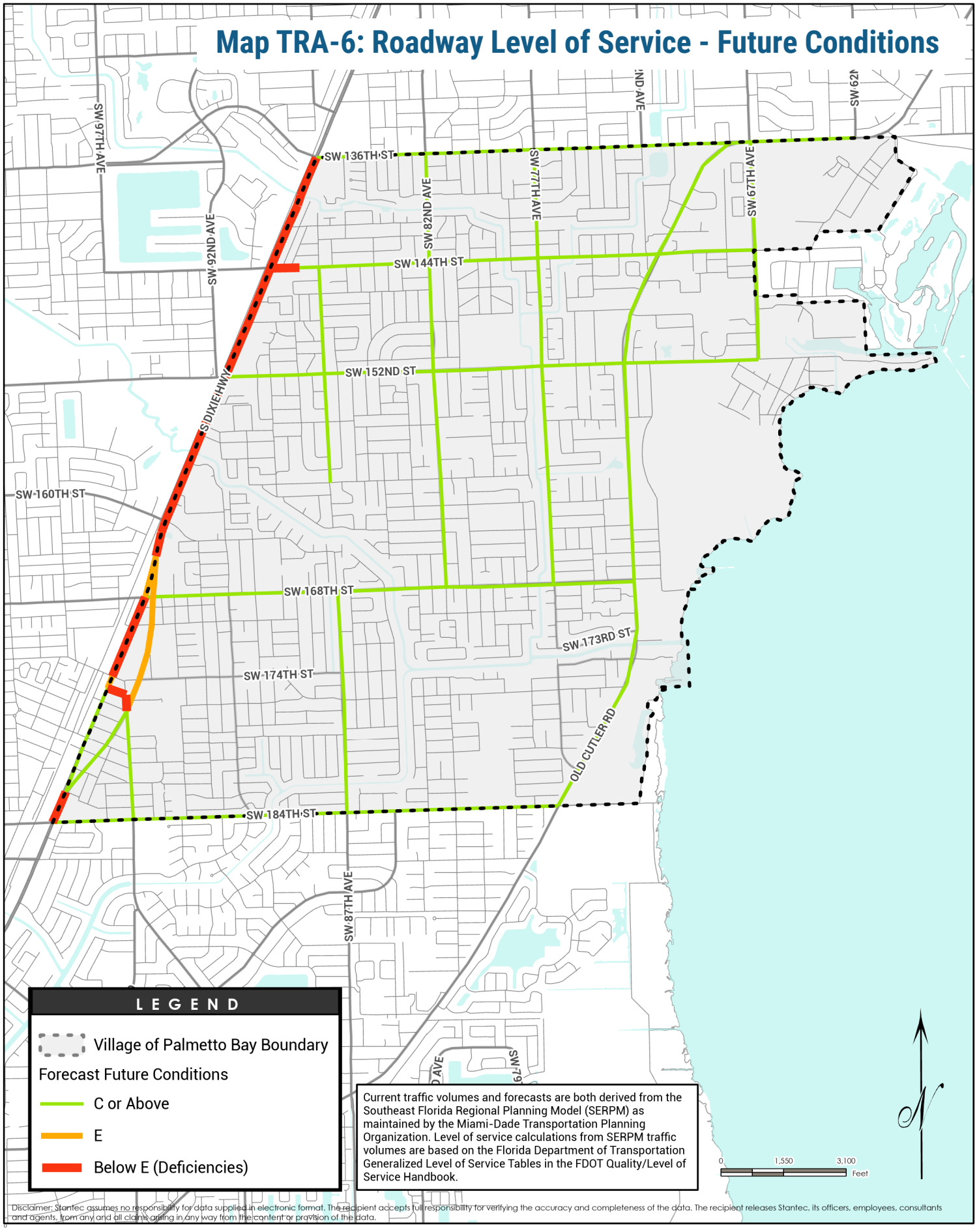
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Map TRA-5: Roadway Level of Service - Current Conditions

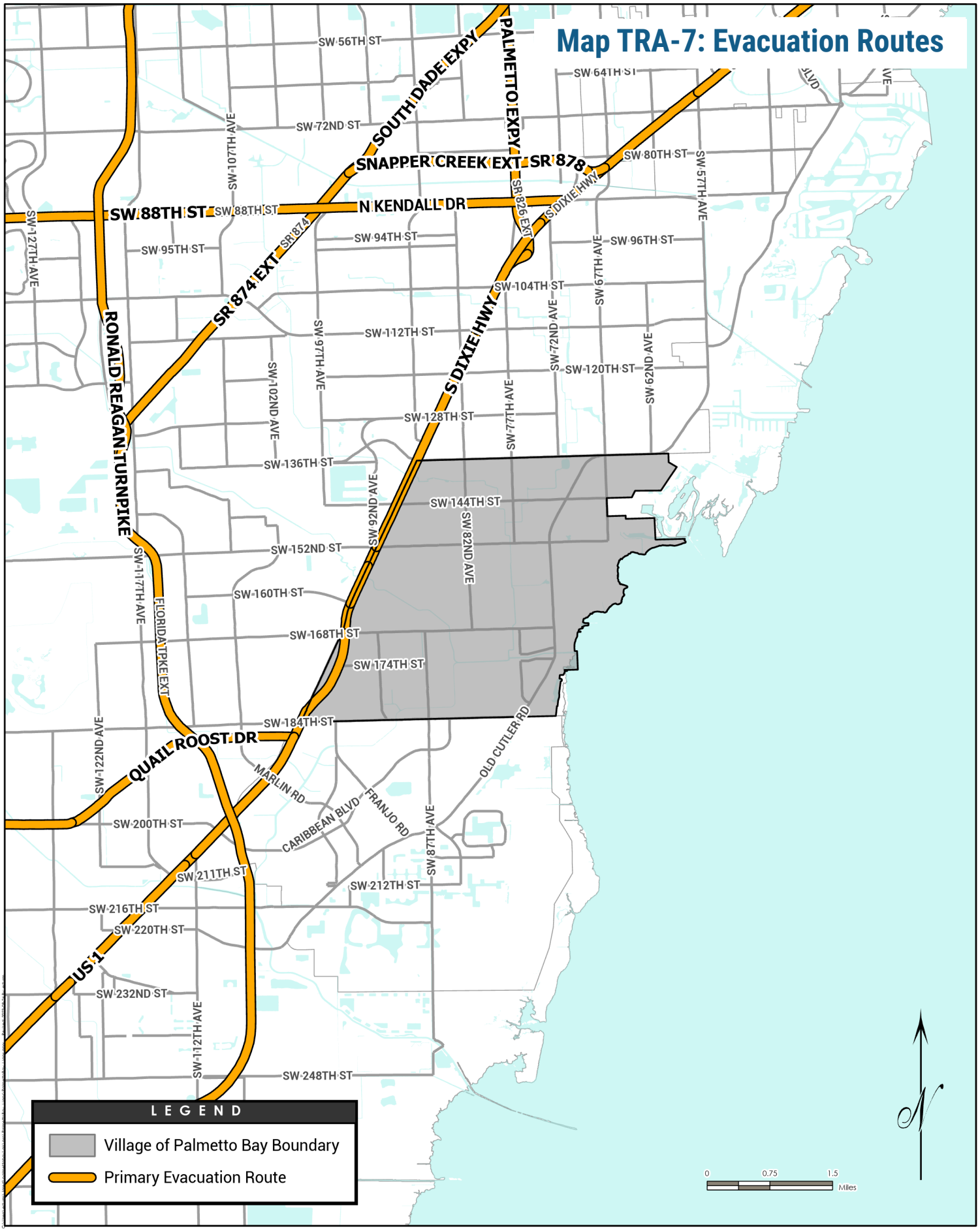


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Map TRA-6: Roadway Level of Service - Future Conditions



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Map TRA-7: Evacuation Routes
SW 56TH ST
SW 64TH ST
SW 72ND ST
SW 80TH ST
SW 88TH ST
SW 95TH ST
SW 94TH ST
SW 96TH ST
SW 104TH ST
SW 112TH ST
SW 120TH ST
SW 128TH ST
SW 136TH ST
SW 144TH ST
SW 152ND ST
SW 160TH ST
SW 168TH ST
SW 174TH ST
SW 184TH ST
SW 200TH ST
SW 211TH ST
SW 212TH ST
SW 216TH ST
SW 220TH ST
SW 232ND ST
SW 248TH ST
SOUTH DADE EXPY
PALMETTO EXPY
SNAPPER CREEK EXT SR 878
SR 826 EXT
N KENDALL DR
SW 88TH ST
SR 874
SR 874 EXT
RONALD REAGAN TURNPIKE
FLORIDA TPKE EXT
S DIXIE HWY
US 1
QUAIL ROOST DR
MARLIN RD
CARIBBEAN BLVD
FRANJO RD
OLD CUTLER RD
SW 107TH AVE
SW 127TH AVE
SW 102ND AVE
SW 97TH AVE
SW 92ND AVE
SW 82ND AVE
SW 77TH AVE
SW 72ND AVE
SW 67TH AVE
SW 62ND AVE
SW 57TH AVE
SW 117TH AVE
SW 122ND AVE
SW 112TH AVE
SW 87TH AVE
LEGEND
Village of Palmetto Bay Boundary
Primary Evacuation Route
0
0.75
1.5
Miles
N

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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, and under the jurisdiction of, 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.

- **TRA II.A.6:**

  The Village of Palmetto Bay recognizes the Urban Development Boundary (UDB) designated by Miami-Dade County and the Urban Infill Area UIA 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

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

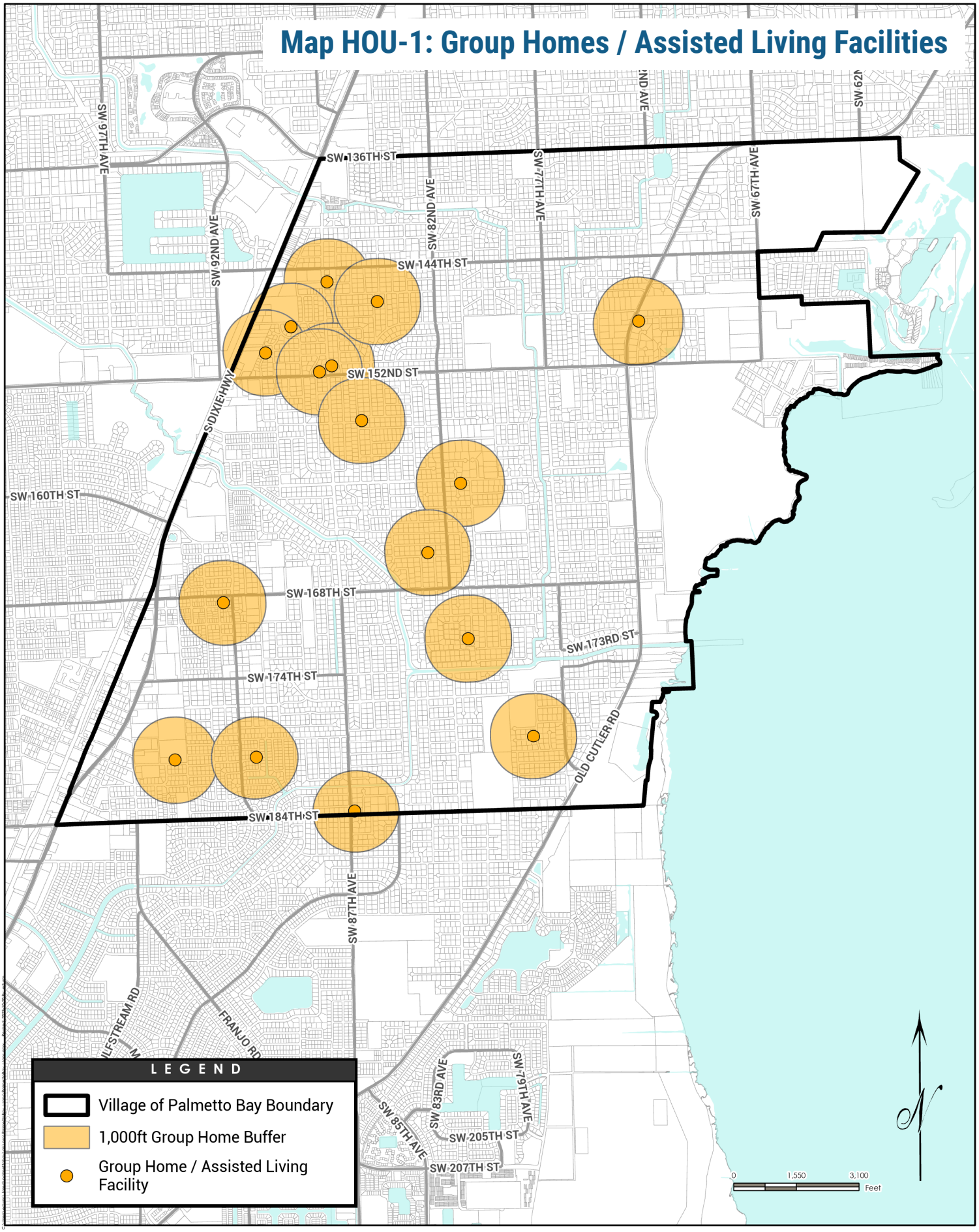
Support a diverse mix of housing and mixed-use neighborhoods along US-1.



Sustainable Housing

The Village shall promote sustainable housing measures in order to protect neighborhoods and the residents' quality of life.

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 and archaeological resources designations and may encourage the rehabilitation and adaptive reuse of designated historically significant housing. (See Parks and Recreation Element).



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).


B4

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.

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;
- 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


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.

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 and cultural 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]	a. The wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily influent sewage flow for the preceding 12 months. 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 no less than 102 percent of annual average daily influent sewage flow for the preceding 5 years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period. d. The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day.
Solid Waste[A]	The County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under contract with the County for disposal, shall, for a minimum of five (5) years, collectively maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the System through long-term interlocal agreements or contracts with municipalities and private waste haulers, and anticipated non-committed waste flows.
Potable Water[A]	a. The potable water treatment system shall operate with a rated maximum daily capacity no less than 2 percent above the maximum finished water daily flow for the preceding year accounting for capacity that is reserved for development that is not yet completed ("reserved capacity"). The maximum finished water daily flow shall be determined by calculating the average of the highest five single day finished water 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 (Low Medium Density); Semiprofessional Offices — 1,500 Multi-Family Residential (Medium High Density); Hospitals; Schools — 2,000 Business and Industry — 3,000 c. Water Quality shall meet all federal, state, and County primary standards for potable water. d. Countywide storage capacity for finished water shall equal no less than 15% of the Countywide average daily demand. e. The per capita Level of Service standard for potable water shall be 139 gallons per capita per day.

Public Facility	Level of Service Standard
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.
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 a Strategic Intermodal System (SIS) 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 the resultant increase in traffic volume does not exceed two percent of the defined maximum service volume.

Public Facility	Level of Service Standard
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 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] =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.

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.



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**

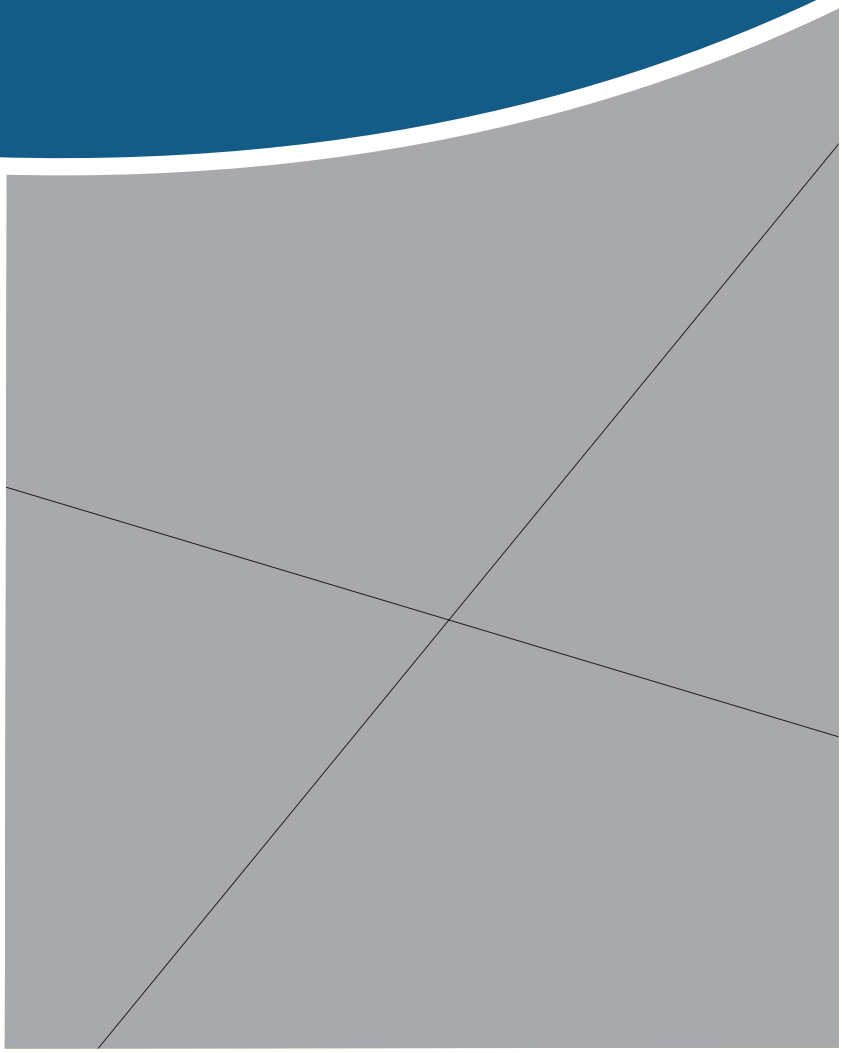
  The Village shall coordinate with Miami-Dade County on plans to develop a potential park site on all surplus designated lands that are located within the Village.

- **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.

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

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

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

Scientific Name	Common Name	Designated State	Status Federal	County
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

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

Scientific Name	Common Name	Designated State	Status Federal	County
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.

COASTAL MANAGEMENT ELEMENT DATA INVENTORY & ANALYSIS

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.

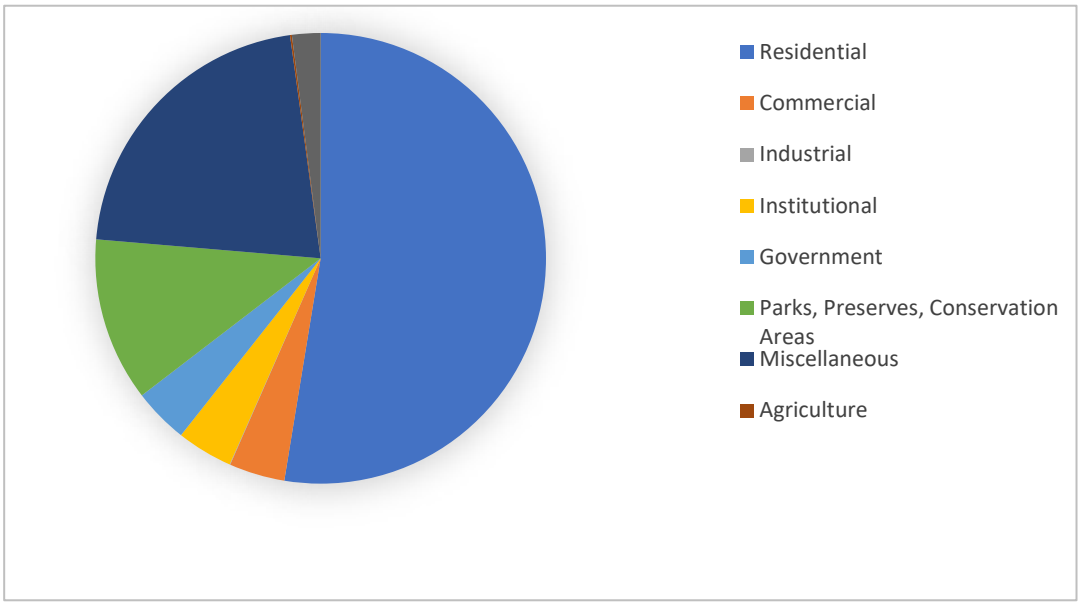
Table FLU-1: Existing Land Uses

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.**

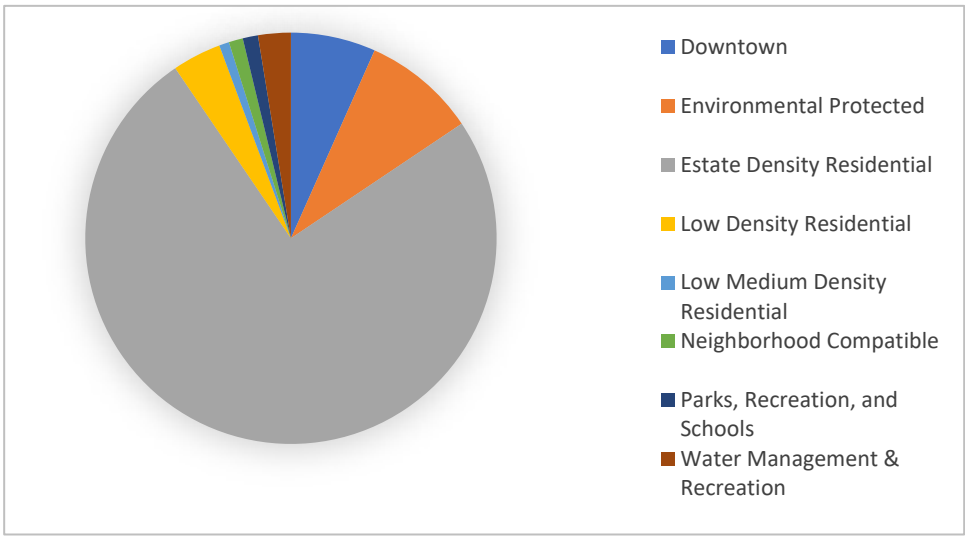
The Village is near full buildout, yet there remain opportunities for development and redevelopment. The relationship between the vacant lands and future land use designation is illustrated in this analysis in **Table FLU-2** and **Figure FLU-2**. According to this analysis, approximately 88% of vacant 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.

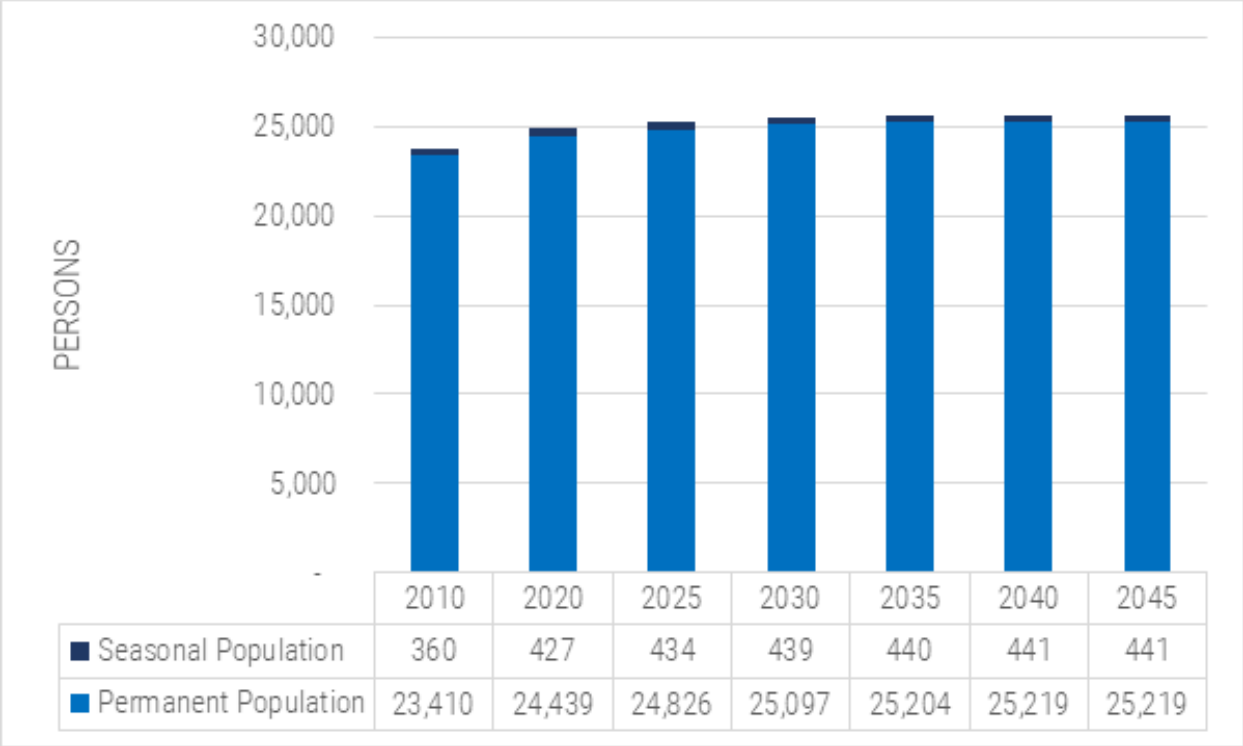
A small portion of the population is represented by seasonal residents who live in Palmetto Bay during certain times of year but claim another city as their permanent residence. The Village's seasonal population for 2020 was 427 people and was calculated using U.S. Census Bureau data. The seasonal population 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

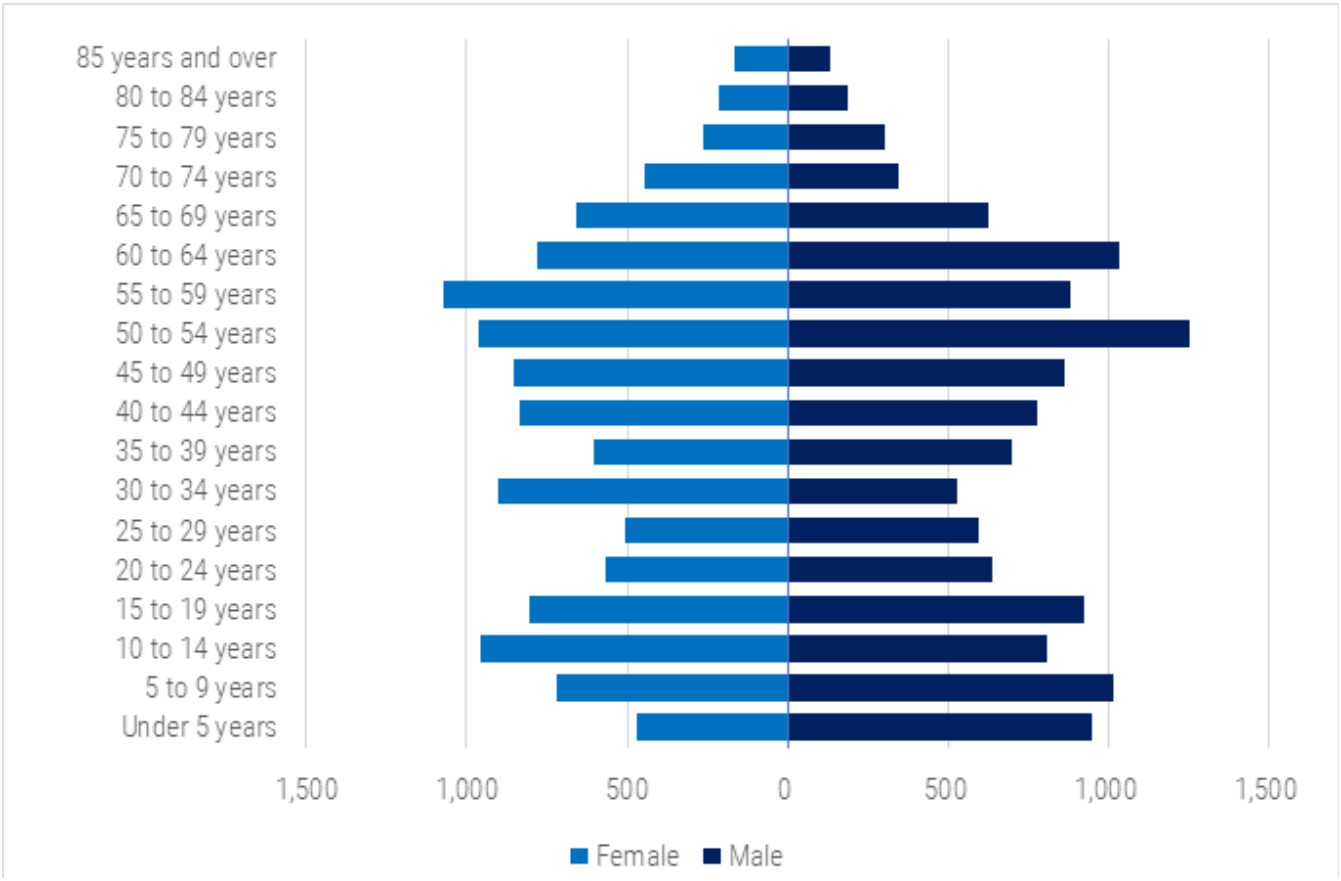
Figure FLU-3: Village Population Projections



	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	2,669	60.5%
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 and Recreation	354	8.0%
Village Mixed Use	45	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.

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.

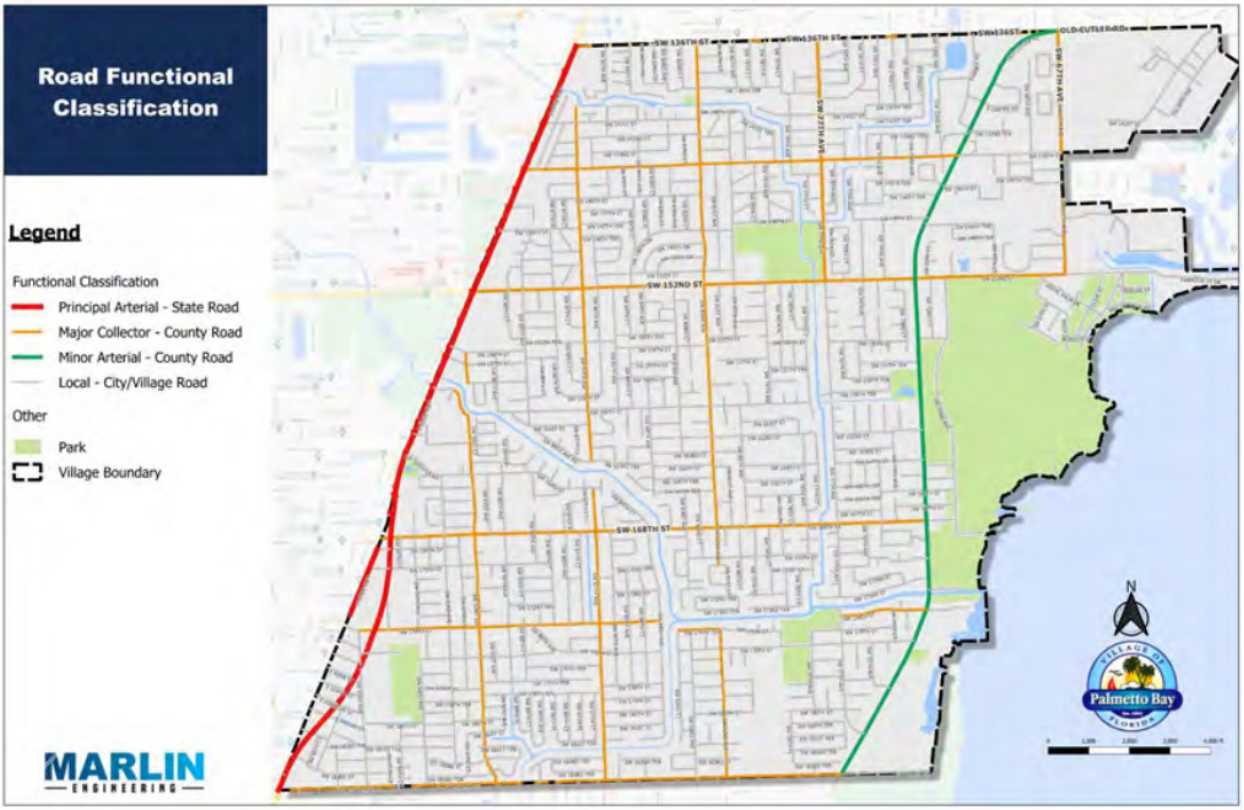
SW 168th Street (Richmond Drive) is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as an east/west major collector for the Village, providing access west through Unincorporated Miami-Dade County and east to the Deering Estate.

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. FDOT's current policy on minimum level-of-service standards recommended for the state system are indicated in FDOT Topic 000-525-006– Level of Service Targets for the State Highway System (Effective April 18, 2017) and is shown on the following page**.** 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.

FDOT Topic 000-525-006– Level of Service Targets for the State Highway System (Effective April 18, 2017)

"It is the Department's intent to plan, design and operate the State Highway System at an acceptable level of service for the traveling public. The automobile mode level of service targets for the State Highway System during peak travel hours are "D" in urbanized areas and "C" outside urbanized areas. The Department shall work with local governments to establish appropriate level of service targets for multimodal mobility and system design. The targets shall be responsive to all users, for context, roadway function, network design, and user safety."

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.

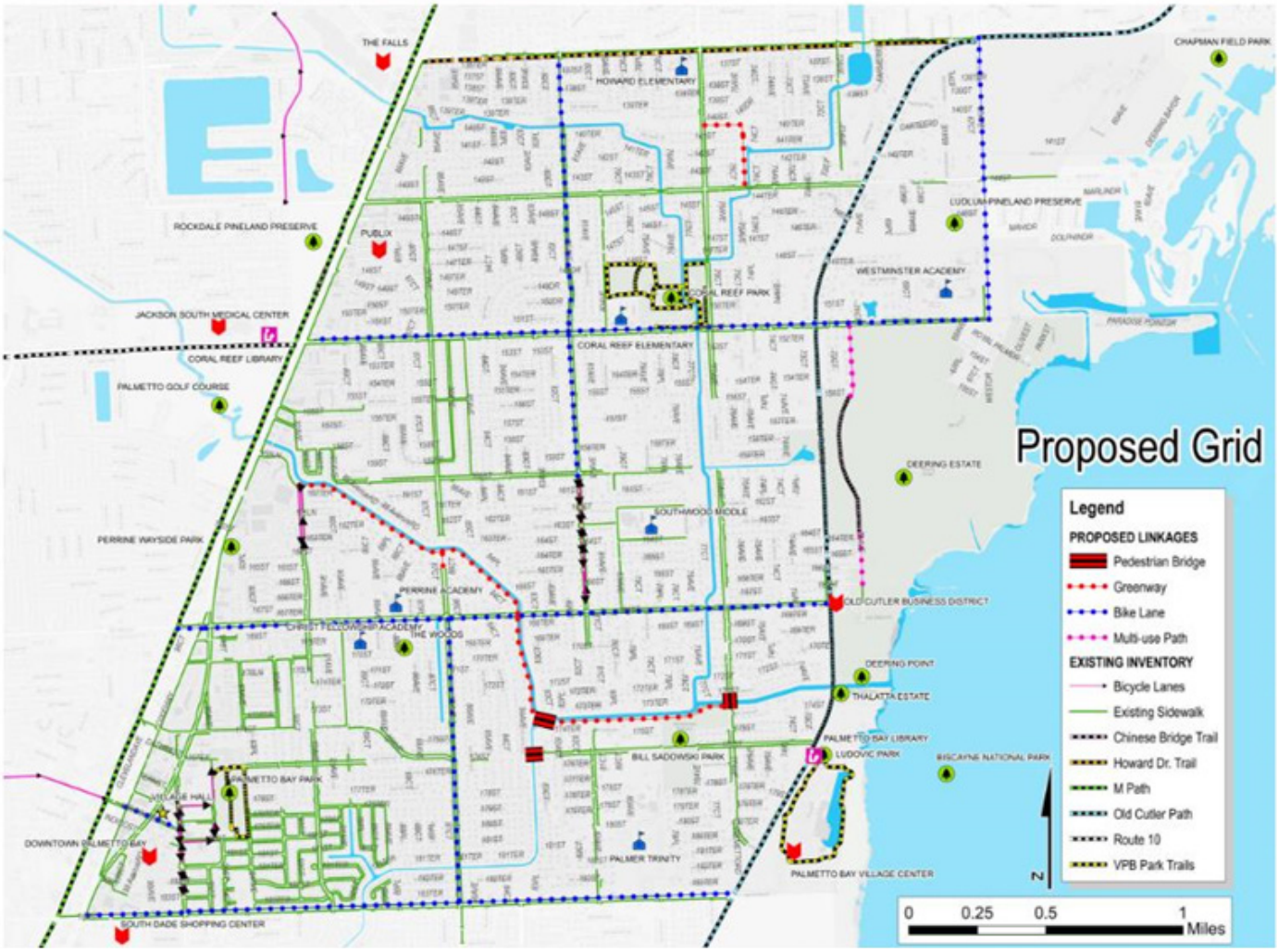
Future Bicycle Plan

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
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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

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
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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

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

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

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

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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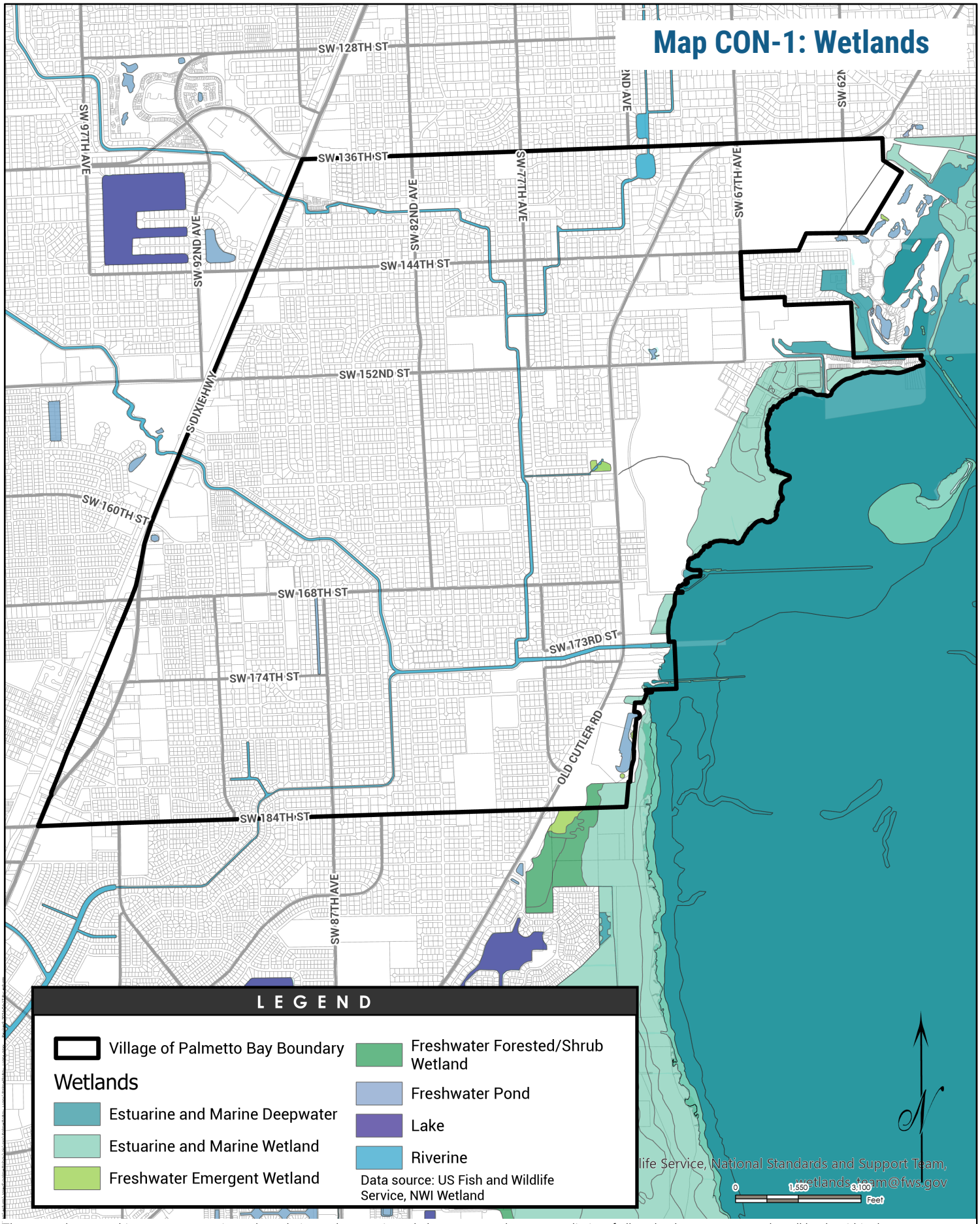
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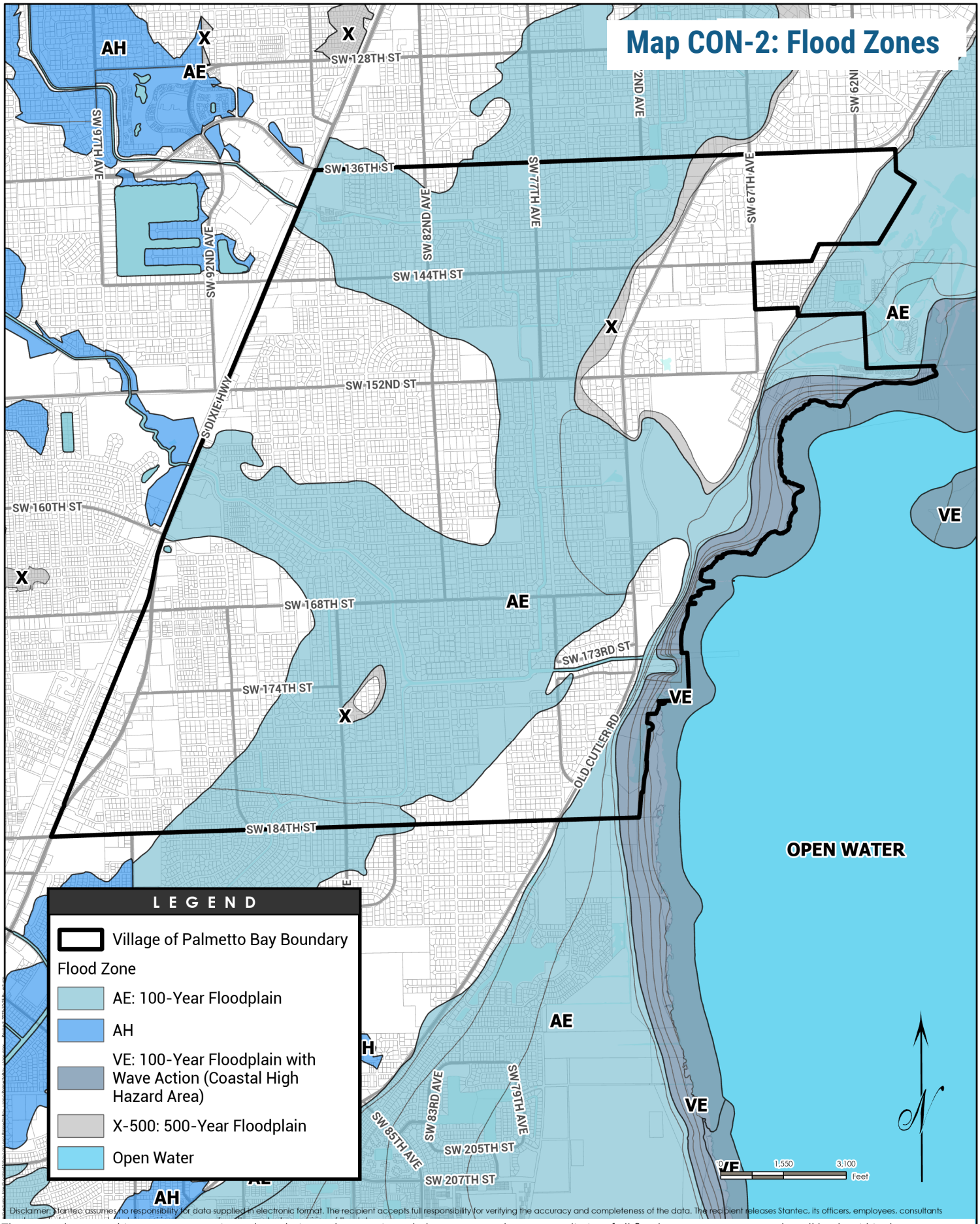
VILLAGE OF PALMETTO BAY
2035/2045 COMPREHENSIVE PLAN

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.

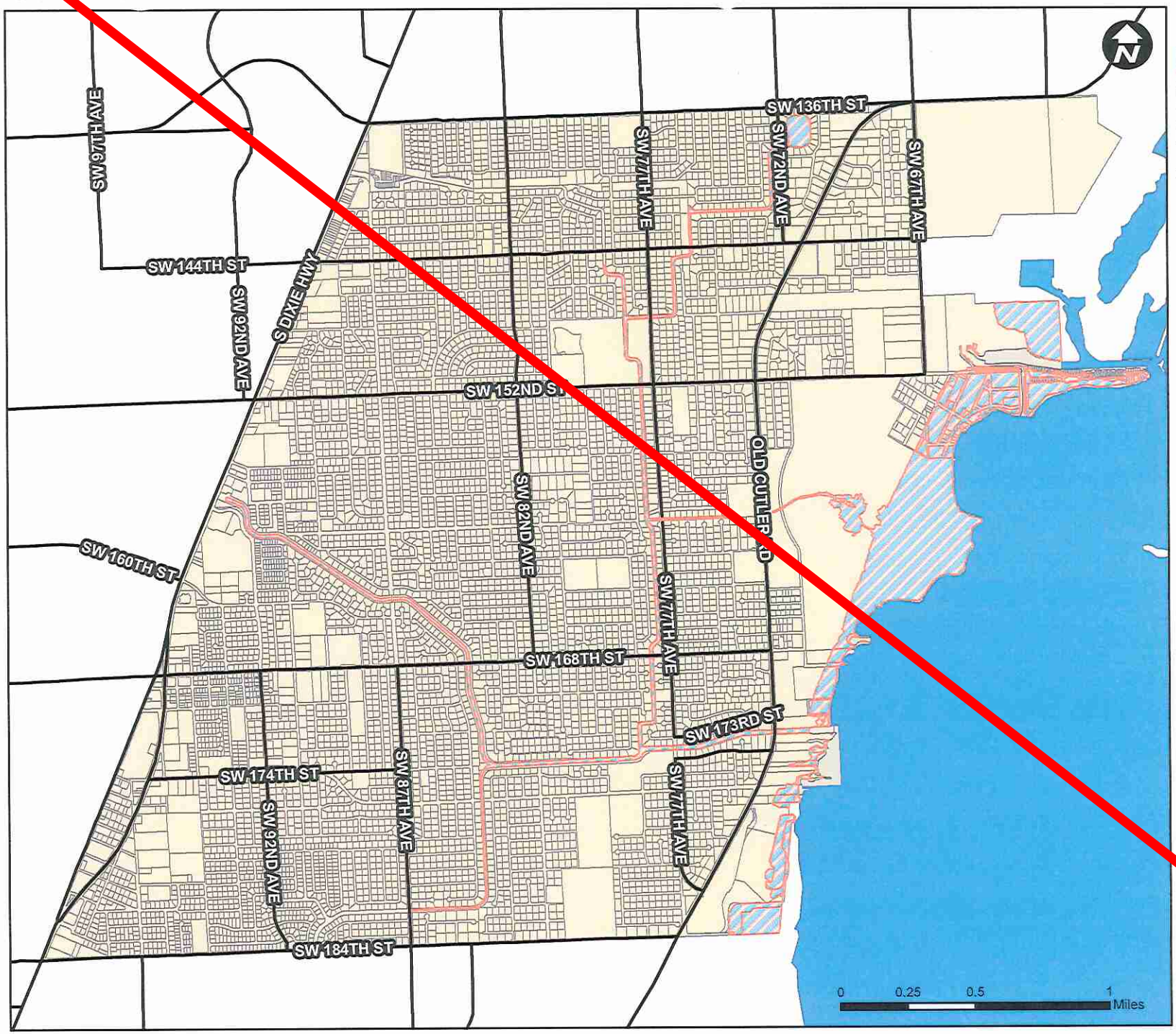
Map CON-2: Flood Zones



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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.

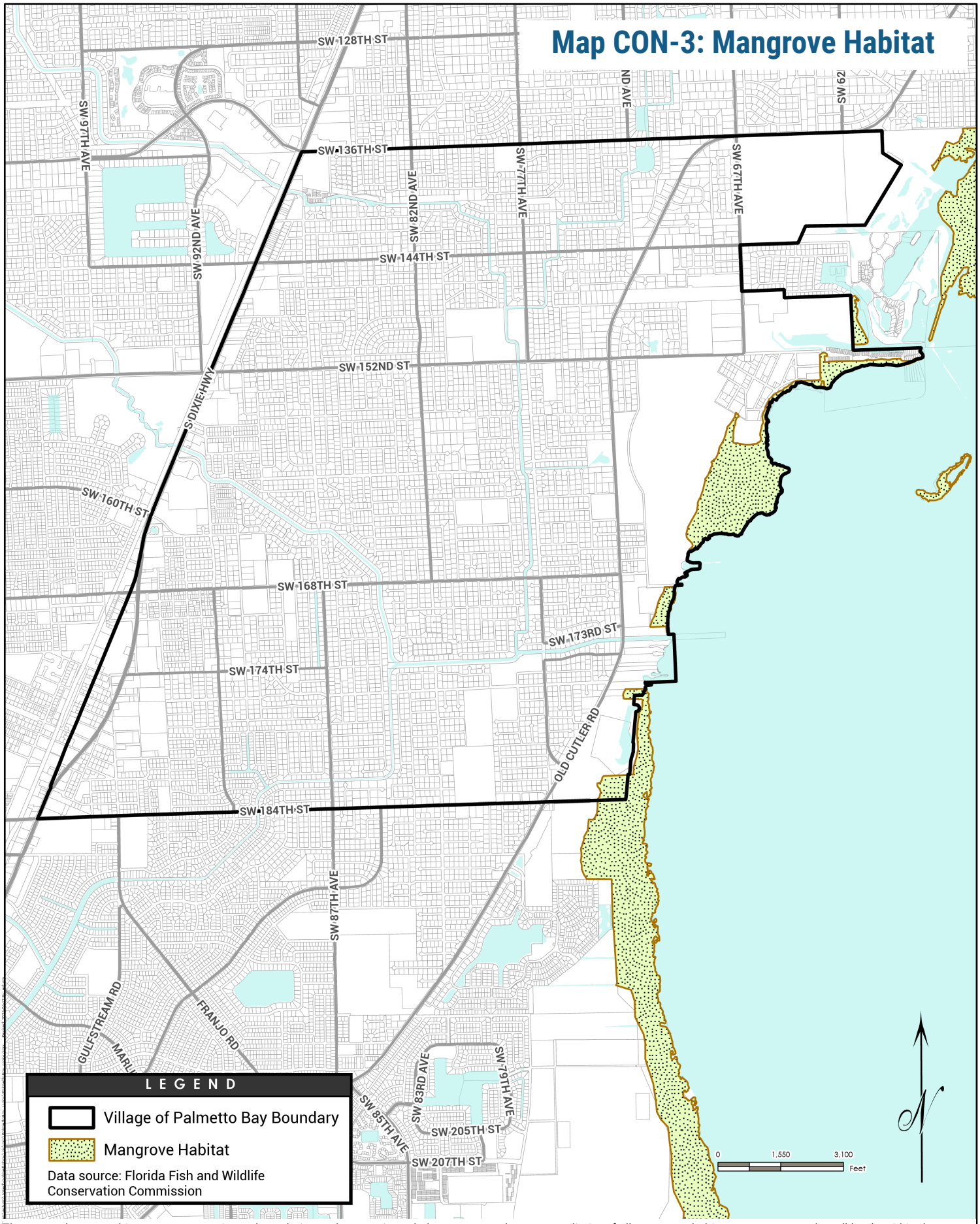
COASTAL HIGH HAZARD AREAS



Source: Village of Palmetto Bay

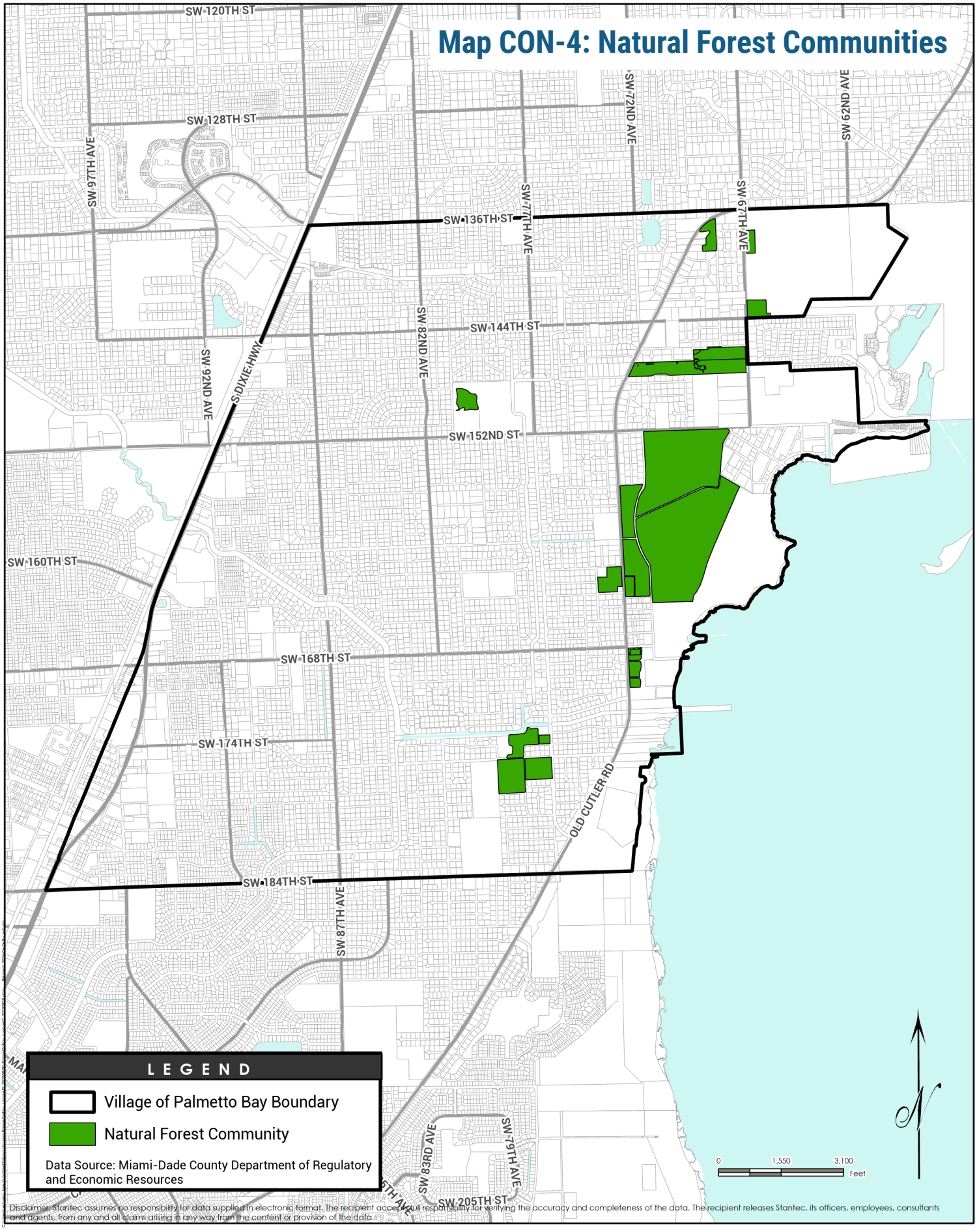
Note: The Coastal High Hazard Area is the area below the elevation of the category 1 storm surge line

Map CON-3: Mangrove Habitat



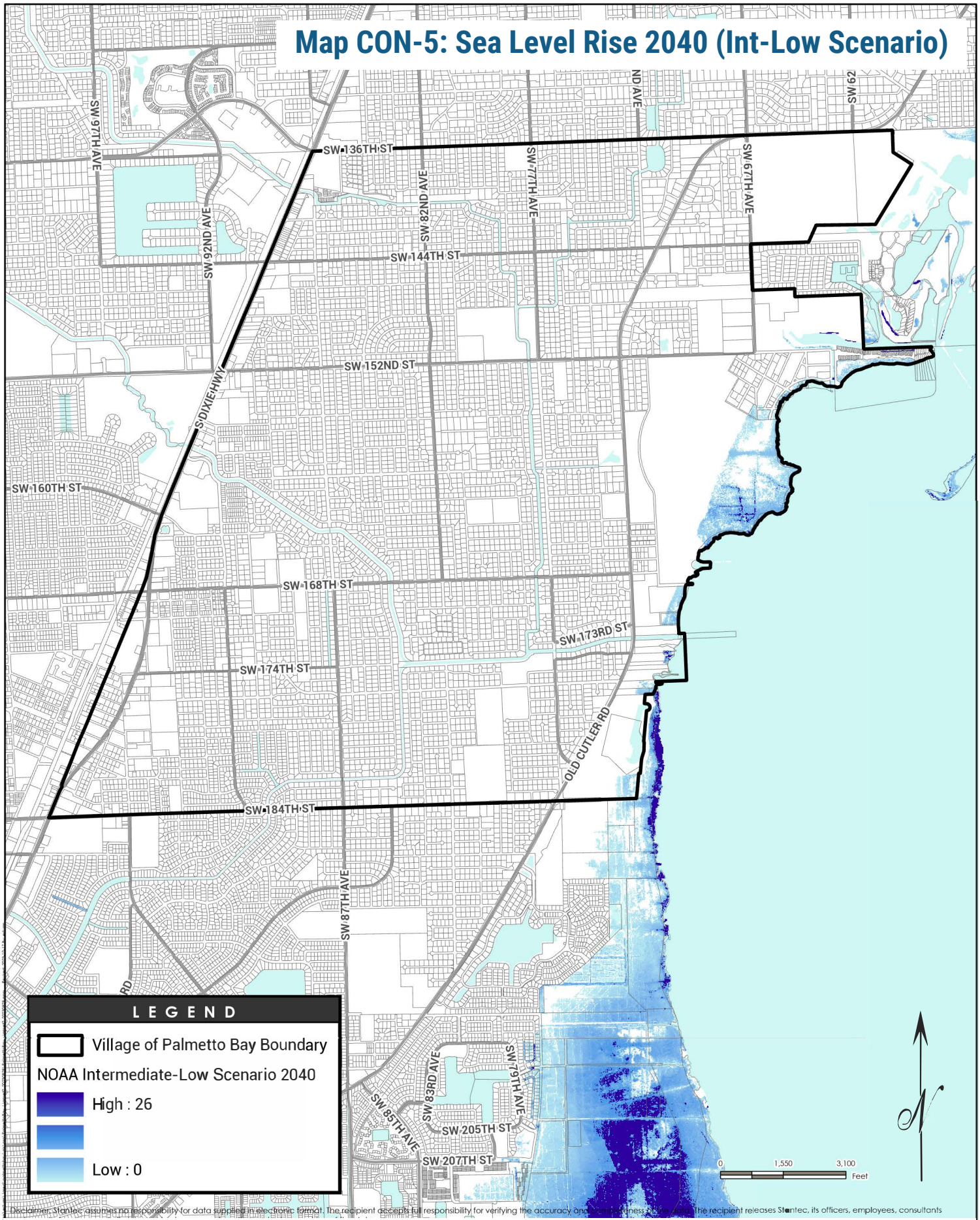
The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all mangrove habitat, nor to convey that all lands within these areas contain mangroves. This map should not be used to determine the location of mangrove habitat for regulatory purposes, 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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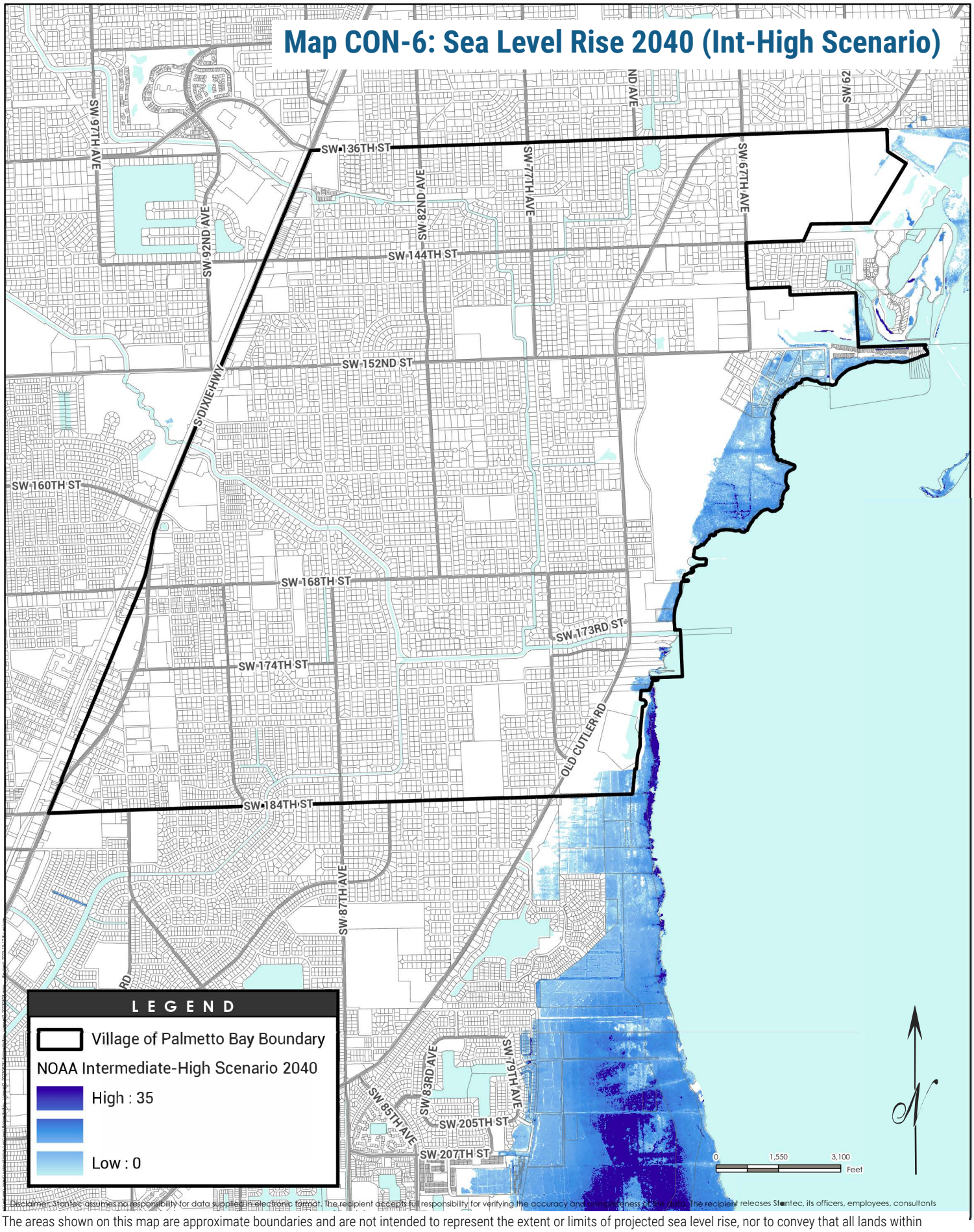
Map CON-5: Sea Level Rise 2040 (Int-Low Scenario)



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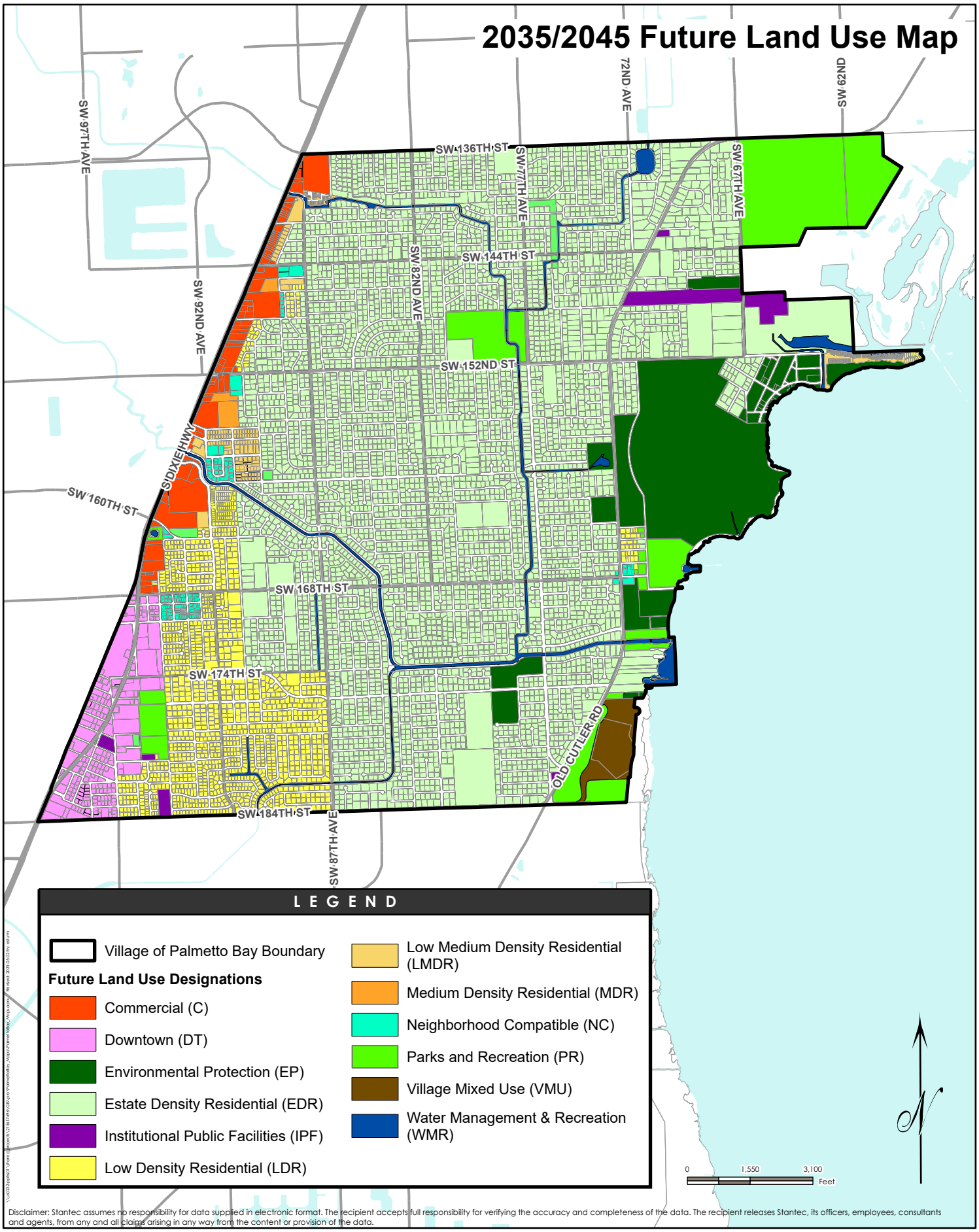
The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of projected sea level rise, nor to convey that all lands within these areas will be subject to sea level rise. This map should not be used to determine the projected location of sea level rise 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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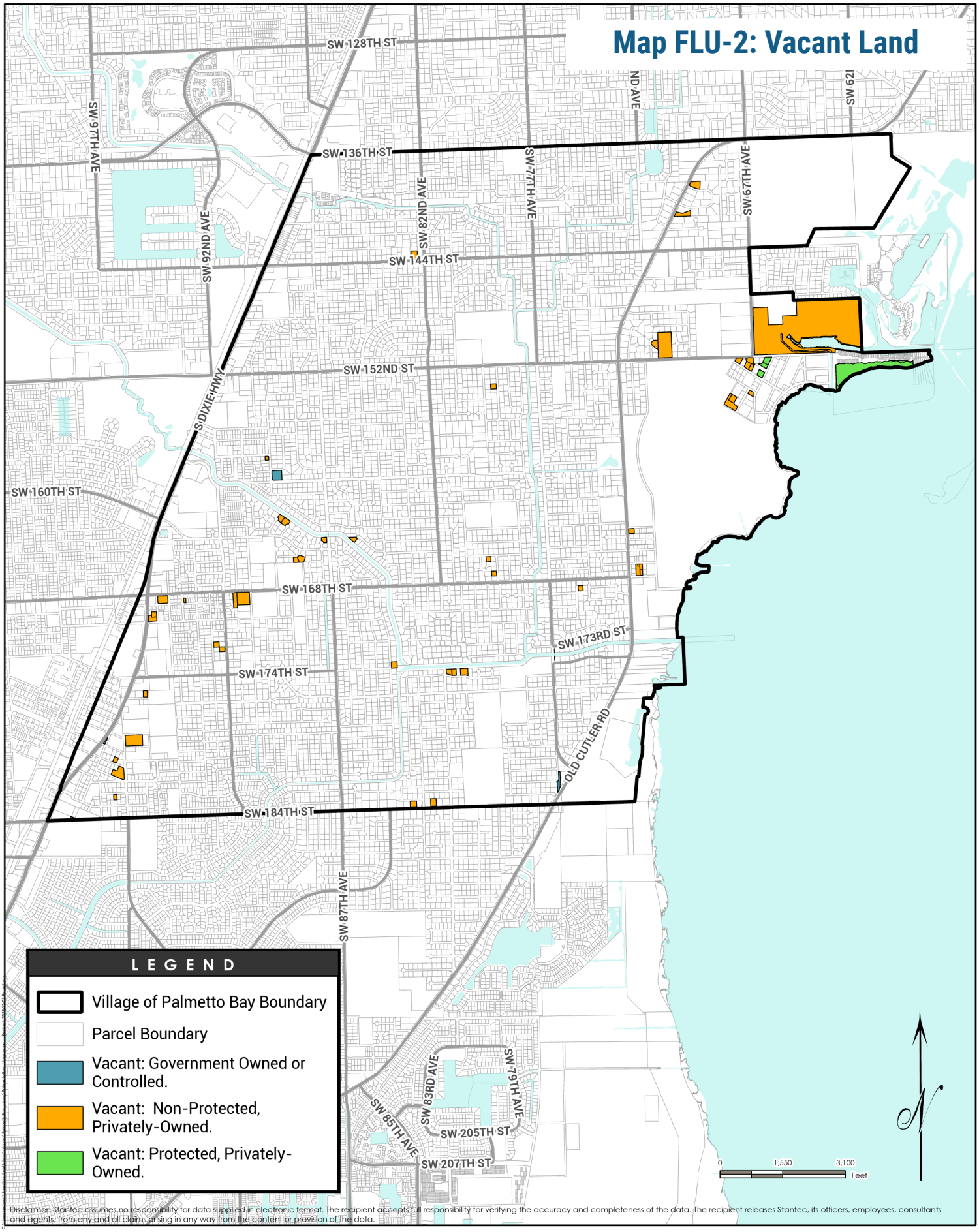
Map 1-4
Village of Palmetto Bay Future Land Use Map
(2009-2025)

Revised: 05-18-2016 through 2016-28

- Business and Office
- Environmental Protection
- Environmentally Protected Parks
- Estate Density Residential
- Franjo Activity Center
- Institutional and Public Facility
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- Office and Residential
- Parks and Recreation
- Village Mixed-Use
- Water

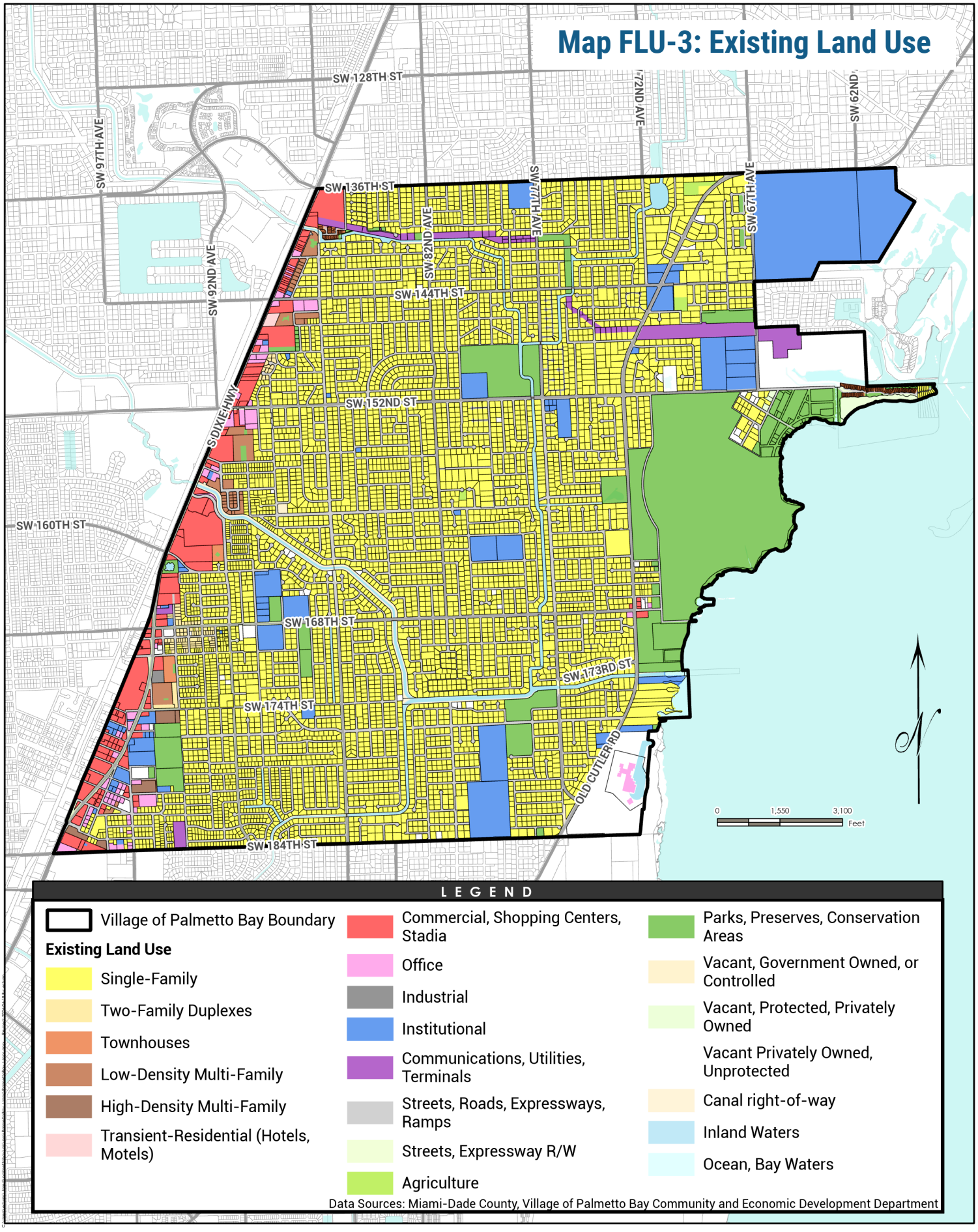
- Rapid Transit Station
- Community Urban Center

0 800 1600 Feet



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Map FLU-3: Existing Land Use



LEGEND

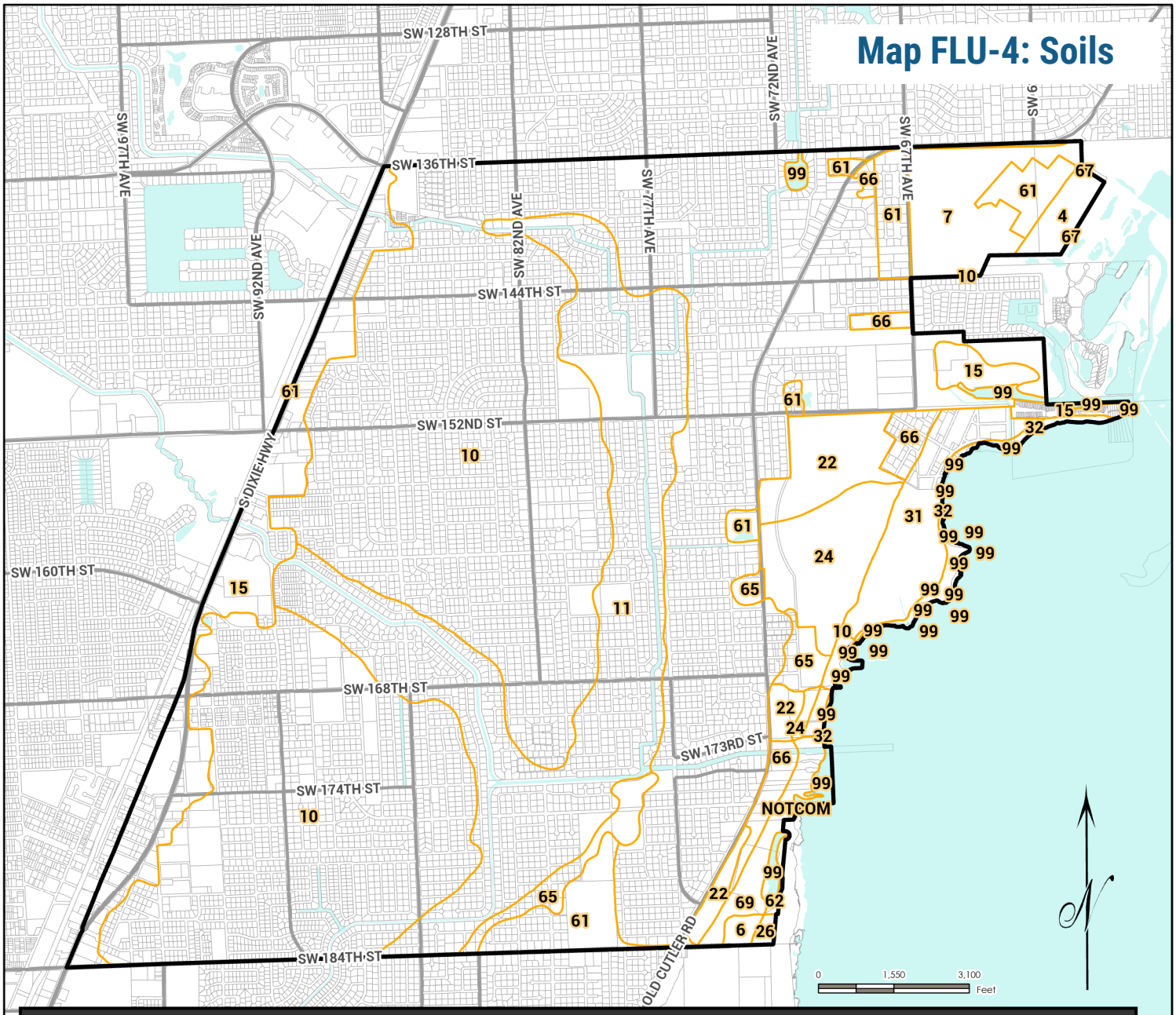
- Village of Palmetto Bay Boundary

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



LEGEND

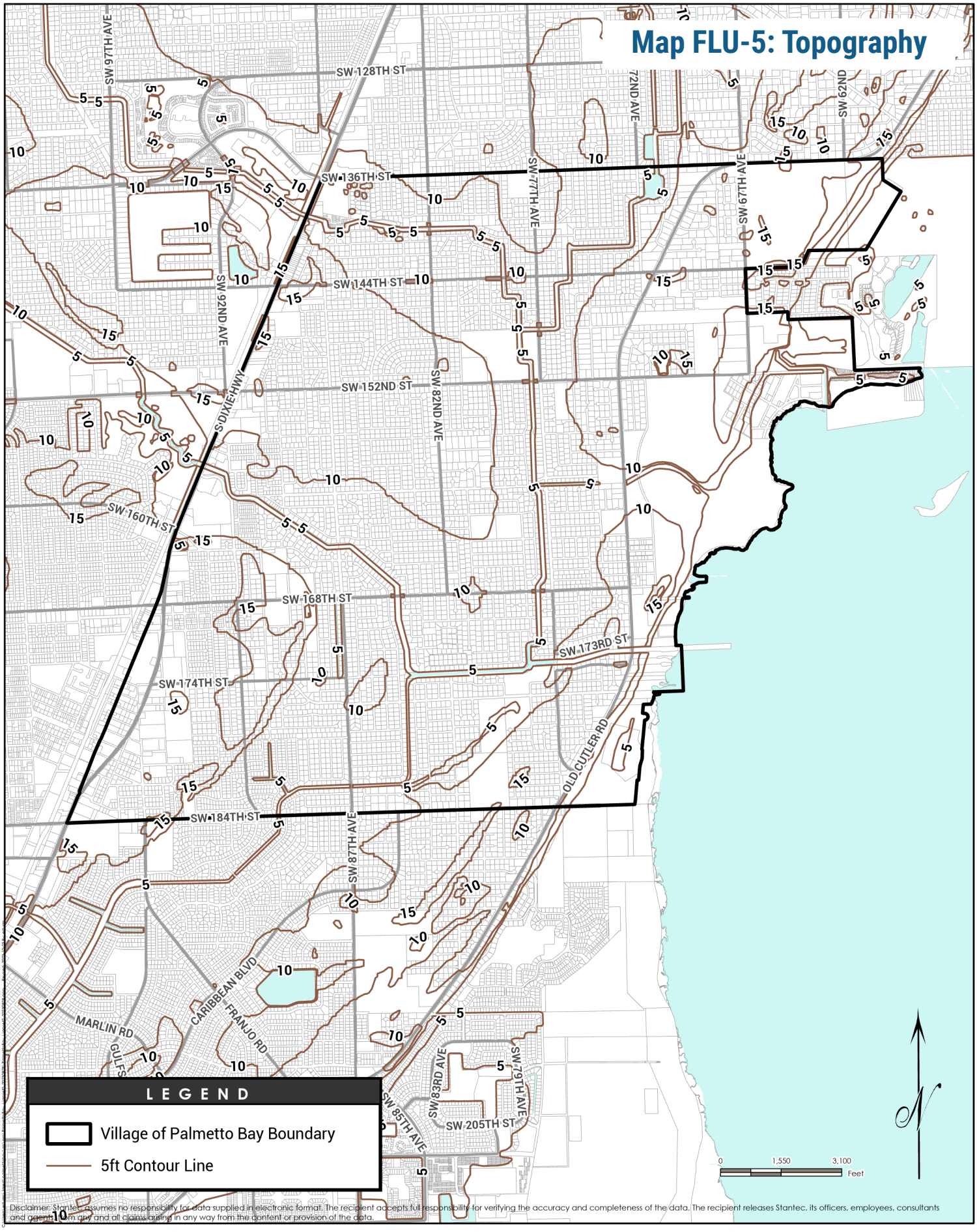
- Village of Palmetto Bay Boundary

MUSYM,MUDESC

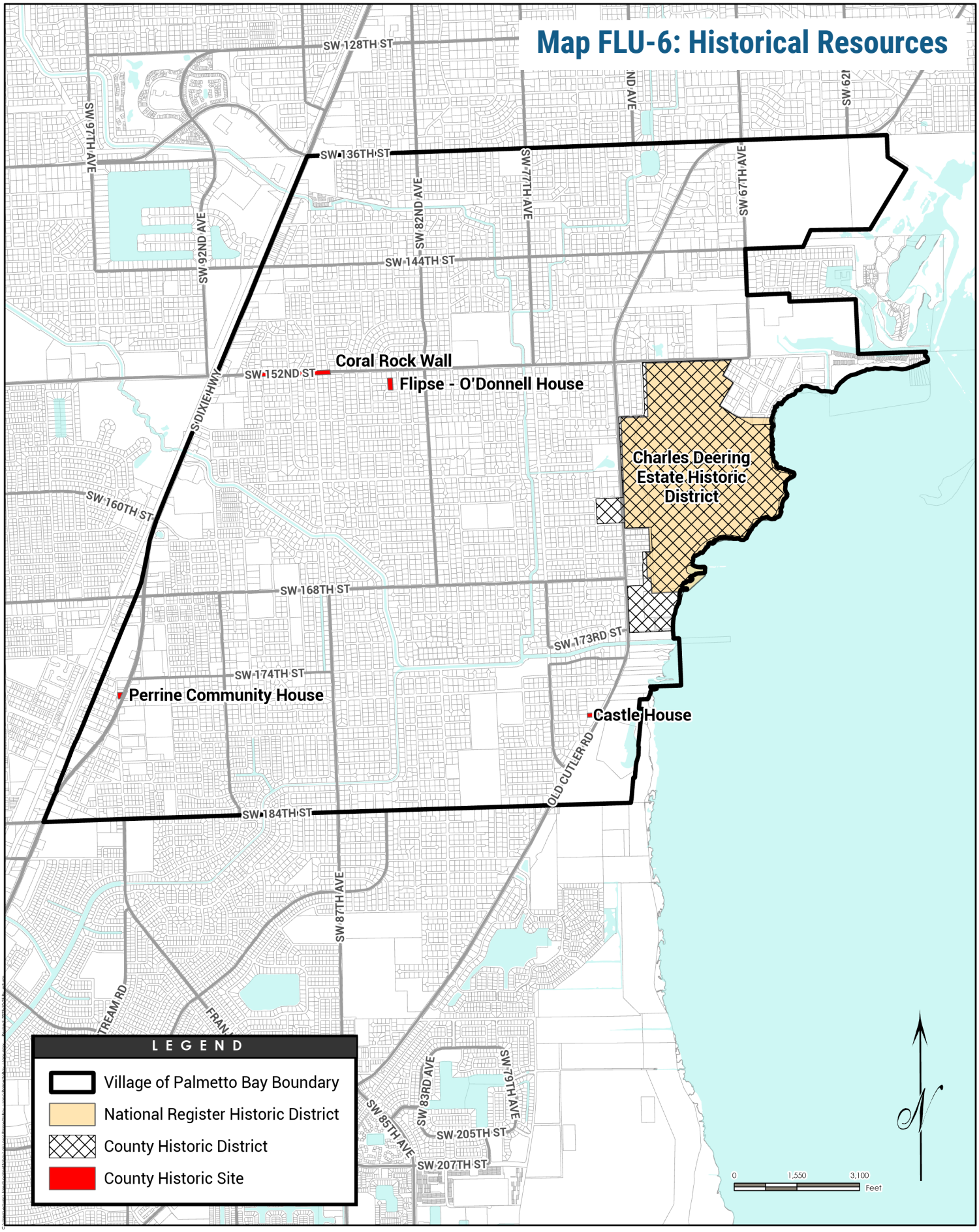
- 10,Udorthents, limestone substratum-Urban land complex, 0 to 2 percent slopes
- 11,Udorthents, marl substratum-Urban land complex, 0 to 2 percent slopes
- 15,Urban land, 0 to 2 percent slopes
- 22,Opalocka sand-Rock outcrop complex, 0 to 2 percent slopes
- 24,Matecumbe muck, 0 to 1 percent slopes, 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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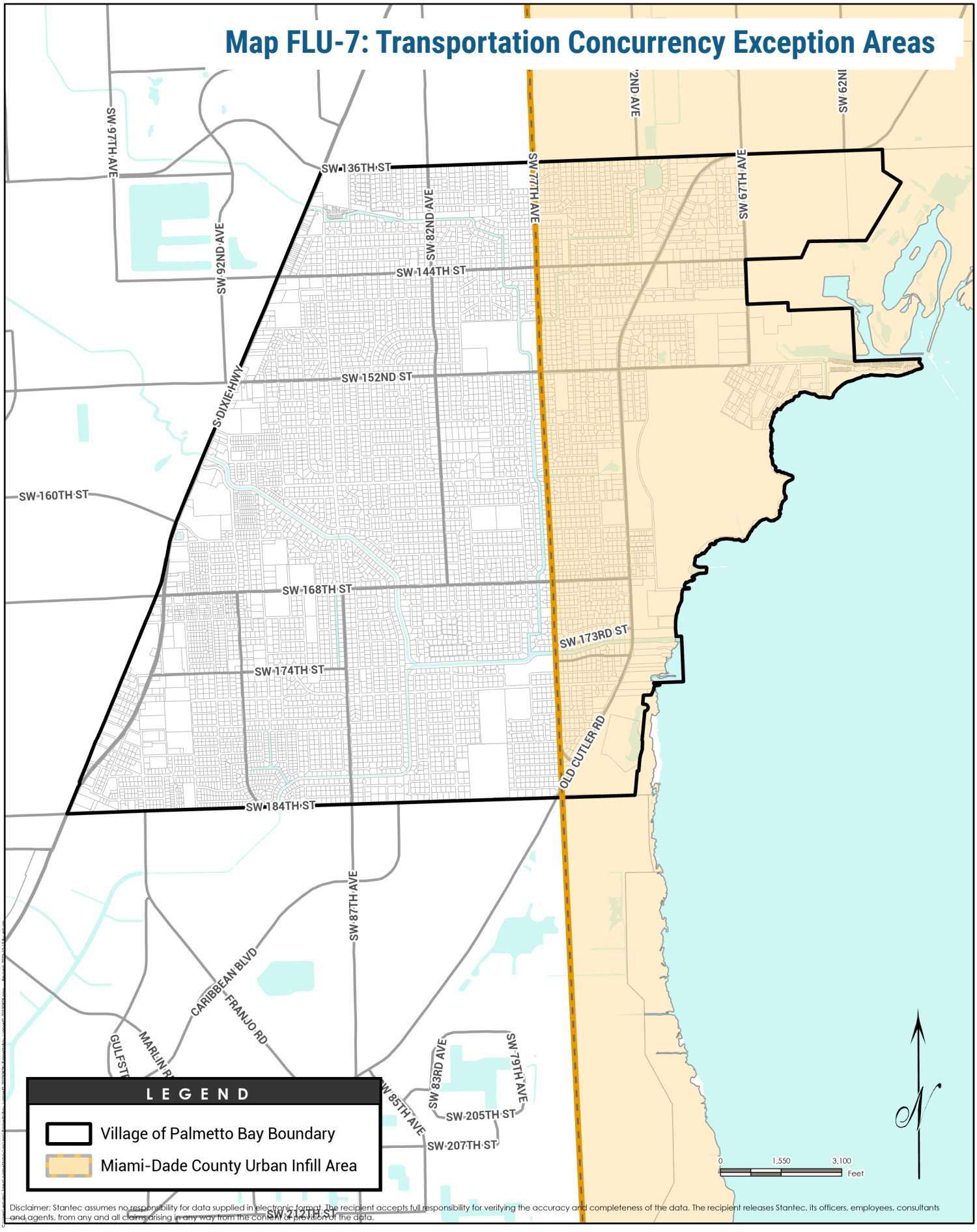
The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of soil types. This map should not be used to determine the extent or location of soil types for regulatory purposes, but instead as a guidance to determine if further investigation into the property conditions is warranted.



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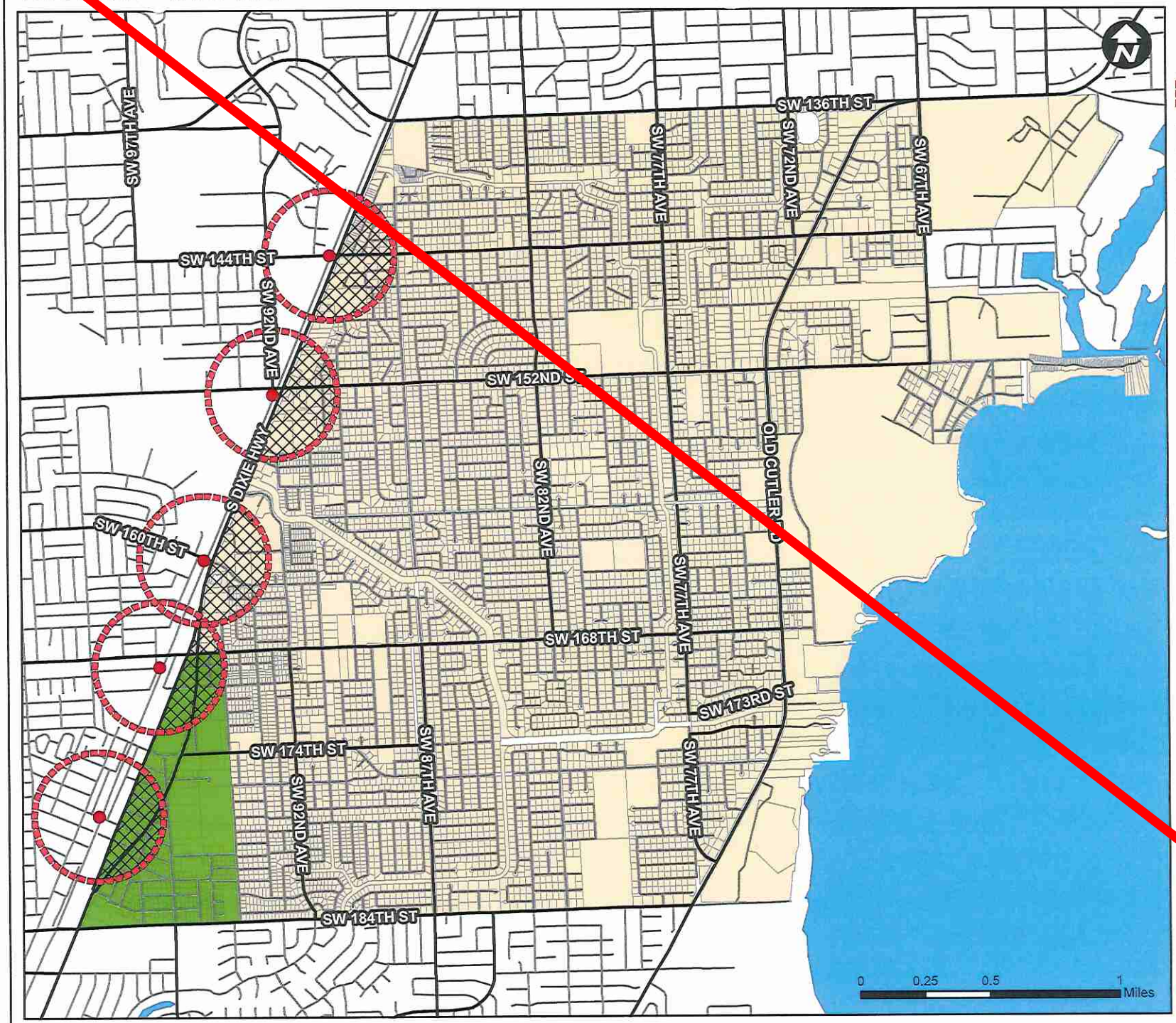

Map FLU-6: Historical Resources
SW 128TH ST
SW 136TH ST
SW 144TH ST
SW 152ND ST
SW 160TH ST
SW 168TH ST
SW 173RD ST
SW 174TH ST
SW 184TH ST
SW 207TH ST
SW 97TH AVE
SW 92ND AVE
SW 82ND AVE
SW 77TH AVE
SW 67TH AVE
SW 87TH AVE
SW 83RD AVE
SW 85TH AVE
SW 79TH AVE
SW 205TH ST
S DIXIE HWY
OLD CUTLER RD
Coral Rock Wall
Flipse - O'Donnell House
Charles Deering Estate Historic District
Perrine Community House
Castle House
LEGEND
Village of Palmetto Bay Boundary
National Register Historic District
County Historic District
County Historic Site
0
1,550
3,100
Feet

Map FLU-7: Transportation Concurrency Exception Areas



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TCEA BOUNDARY MAP

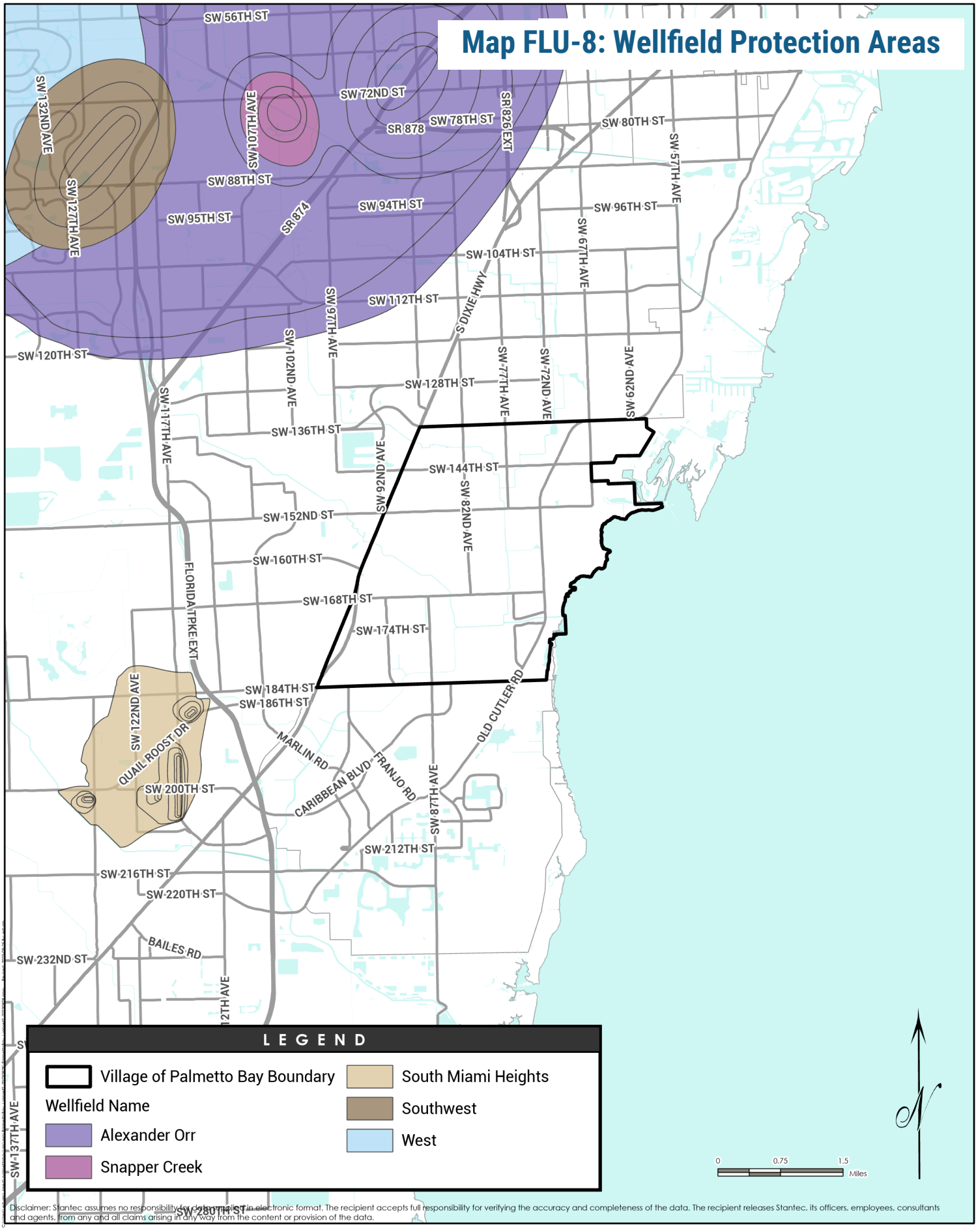


Legend

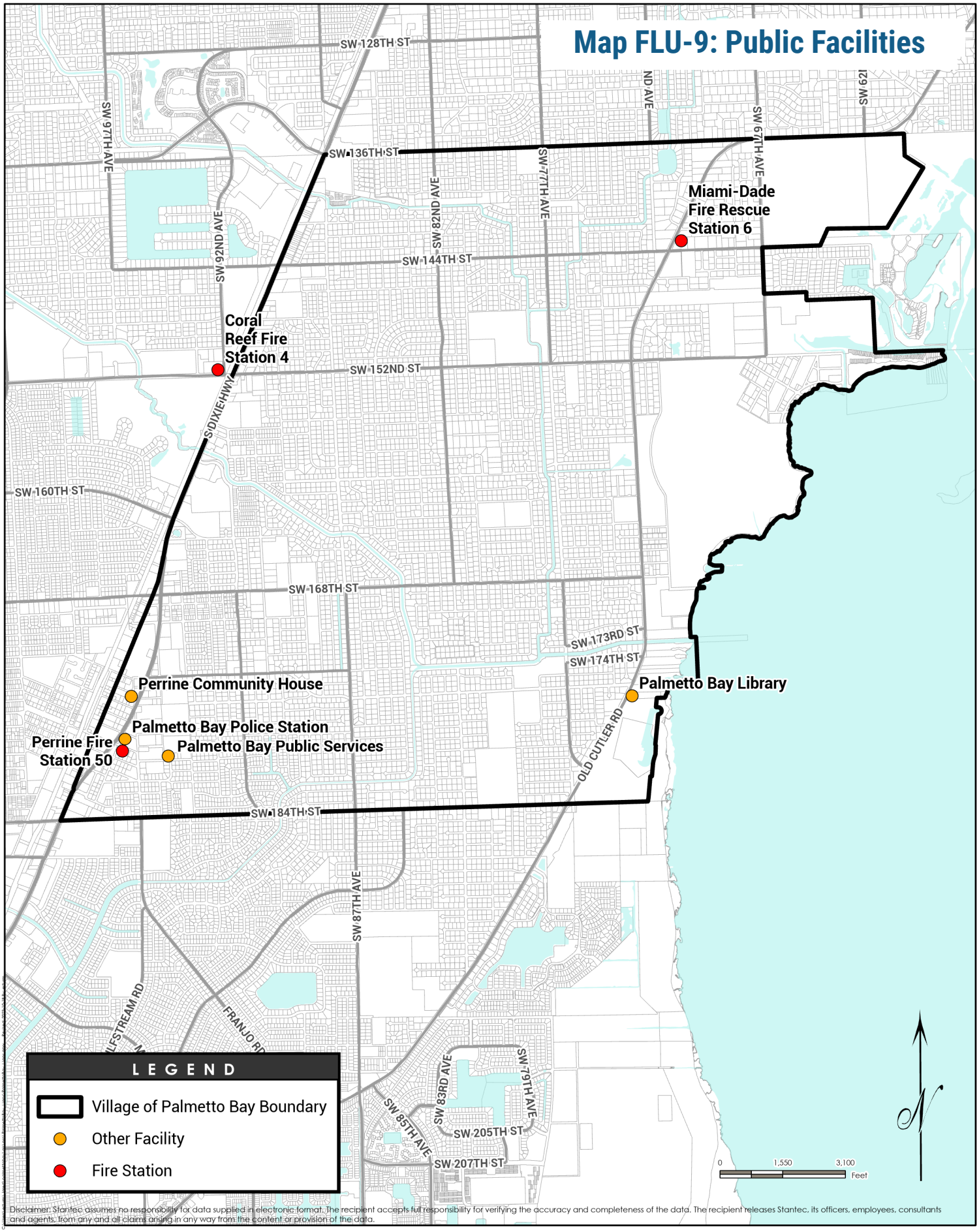
- Rapid Transit Stations
- Rapid Transit Stations 1/4 Mile Buffer
- Rapid Transit Stations TCEA (within Village Limits)
- Major Roads
- Local Roads
- Enterprise Zone TCEA
- Village of Palmetto Bay
- County Boundary
- Water

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

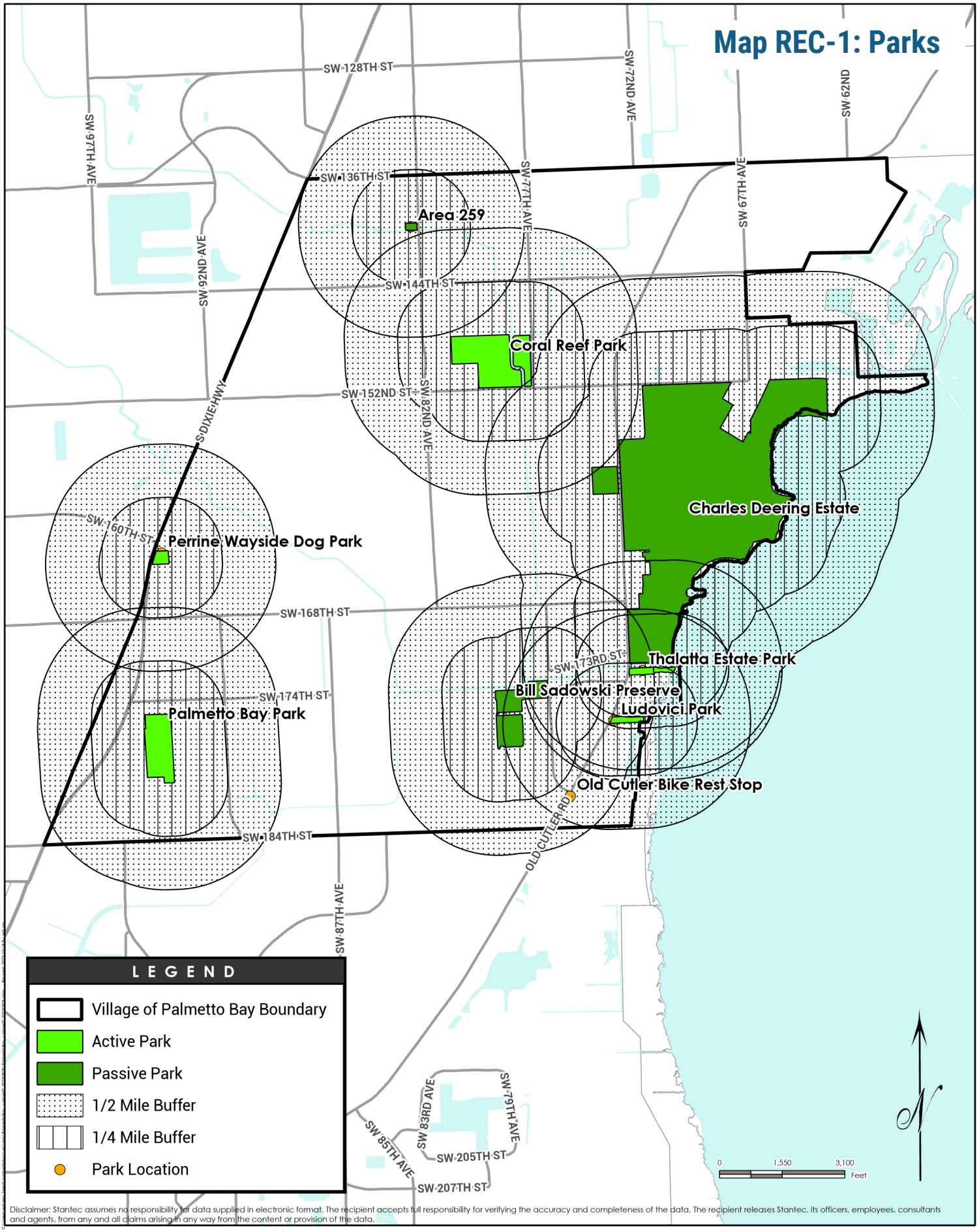
Map FLU-8: Wellfield Protection Areas



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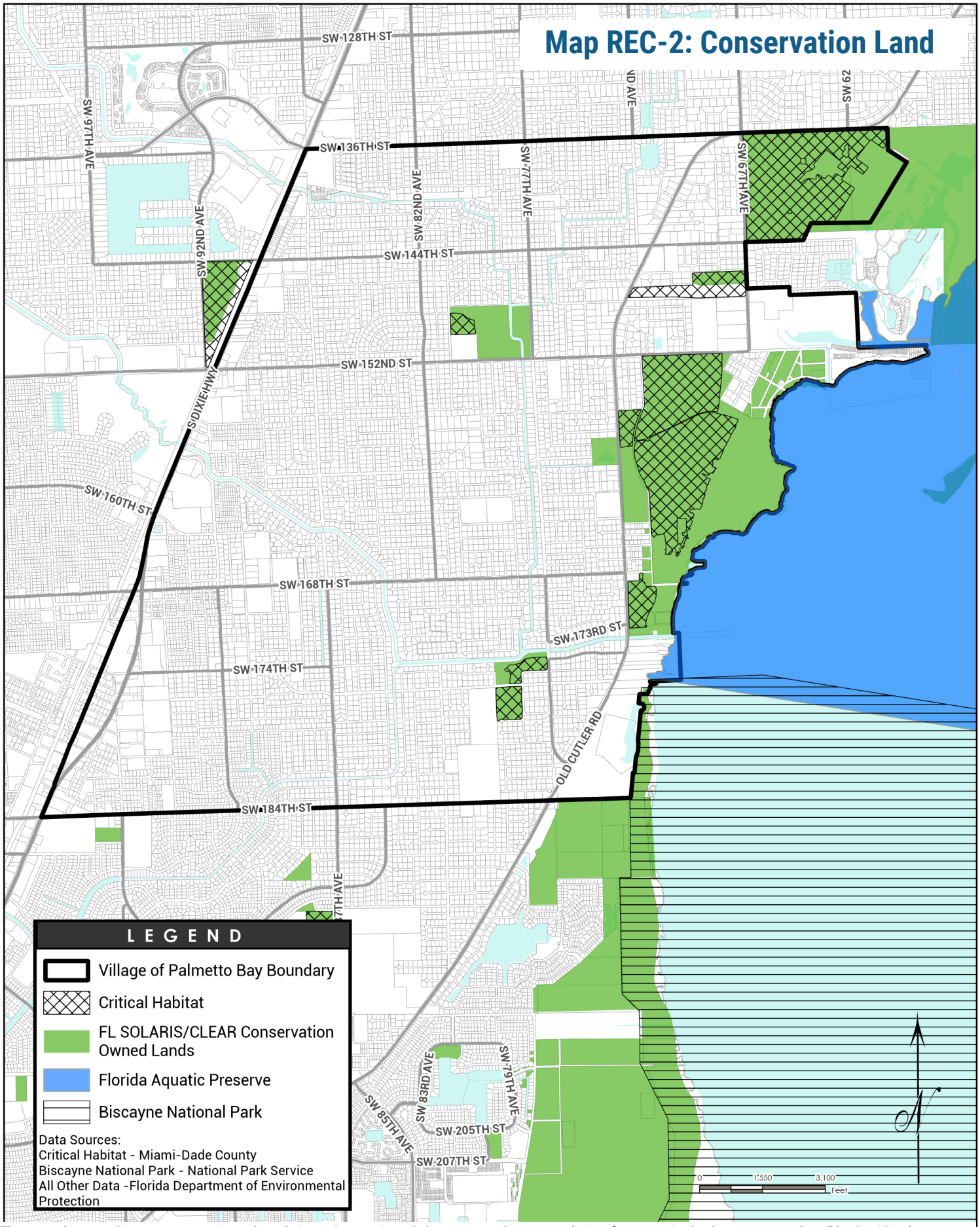


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Map REC-2: Conservation Land

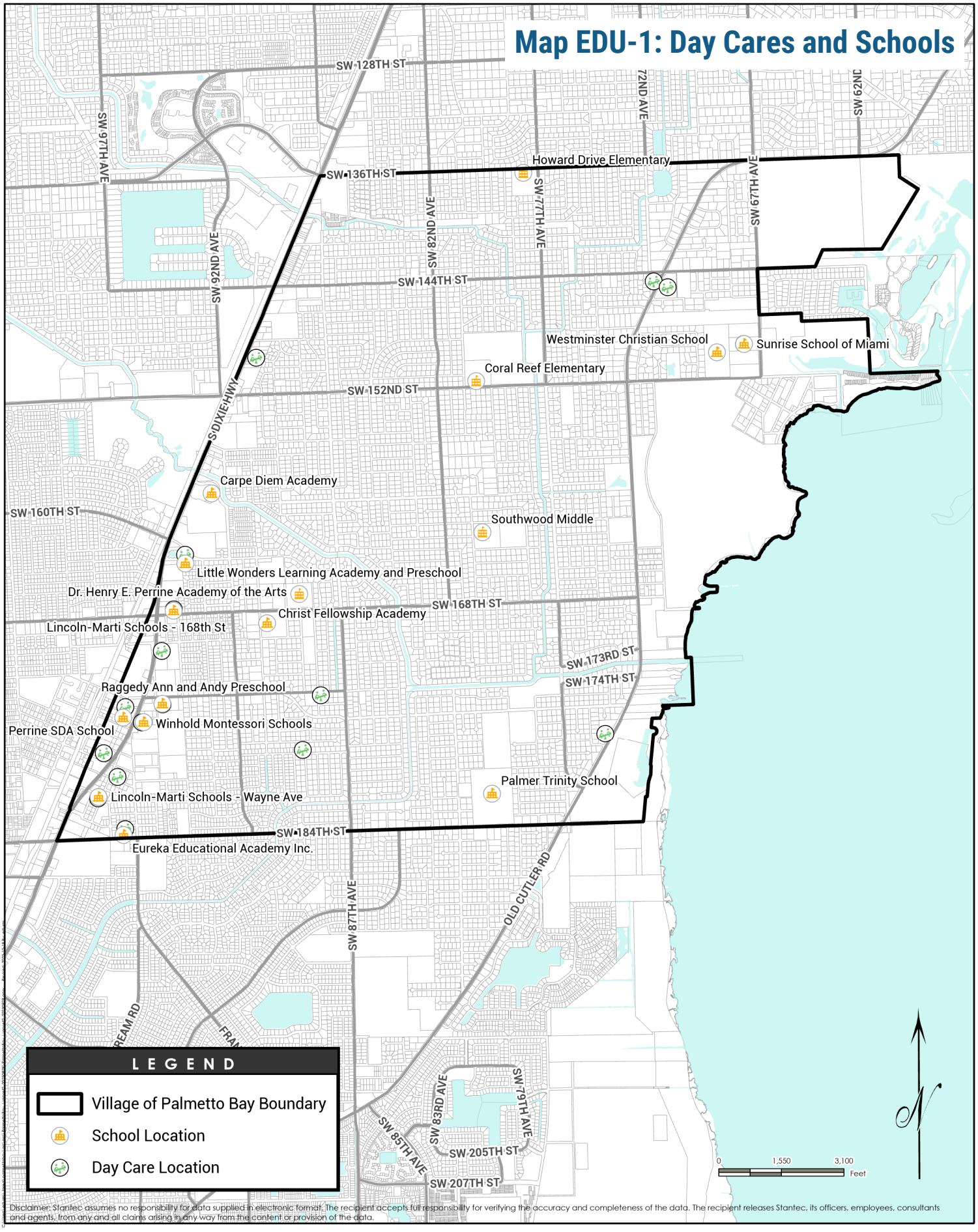


LEGEND

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

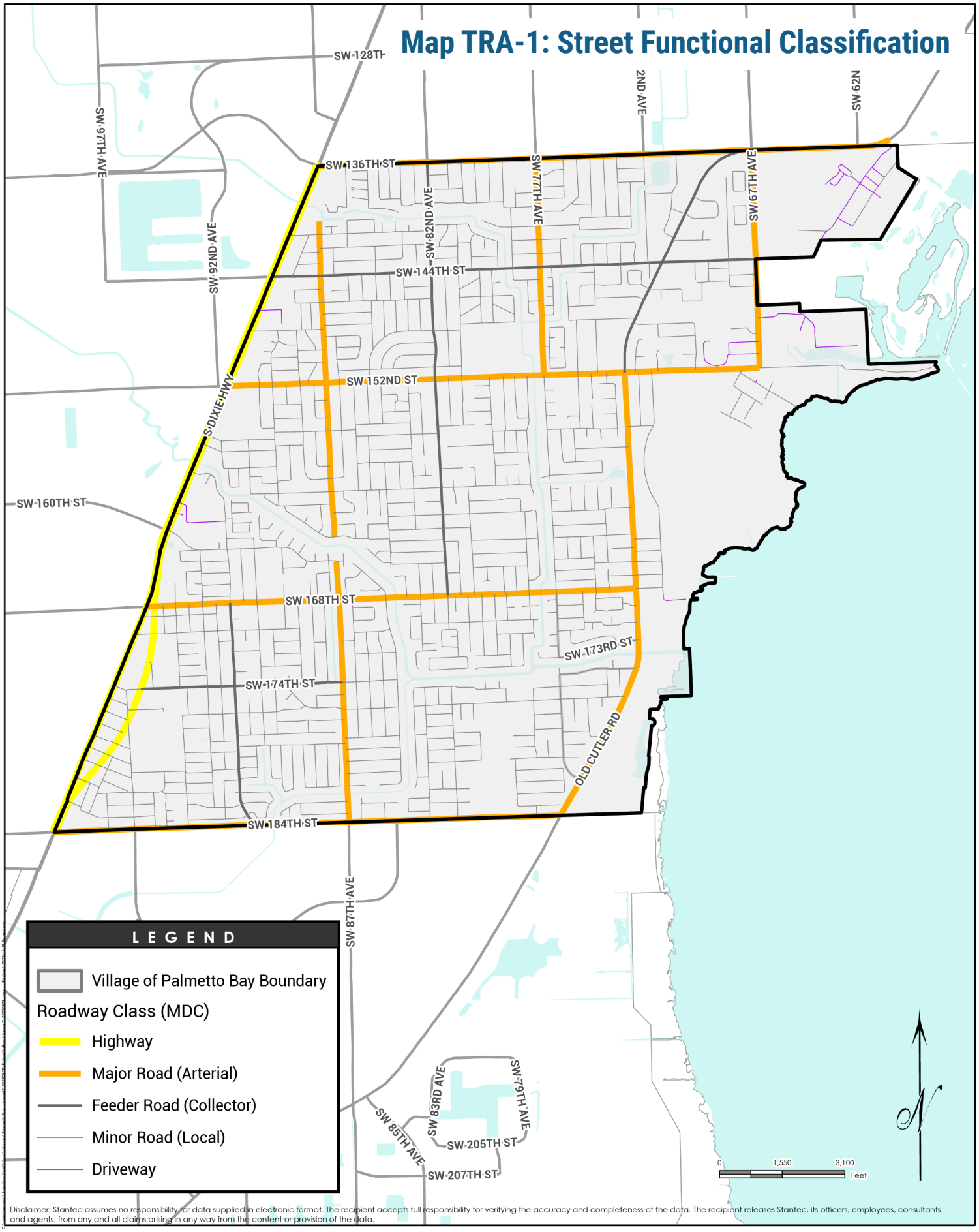
Data Sources:
Critical Habitat - Miami-Dade County
Biscayne National Park - National Park Service
All Other Data -Florida Department of Environmental Protection

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.



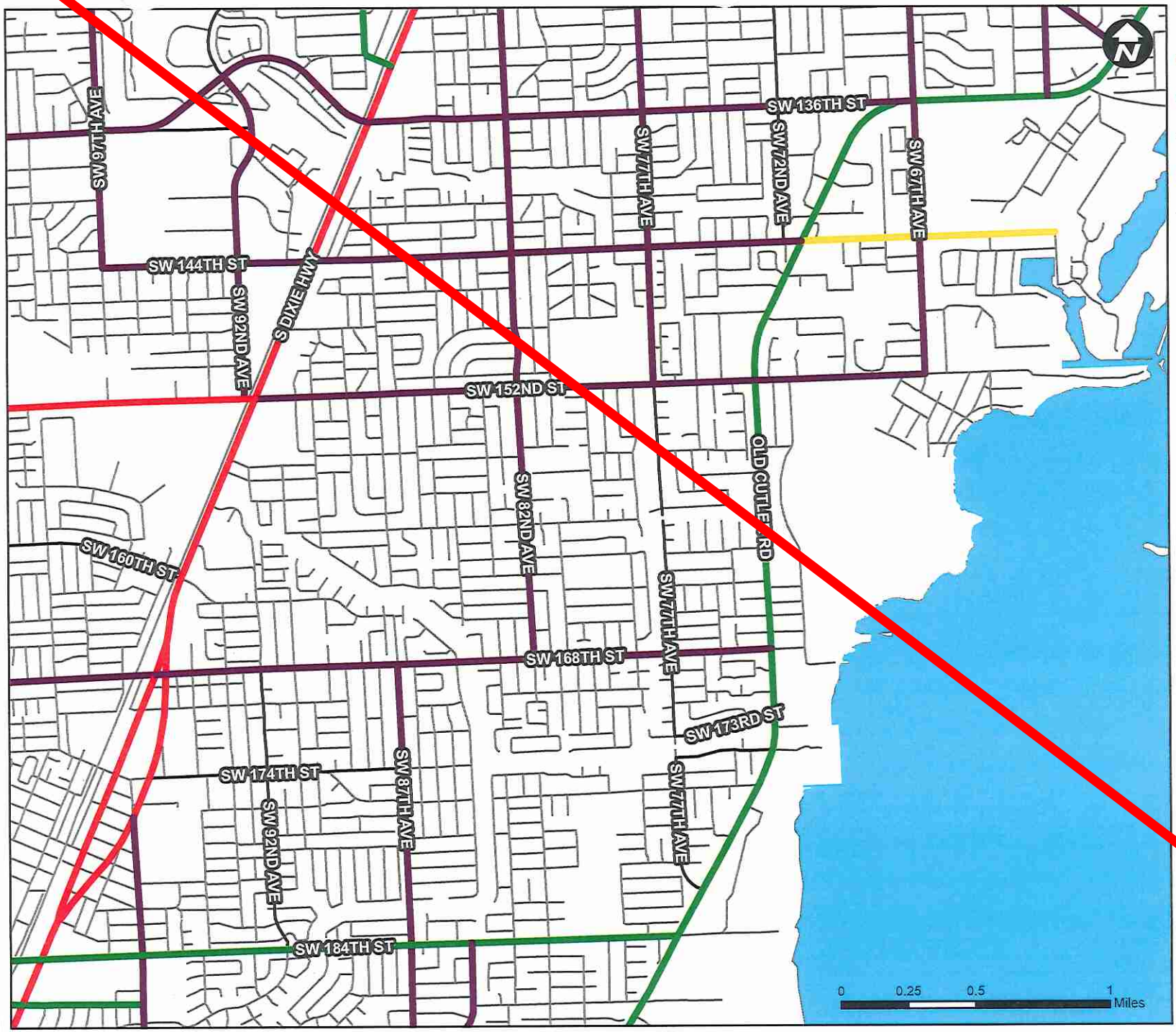
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Map TRA-1: Street Functional Classification



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TRANSPO[illegible]TATION NETWORK BY FUNCTIONAL CLASSIFI[illegible]TION

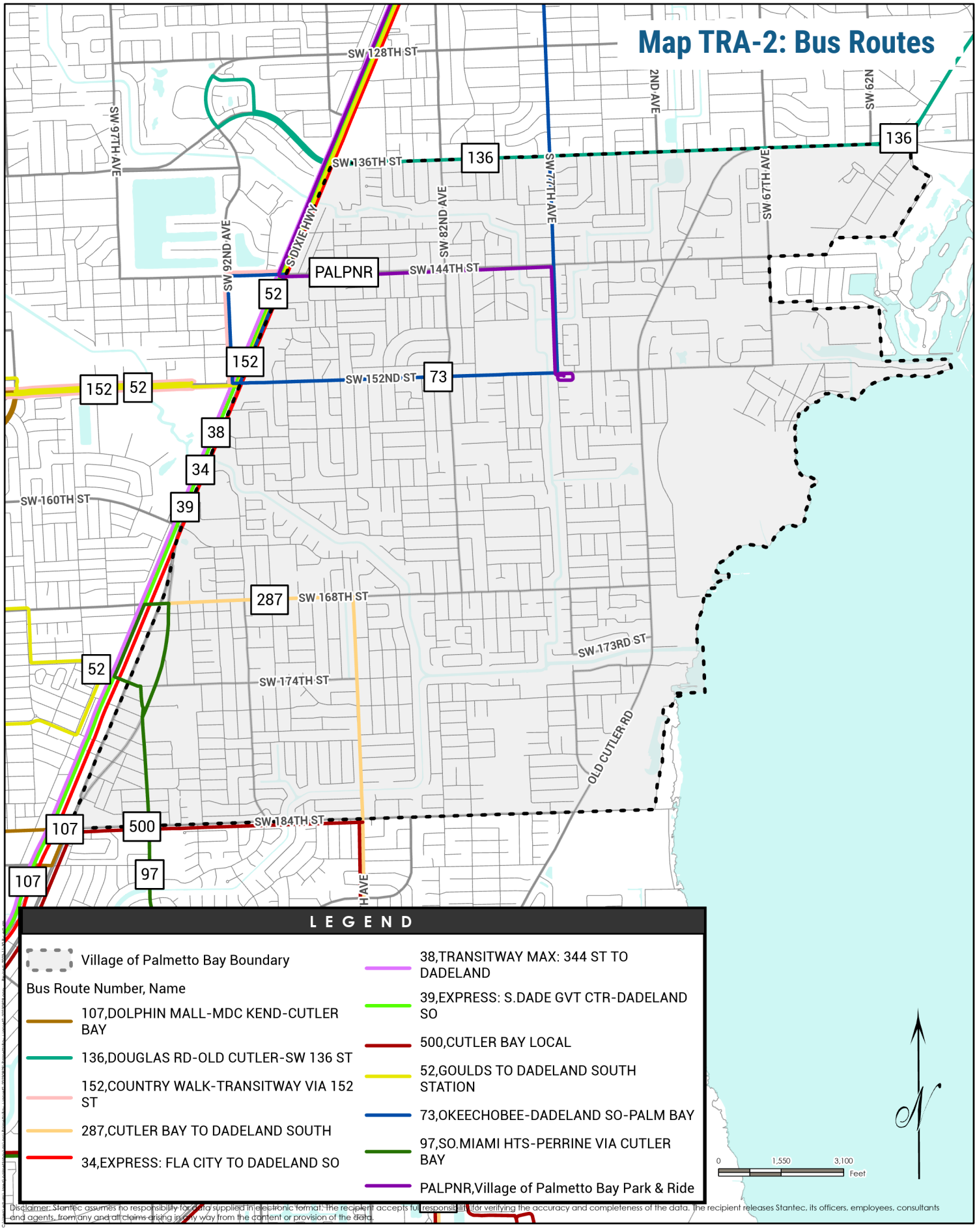


Legend

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

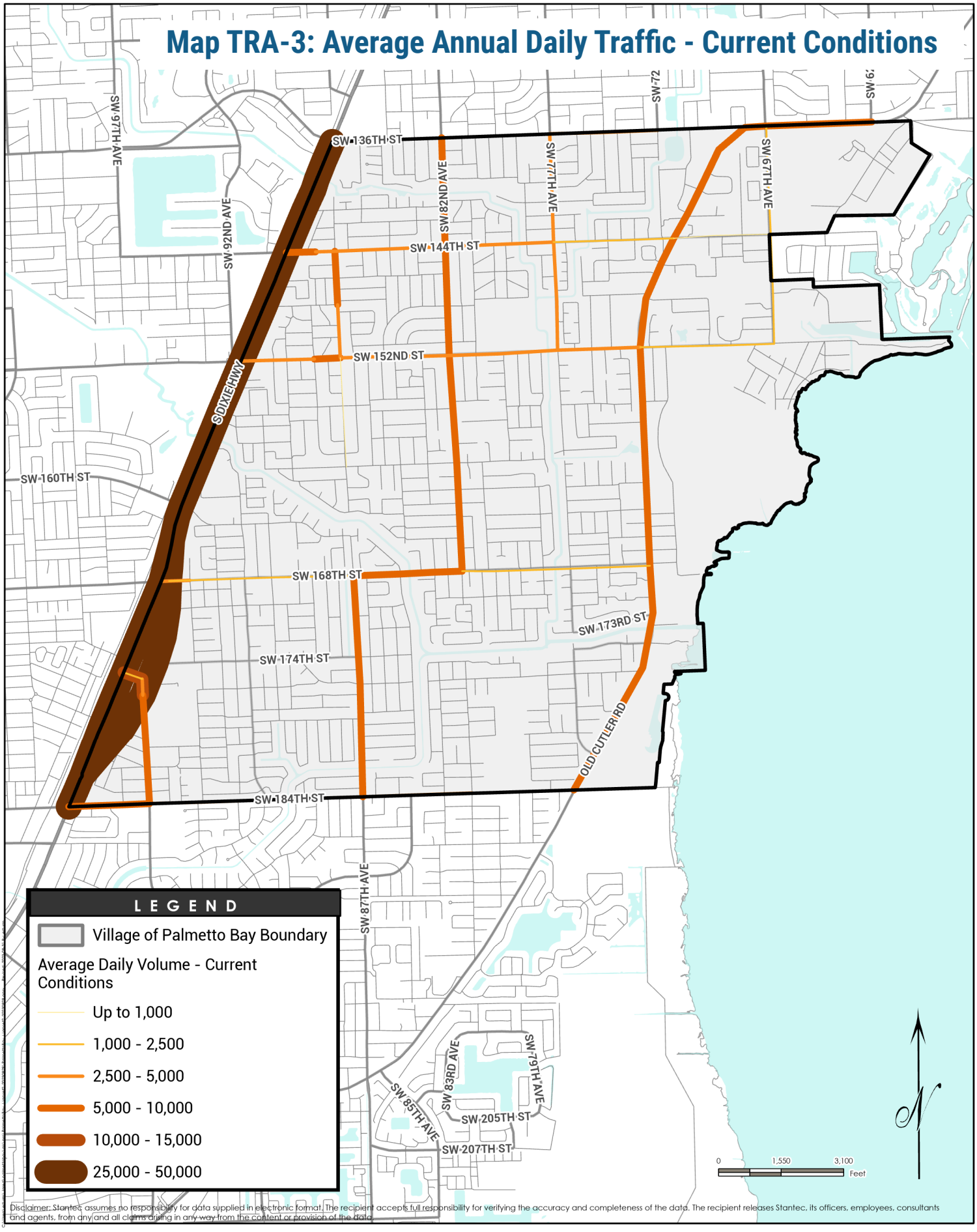
Source: FDOT, Village of Palmetto Bay

Map TRA-2: Bus Routes



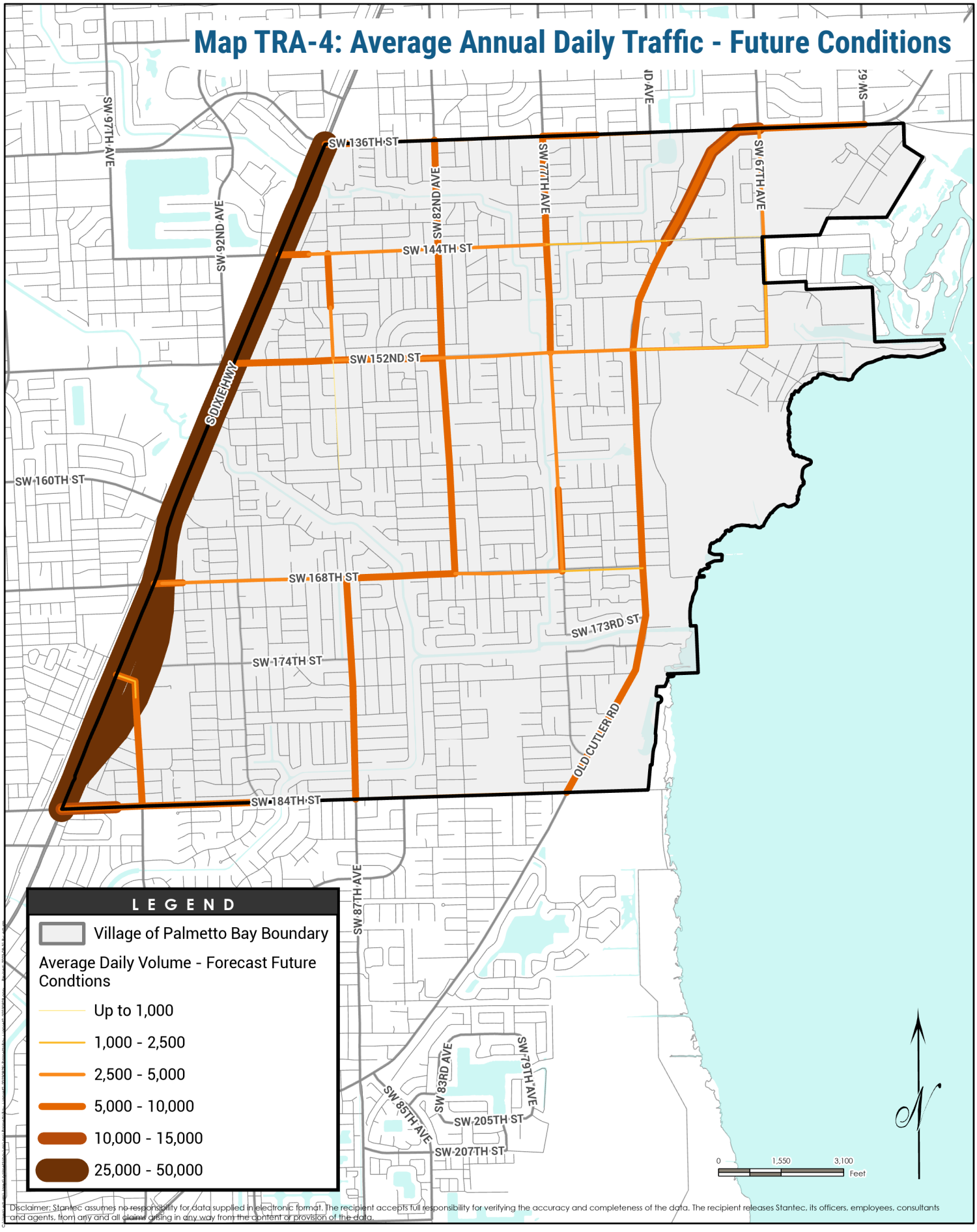
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Map TRA-3: Average Annual Daily Traffic - Current Conditions



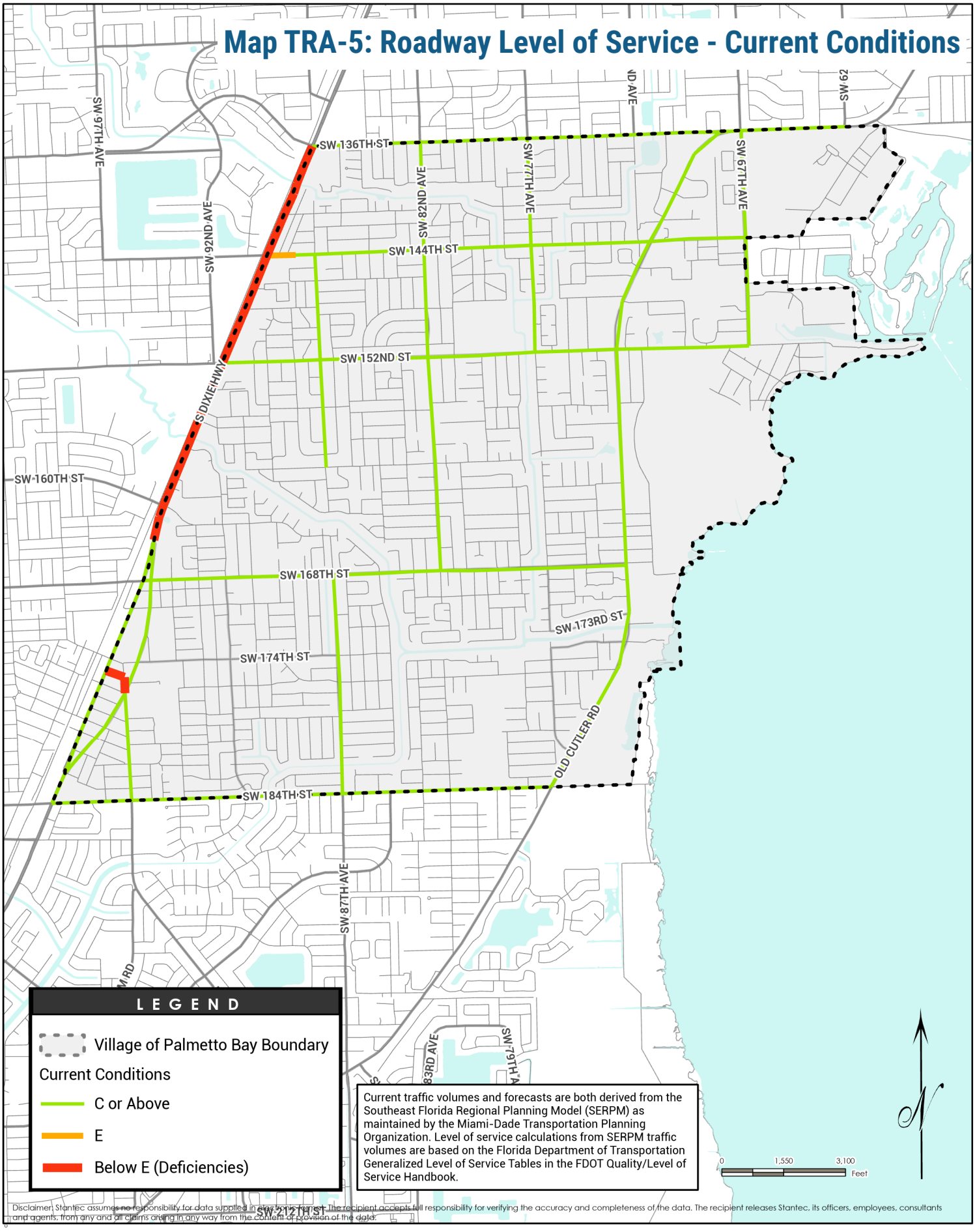
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Map TRA-4: Average Annual Daily Traffic - Future Conditions



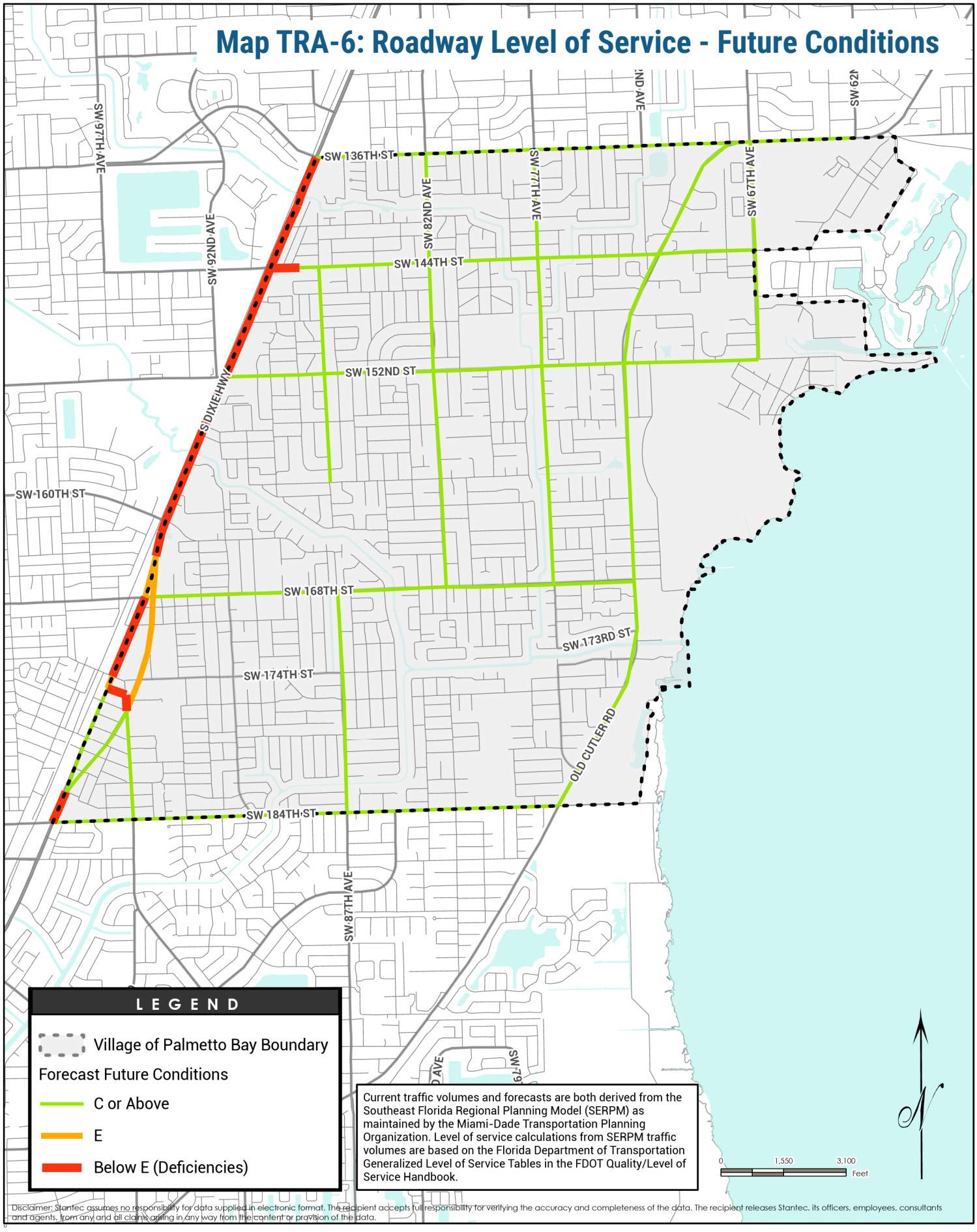
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Map TRA-5: Roadway Level of Service - Current Conditions

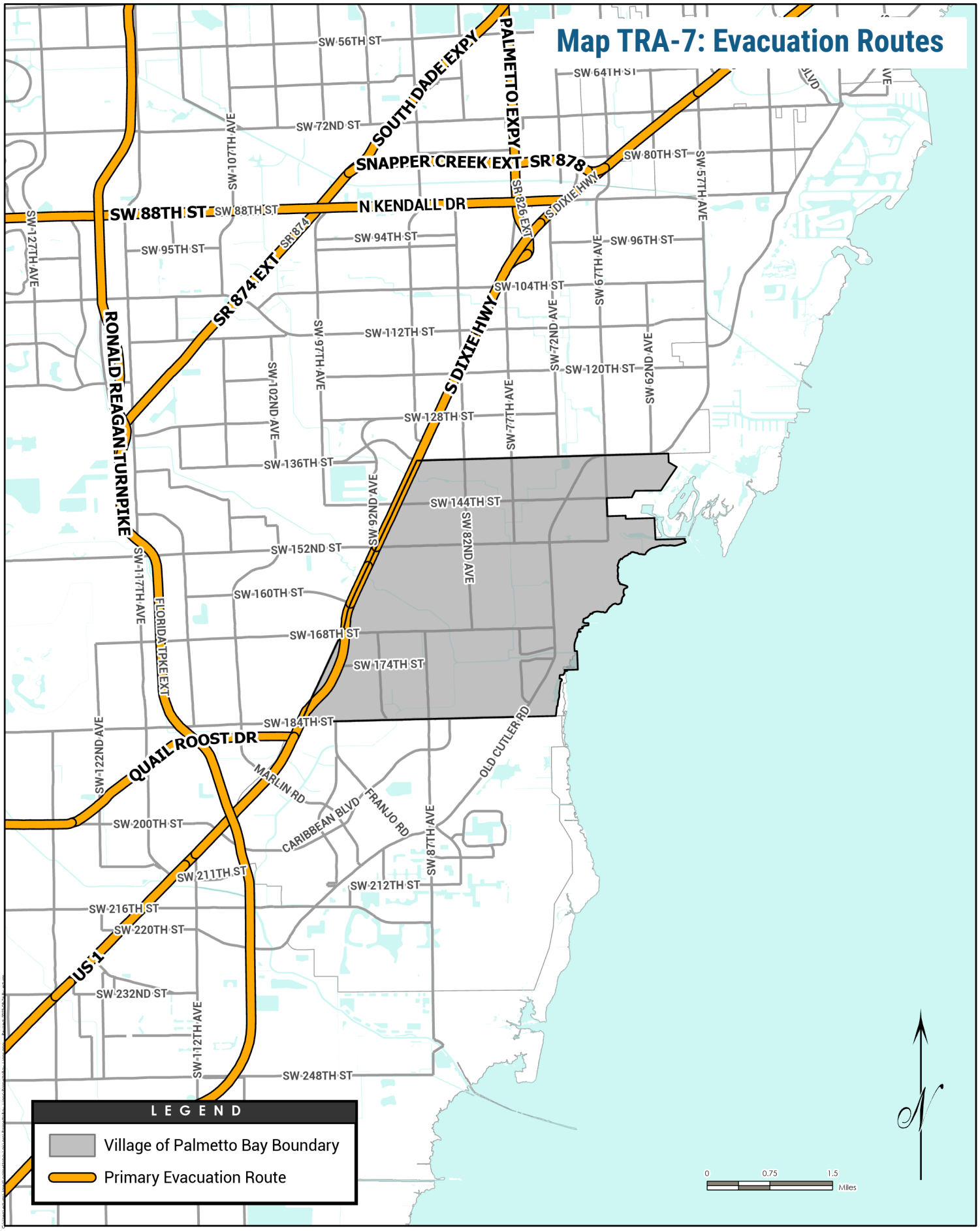


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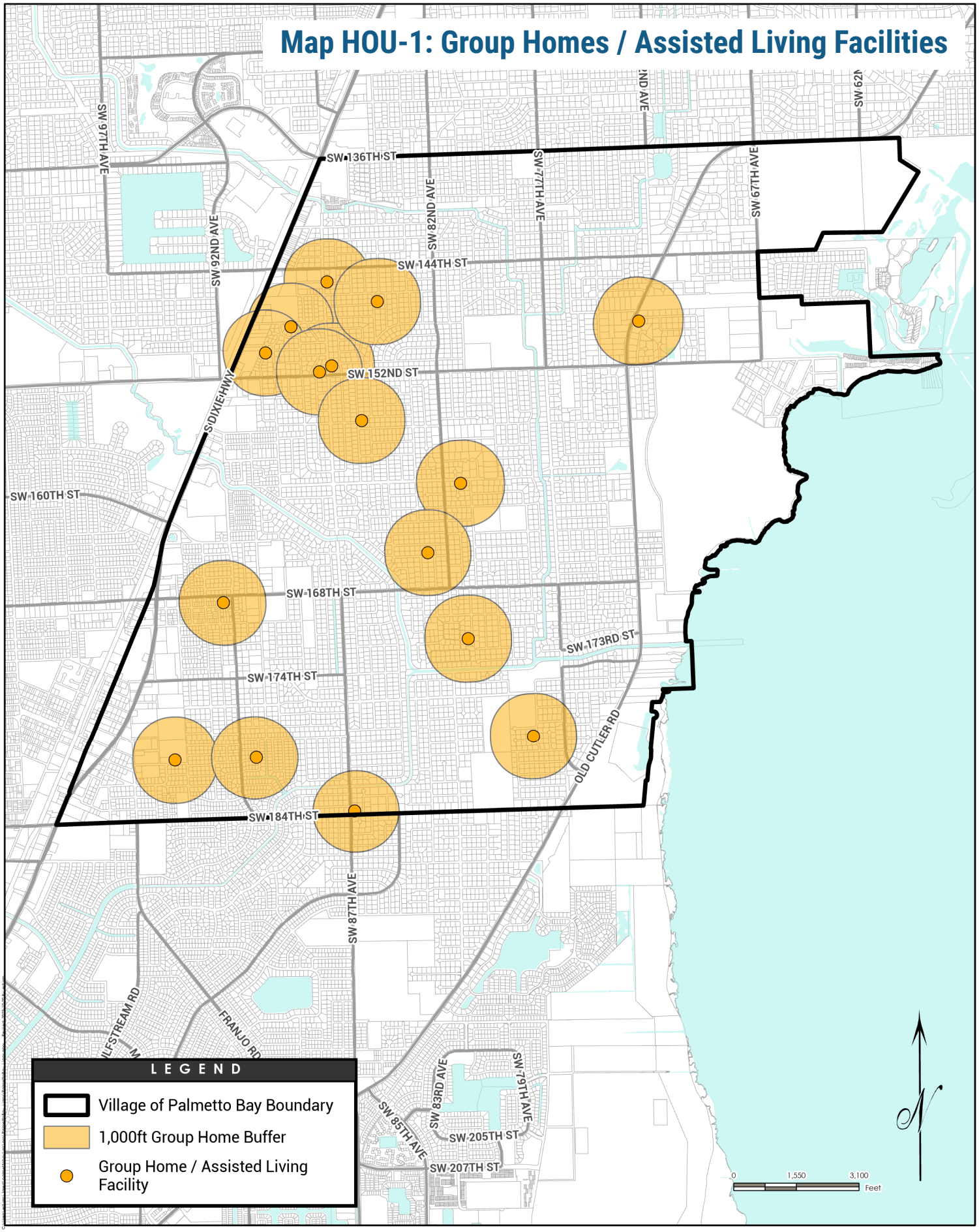
Map TRA-6: Roadway Level of Service - Future Conditions



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Map TRA-7: Evacuation Routes
SW 56TH ST
SW 64TH ST
SW 72ND ST
SW 80TH ST
SW 88TH ST
SW 95TH ST
SW 94TH ST
SW 96TH ST
SW 104TH ST
SW 112TH ST
SW 120TH ST
SW 128TH ST
SW 136TH ST
SW 144TH ST
SW 152ND ST
SW 160TH ST
SW 168TH ST
SW 174TH ST
SW 184TH ST
SW 200TH ST
SW 211TH ST
SW 212TH ST
SW 216TH ST
SW 220TH ST
SW 232ND ST
SW 248TH ST
SOUTH DADE EXPY
PALMETTO EXPY
SNAPPER CREEK EXT SR 878
SR 826 EXT
N KENDALL DR
S DIXIE HWY
SR 874
SR 874 EXT
RONALD REAGAN TURNPIKE
FLORIDA TPKE EXT
QUAIL ROOST DR
US 1
MARLIN RD
CARIBBEAN BLVD
FRANJO RD
OLD CUTLER RD
SW 107TH AVE
SW 127TH AVE
SW 102ND AVE
SW 97TH AVE
SW 92ND AVE
SW 82ND AVE
SW 77TH AVE
SW 72ND AVE
SW 67TH AVE
SW 62ND AVE
SW 57TH AVE
SW 122ND AVE
SW 117TH AVE
SW 112TH AVE
SW 87TH AVE
LEGEND
Village of Palmetto Bay Boundary
Primary Evacuation Route
0
0.75
1.5
Miles
N

Map HOU-1: Group Homes / Assisted Living Facilities



AGENDA ITEM NO. 5.B

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: May 19, 2025

SUBMITTED BY: Javier Gonzalez, Village Council

ITEM TYPE: Ordinance

AGENDA SECTION: **PUBLIC HEARING ITEMS**

SUBJECT:

Applicant: VILLAGE OF PALMETTO BAY
Location: VILLAGE-WIDE
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO LAND USE AND DEVELOPMENT; CREATING SECTION 30-60.13 OF THE VILLAGE LAND DEVELOPMENT CODE, ENTITLED "ENCROACHMENTS WITHIN UTILITY EASEMENTS," PROHIBITING THE CONSTRUCTION OF STRUCTURES WITHIN FLORIDA POWER & LIGHT TRANSMISSION EASEMENTS; PROVIDING FOR THE REGULATION OF OTHER EASEMENTS; PROVIDING FOR DEFINITIONS; ESTABLISHING REGULATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Councilmember Steve Cody) (This Ordinance is being heard on First Reading)*

SUGGESTED ACTION:

ATTACHMENTS:
Ord-Encroachments Within Utility Easements

ORDINANCE 2025 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO LAND USE AND DEVELOPMENT; CREATING SECTION 30-60.13 OF THE VILLAGE LAND DEVELOPMENT CODE, ENTITLED "ENCROACHMENTS WITHIN UTILITY EASEMENTS," PROHIBITING THE CONSTRUCTION OF STRUCTURES WITHIN FLORIDA POWER & LIGHT TRANSMISSION EASEMENTS; PROVIDING FOR THE REGULATION OF OTHER EASEMENTS; PROVIDING FOR DEFINITIONS; ESTABLISHING REGULATIONS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Council Member Steve Cody)*

WHEREAS, the Village of Palmetto Bay (the "Village") is committed to protecting the health, safety, and welfare of its residents; and

WHEREAS, the efficient and uninterrupted provision of utility services is essential for the well-being of the community; and

WHEREAS, Florida Power & Light Company ("FPL") maintains transmission easements throughout the Village of Palmetto Bay for the purpose of transmitting high-voltage electricity, which infrastructure is critical to regional power distribution and public safety; and

WHEREAS, these FPL transmission easements require strict protection to ensure unrestricted access for the installation, maintenance, repair, and replacement of essential power infrastructure, and to prevent hazards associated with high-voltage electricity; and

WHEREAS, other types of easements exist within the Village of Palmetto Bay, including, but not limited to, easements for utilities, water, sewer, drainage, and access, which may require varying levels of restriction; and

WHEREAS, the Village of Palmetto Bay Land Development Code and Comprehensive Plan establish policies to protect public infrastructure and promote the efficient use of land; and

WHEREAS, it is the intent of the Village to prevent obstructions within FPL transmission easements and to establish a process for regulating construction and encroachments within other types of easements, balancing the need to protect infrastructure with the reasonable use of private property, while also preserving the Village's right to utilize such easements for public purposes that benefit the community; and

WHEREAS, the Mayor and Village Council have determined that the adoption of this ordinance is in the best interests of the Village.

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

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

Section 2. Amendment to Code. That the Land Development Code of the Village of Palmetto Bay, Florida, is hereby amended by adding a section, to be numbered 30-60.13, to be titled "Encroachments within Utility Easements," which said section reads as follows:

*****

Section 30-60.13. - Encroachments within utility easements

(a) *Purpose.* The purpose of this section is to:

(1) Strictly protect the integrity of FPL transmission easements to ensure unrestricted access for the installation, maintenance, repair, and replacement of essential power infrastructure and to prevent hazards; and

(2) Establish a clear and efficient process for regulating construction and encroachments within other types of easements within the Village of Palmetto Bay.

(b) *Definitions*. For the purposes of this section, the following definitions shall apply:

Accessory Structure: Any subordinate structure, detached from the principal building on a lot, including, but not limited to, sheds, gazebos, pergolas, pools, decks, fences, carports, and other similar structures.

Easement: A grant of one or more property rights by a property owner to the public, a corporation, or another person or entity for a specific purpose. This includes both recorded and unrecorded easements, whether public or private.

Florida Power & Light (FPL) Transmission Easement: An easement granted to Florida Power & Light Company for the purpose of transmitting high-voltage electricity.

Grading: Any excavating or filling of land, including stripping, cutting, and filling.

Impervious Surface: A surface area that does not allow penetration by water, including but not limited to, all structures, roof extensions, slabs, patios, porches, driveways, sidewalks, parking areas, swimming pools, athletic courts, and decks

Landscaping: The installation and maintenance of vegetation, including grass, ground cover, flowers, shrubs, and trees, and related improvements, including irrigation systems and edging.

Structure: Anything constructed or erected, the use of which requires location on the ground or attachment to something having a location on the ground. This includes, but is not limited to, buildings, walls, fences, pools, decks, sheds, and other similar improvements.

Temporary Structure: A structure that is designed to be movable and is not intended for permanent placement, including, but not limited to, tents, canopies, and similar structures.

Utility: Any entity providing utility services, including, but not limited to, water, sewer, electricity, natural gas, telecommunications, and cable television.

Utility Easement: An easement granted for the installation, maintenance, repair, or replacement of utility infrastructure, excluding Florida Power & Light (FPL) Transmission Easements.

(c) *Prohibition of Construction and Encroachments Within Utility Easements.*

(1) *Florida Power & Light (FPL) Transmission Easements.* No person shall construct, erect, install, place, maintain, expand, or allow to remain any structure, including any accessory structure or temporary structure, or undertake any grading or placement of impervious surfaces, or install or maintain any landscaping, including grass, ground cover, flowers, shrubs, trees, irrigation systems, or edging, or construct any unpaved walkways or pathways, within the boundaries of any FPL Transmission Easement within the Village of Palmetto Bay. This subsection shall not apply to the construction, erection, installation, placement, maintenance, expansion, or allowance of any structure, grading, or placement of impervious surfaces by the Village for a public purpose that benefits the community, as determined by the Village Council.

(2) *Other Utility Easements.* For all utility easements other than FPL Transmission Easements, a permit shall be required from the Building Department for the construction, erection, installation, placement, maintenance, expansion, or allowance of any structure, including any accessory structure or temporary structure, or the undertaking of any grading or placement of impervious surfaces. No permit shall be issued for any development that would encompass even a portion of the easement area unless the applicant secures from the easement owner a written statement that the proposed use, building or structure, if installed in the

proposed manner, will not interfere with the owner's reasonable use of the easement or that the structure, if built, may be required by the easement holder to be removed at the owner's expense. The Building and Planning and Zoning Department shall review such permit applications to ensure that the proposed activity does not interfere with the purpose of the easement or access to utility facilities and meets all applicable codes. The Building Department shall be the primary point of contact for permit applications, and the Planning and Zoning Department shall review applications as determined necessary by the Building Department.

(d) Enforcement.

The provisions of this section shall be enforced by the Code Compliance Division of the Village of Palmetto Bay. Violations of this section may be subject to the following:

(1) A courtesy warning notice.
(2) Citations as established by section 2-205 of the Village Code of Ordinances.
(3) Any other legal remedy available to the Village.

(g) *Pre-existing Structures Under FPL Transmission Easements.*

Lawfully existing structures located within Florida Power & Light (FPL) Transmission utility easements prior to the effective date of this Ordinance may continue to exist but shall not be expanded or altered in a manner that further encroaches into the easement without the express written approval of all benefiting parties of the easement and the Village Manager or designee. Any substantial repair or reconstruction of such pre-existing structures, as defined in the Florida Building Code, shall be subject to the requirements of this Ordinance.

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Section 3. Severability. If any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 4. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict. Specifically, it is the intent of the Village Council that the regulations set forth in Section 30-60.13 of this Ordinance regarding encroachments within Florida Power & Light (FPL) Transmission Easements shall supersede and take precedence over the provisions of Section 30-30.2(t) of the Land Development Code. The strict prohibitions established in Section 30-60.13(c)(1) regarding construction, structures, grading, impervious surfaces, and landscaping within FPL Transmission Easements shall be the governing regulations for these specific easements, notwithstanding the general permitting requirements outlined in Section 30-30.2(t) for other types of easements.

Section 5. Codification. This Ordinance shall be codified in the Village Land Development Code.

Section 6. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this 19th day of May, 2025.

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 ___