



MEMORANDUM

AGENDA ITEM #6e

DATE: NOVEMBER 2, 2009

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: VILLAGE OF PALMETTO BAY PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On September 30, 2009, Council staff received proposed 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)*. 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 2008 was estimated to be 25,170. 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

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

Future Land Use Map (FLUM) Amendments

The proposed map amendments have been submitted to ensure that the Village's future land use and zoning designations will conform, or to reflect current use. In anticipation of adopting its own land development code by December of 2009 (to replace the use of the County Code), the Village has identified conflicting designations in 12 identified areas. Ten of the 12 amendment sites are located along the U.S. 1

commercial corridor; the remaining two amendment sites are located in the eastern boundary of the Village.

The table below summarizes the proposed changes and existing uses for each parcel. A map depicting the amendment sites are shown in Attachment 2.

Proposed 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

Staff analysis confirms that the proposed map amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

Text Amendments

Proposed text amendments to Future Land Use Element (FLUE) would create two new land use categories: Medium Density Residential (14 to 23 dwelling units per acre) and Medium High Density Residential (24 to 40 dwelling units per acre and/or up to 70 hotel units). New policies would direct the Village to encourage buffered and transitional land use patterns along the U.S. 1 corridor; and encourage Medium Density Residential and Medium High Density Residential along the business district to create energy efficient land use patterns. A new proposed Objective and related Policies would direct the Village to develop and implement a Street Tree Master Plan.

The remaining proposed text amendments to the Transportation, Housing, Conservation, Recreation and Open Space, Intergovernmental Coordination, and Capital Improvements Elements of the Comprehensive Plan would provide references to the Village's Street Tree Master Plan, the previous proposed revisions to the FLUE, and the proposed FLUM changes, as applicable.

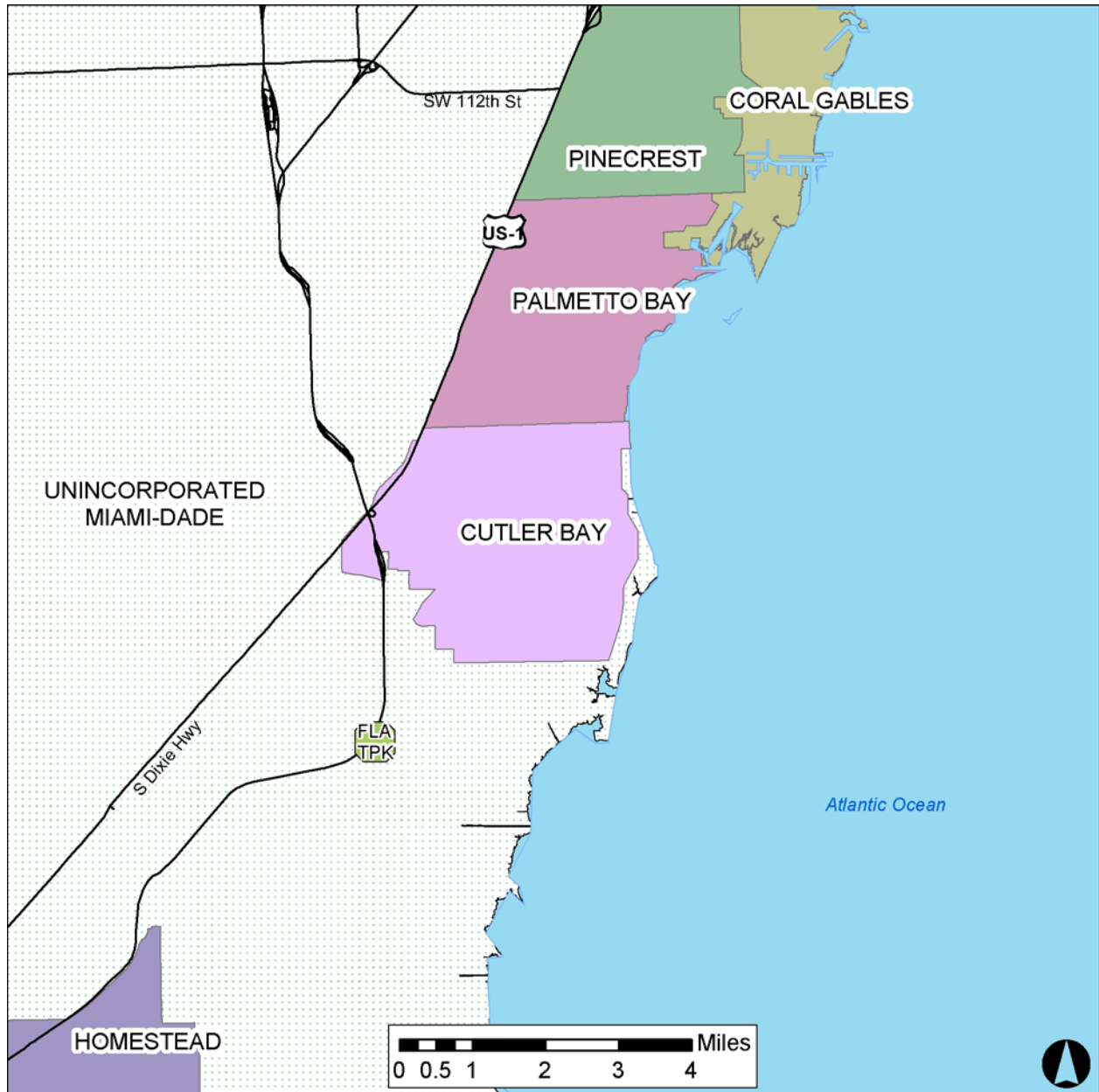
Staff analysis confirms that the proposed text amendments are compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida*.

The Village of Palmetto Bay Council unanimously approved the transmittal of the proposed amendments at its August 20, 2009, meeting.

Recommendation

Find the Village of Palmetto Bay proposed 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



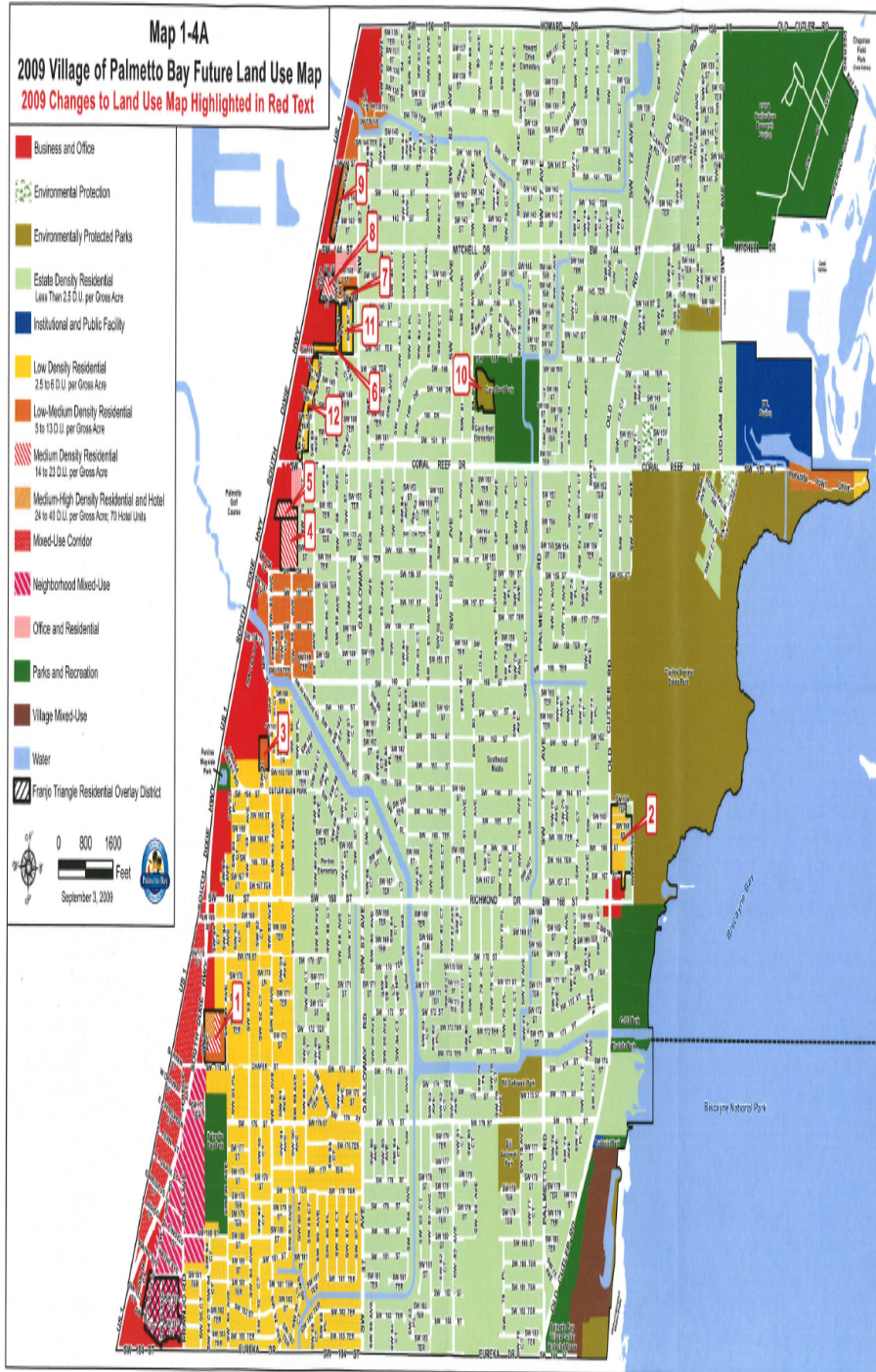
COMPREHENSIVE PLAN AMENDMENTS

Location Map

Village of Palmetto Bay
Proposed 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 Proposed Amendment #09-1

Sources: Village of Palmetto Bay, Proposed Amendment Package #09-1

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