



# MEMORANDUM

AGENDA ITEM #7c

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DATE: FEBRUARY 1, 2010

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: VILLAGE OF PALMETTO BAY ADOPTED COMPREHENSIVE PLAN AMENDMENT

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## Introduction

On December 29, 2009, Council staff received adopted amendment #09-1 to the Village of Palmetto Bay Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed amendment was reviewed at the November 2, 2009 Council meeting and found to be generally consistent with the *SRPP*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

## Community Profile

The Village of Palmetto Bay became the 32nd municipality in Miami-Dade County when it was incorporated on September 10, 2002. It is bounded on the north by S.W. 136th Street, the south by S.W. 184th Street, the west by the central commercial corridor of U.S. 1, and the east by Biscayne Bay. Adjacent municipalities include Pinecrest and Coral Gables to the north, Cutler Bay to the south and unincorporated Miami-Dade County to the west. The Village is comprised of 5,415 acres of land, with the acreage consisting of approximately 52% residential land uses; 14% parks, conservation areas and water bodies; 2.5% vacant land; 17.5% transportation rights-of-way; 7% institutional uses; 4% commercial/office uses and 3% other non-residential uses. Approximately 85% of the residential units within the Village are single-family detached houses. The population in 2009 was estimated to be 25,133. Major parks in the Village include: Charles Deering Estate, Coral Reef, Perrine, and Perrine Wayside. A Florida Power and Light Plant and a U.S. Department of Agriculture Horticulture Research Station anchor the northeast portion of the Village. A map depicting the general location of the Village is included in Attachment 1.

## Summary of Staff Analysis

Adopted amendment package #09-1 includes map amendments to the Future Land Use Map (FLUM) and text amendments to numerous Elements of the Village of Palmetto Bay Comprehensive Plan.

The twelve (12) map amendments were adopted as proposed (see Table on page 2). The changes ensure that the Village's future land use and zoning designations will conform or reflect current use. The Village anticipates adopting its own land development code shortly.

Adopted Future Land Use Map Changes				
Parcel	Acres	Existing Land Use	Proposed Land Use	Existing Uses
1	9.09	Low Density Residential	Low Medium Residential (3.62 acres); Medium Density Residential (3.14 acres; and Medium High Density Residential (2.33)	Multi-family residential and townhomes
2	10.22	Estate Density Residential	Low Density Residential	Single family and townhomes
3	2.87	Low Density Residential	Low Medium Density Residential	Multi-family homes
4	8	Low Medium Density Residential	Medium Density Residential	Apartment complex
5	2.74	Low Medium Density Residential	Medium Density Residential	Townhomes
6	3.12	Parks and Recreation	Low Density Residential	Green space area at a Publix*
7	.97	Estate Density Residential	Low Medium Density Residential	Single family homes
8	2.89	Low Medium Density Residential	Medium Density	Multi-family homes
9	3.34	Estate Density Residential	Low Medium Density Residential;	Multi-family homes
10	4.96	Parks and Recreation	Environmental Protected Park	Pine Hammocks
11	4.18	Estate Density Residential	Low Density Residential	Single family
12	6.09	Estate Density Residential	Low Density Residential	Single family

\* Site will remain open space due to a covenant of the land

The adopted text amendments were adopted with several revisions based on the December 1, 2009 Objections, Recommendations, and Comments (ORC) Report, issued by the Department of Community Affairs. The key adopted revisions are summarized below.

- The Future Land Use Map now reflects the future planning horizon as 2025, and the previously existing and adopted Community Urban Center land use designation.
- The density for the Low Density Residential land use category has been clarified (greater than 2.5 to a maximum of 6 dwelling units per acre).
- Revisions to Policies 9.3.7 and 9.2.8 of the Capital Improvements Element now reflect that the elimination, deferment, or delay of construction for any facility listed in the 5-Year Schedule of Capital Improvements requires a Comprehensive Plan amendment; and the Miami-Dade County School Board's 2009-10 to 2013-14 Facilities Work Plan has been incorporated.
- Objective 2C.3 of the Transportation Element directs the Village to coordinate with the Florida Department of Transportation and the County in the development and implementation of design standards along roadway and transportation corridors.

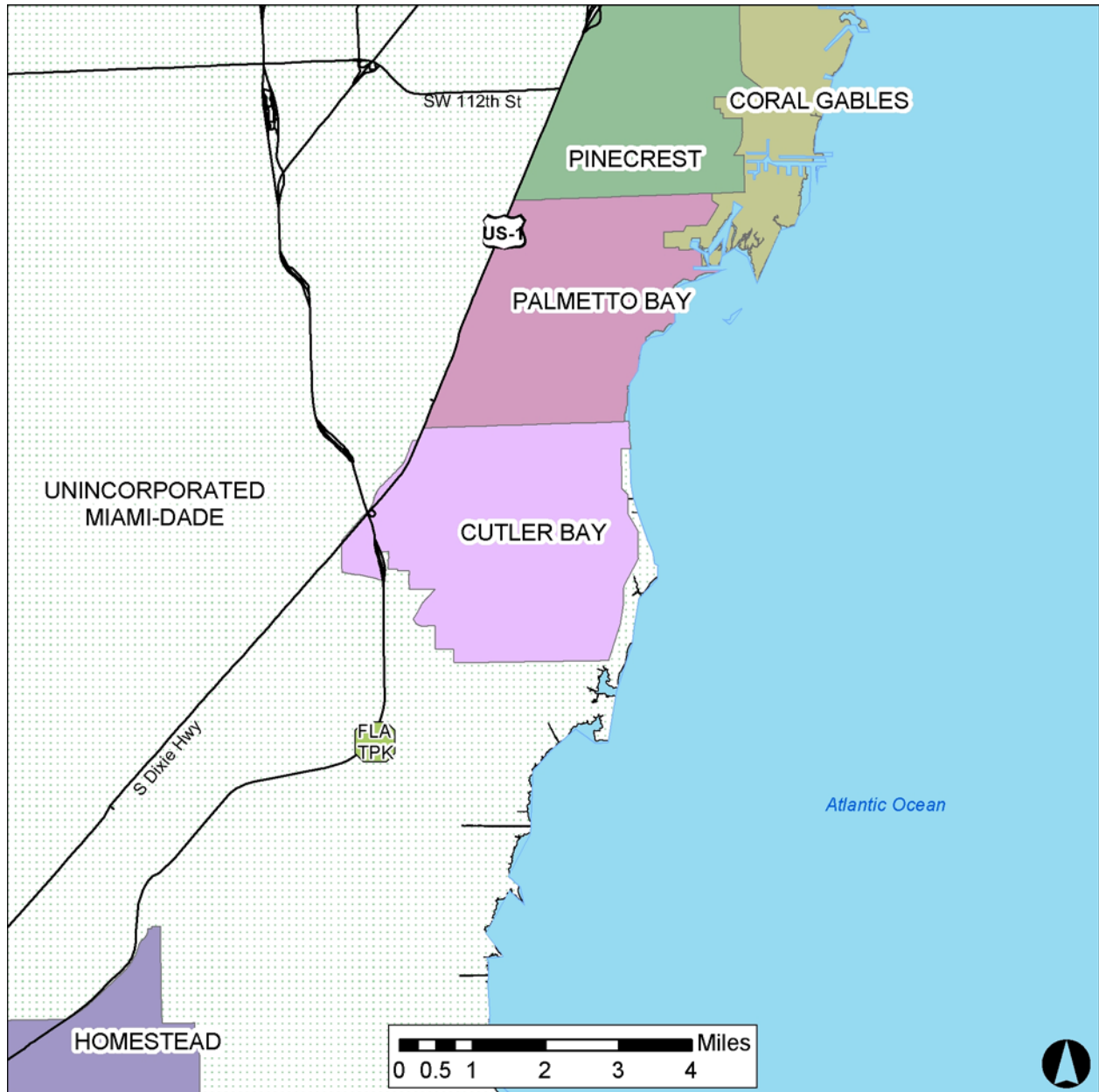
Staff analysis confirms that the adopted map and text amendments continue to be compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

The Village of Palmetto Bay Council unanimously approved the transmittal of the proposed amendments at its December 21, 2009 meeting.

Recommendation

Find the Village of Palmetto Bay adopted amendment package #09-1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



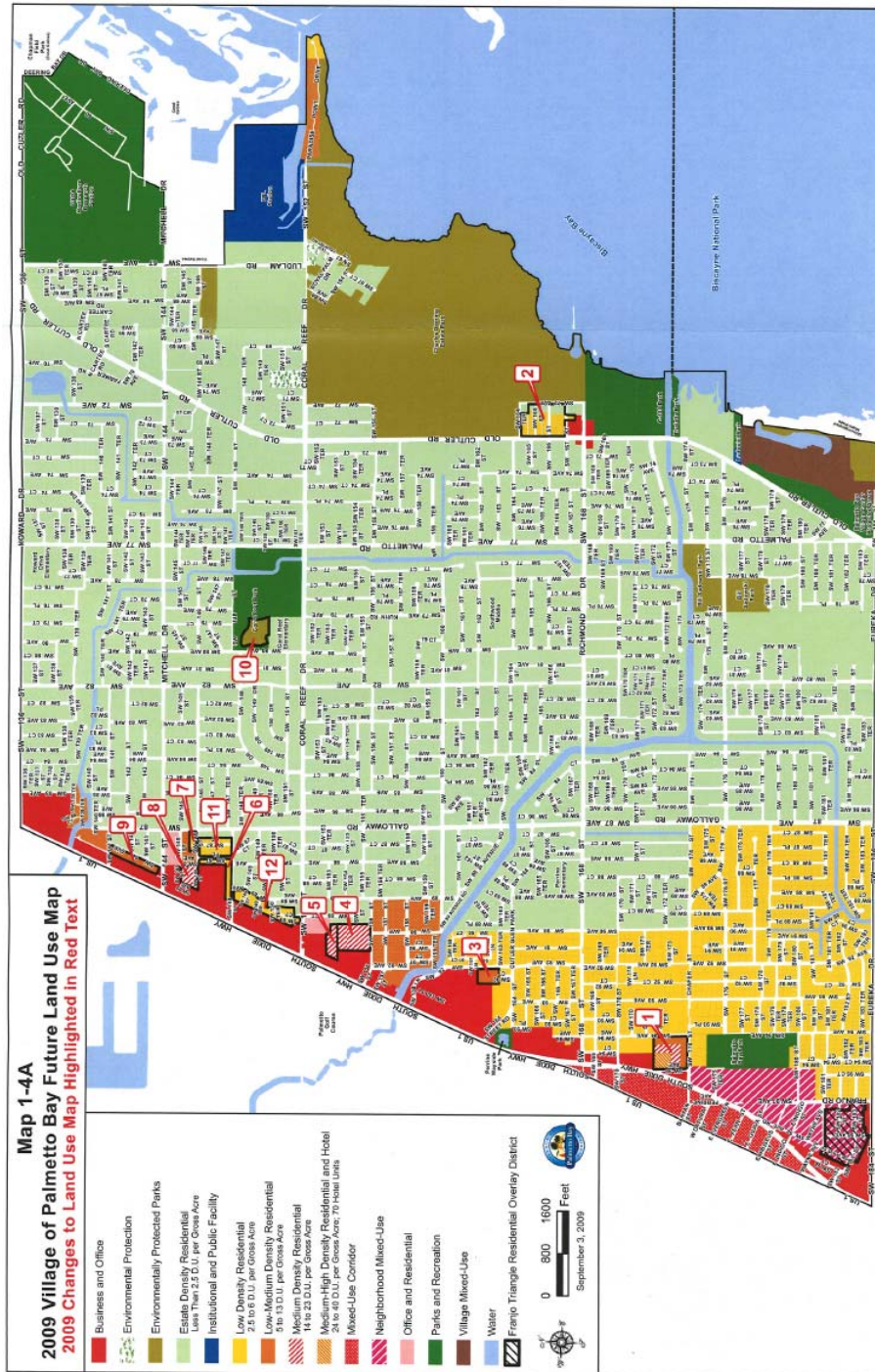
COMPREHENSIVE PLAN AMENDMENTS

Location Map

Village of Palmetto Bay  
Adopted Amendment #09-1

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.  
Note: For planning purposes only. All distances are approximate.

## Attachment 2



## COMPREHENSIVE PLAN AMENDMENTS

### Future Land Use Map Changes

#### Village of Palmetto Bay Adopted Amendment #09-1

Sources: Village of Palmetto Bay

Note: For planning purposes only. All distances are approximate.