



VILLAGE OF PALMETTO BAY

August 11, 2020

D. Ray Eubanks
Florida Department of Economic Opportunity
Bureau of Community Planning and Growth
The Caldwell Building
107 E Madison Street
Tallahassee, FL 32399-4120

Via e-mail: ray.eubanks@deo.myflorida.com

**Subject: Village of Palmetto Bay, Florida Comprehensive Plan Amendment Adoption
20-01ESR**

Dear Mr. Eubanks:

The Village of Palmetto Bay is pleased to transmit its adopted amendment of the adopted Village of Palmetto Bay Comprehensive Plan Future Land Use Element Policy 1.1.1. and Future Land Use Map (FLUM) amendment, pursuant the Expedited State Review Process §163.3184(3) F.S. for a municipal comprehensive plan that does not include an area of critical state concern, a rural land stewardship area, a sector plan or a military installation. The amendment was adopted on July 28, 2020 by the Mayor and Council of the Village of Palmetto Bay on the second reading of the ordinance.

The proposed amendment includes both a policy amendment to the Village's Future Land Use Element (FLUE) and a map amendment to the Village's Future Land Use Map (FLUM). The proposed amendments, along with companion amendment to the Village's zoning code and official Zoning Map result from a 9-month long public process that included 10-public workshops held in the Village Council Chambers at Village Hall with participation of the Village Council, residents, property owners, other stakeholders, and members of the general public. The presentations for each workshop are included in this transmittal.

The focus of the workshops was to amend the land development regulations (LDR) that affect the designated Village's downtown area. The Village of Palmetto Bay downtown is defined by the Future Land Use Element and Map designation of "**Franjo Activity Center**", (FAC) as adopted in 2015 and modified in 2016. Pursuant to the requirements of §163.3201 F.S. and §163.3202 F.S. the land development policies of the FAC are implemented by the "**Downtown Urban Village**" (DUV) Zoning District, as contained in §30-50.23 of the Village of Palmetto Bay zoning code. The zoning district of this section will be renamed as the "**Downtown District**." The proposed amendments to the FAC and the DUV (proposed "Downtown District") have

tracked together through the public workshops, LPA first and second readings to adopt these changes to the Village land development regulations. As the two are integral and necessary companion components of the LDRs for this area, the staff analysis included with this transmittal is a combined report addressing the criteria for both the future land use designation and the zoning district analyzed together. The purpose of the amendments to the *FAC / Downtown District* are to:

- Improve the compatibility and transition of the scale of new development with the existing, stable single-family neighborhoods bordering the east side of the FAC;
- Integrate the existing single-family sector that is within the Downtown District;
- Increase the ratio of employment to residences in the Village's mixed-use Franjo Activity Center comprehensive plan designation / Downtown zoning district, allowing more Village and South Dade residents to work where they live, thereby helping to:
 - Ameliorate chronic traffic congestion along the South Dade US-1 Corridor;
 - Reduce cut-through traffic in the Village neighborhoods and Old Cutler Road by lessening US-1 Corridor traffic congestion; and
 - Support the County's transit development planning along the South Dade Transitway to produce more balanced 2-way commute patterns;
- Allow for greater development certainty for property owners and residents by reducing LDRs that require public hearing determinations and replace these bonuses, incentives and other benefits with as-of-right development LDR criteria.

The Village of Palmetto Bay Local Planning Agency (LPA) pursuant to §163.3174 F.S. met on January 13, 2020 to review and recommend with changes the proposed amendment to the Village of Palmetto Bay Council. On January 27, 2020, the Village of Palmetto Bay, Florida Village Council held a public hearing, and approved the ordinance on first reading to transmit the proposed amendment. After receiving comments through the intergovernmental review process, the Village Council held a public hearing, and adopted the ordinance on second reading on July 28, 2020. The LPA and both Village Council hearings were advertised meetings, including notice in a local newspaper, on the Village of Palmetto Bay website, and by mailed notice letters to all property owners within the affected areas and for a 2,500-foot radius around the affected areas and included 2,850 letters. Due to requirements of the Florida Governor's Executive Order 20-52 and its extensions including the contemporarily effective EO 20-166 regarding social distancing, the second hearing was held virtually.

Responses to the comments received by the Department of Economic Opportunity (DEO) and Miami Dade County Department of Regulatory and Economic Resources (RER) are incorporated into the staff report that is attached to this e-mail. Comments and responses are found on pages 7 through 14 in underline (additions) / cross-through (deletions) form. Additionally, an updated section addressing population growth and housing inventory is included on pages 45 through 47. Changes made to staff recommendations that were accepted by the Village Council are on page 83, also in underline / cross-through format.

Lastly, a comment received by the South Florida Water Management District was received reminding the Village to complete its Water Supply Plan (WSP) update. The Village is contracting to complete the WSP as expeditiously as possible to satisfy the requirement. The

comment response was not included in the staff report as it does not directly address the FAC amendment issues, but is related to the Village as a whole.

Attachments included in this e-mail include:

1. This letter
2. Council Memo for the Franjo Activity Center text and map amendment
3. Ordinance for the Franjo Activity Center text and map amendment
4. Council Memo for the companion Downtown zoning district text and map amendment
5. Ordinance for the companion Downtown zoning district text and map amendment
6. Combined Staff Report for the Franjo Activity Center text and map amendment and Downtown zoning district text and map amendment, including responses to agency and government comments as described.

The entire package which is over 1,600 pages will be scanned by section and sent to the DEO subsequent to this e-mail.

On behalf of the Village of Palmetto Bay, we express our thanks to the Department of Economic Opportunity, other reviewing agencies, Miami-Dade County and local governments for their timely review and diligence in providing the Village with valuable feedback toward improving its Comprehensive Plan. If you have any questions, please feel free to contact me.

Sincerely,

Mark Alvarez

Interim Planning and Zoning Director
Village of Palmetto Bay, Florida
t. 305 259-1274
m. 786-385-0548

cc: Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council

isabelc@sfrpc.com

Jerry Bell, AICP, Assistant Director for Planning, Miami-Dade County Regulatory and Economic Resources

jerry.bell@miamidade.gov

Terry Manning, AICP, Policy and Planning Analyst, Water Supply Coordination Unit South Florida Water Management District tmanning@sfwmd.gov

Honorable Mayor Karyn Cunningham, Village of Palmetto Bay, Fl. kcunningham@palmettobay-fl.gov

Gregory Truitt, Interim Village Manager, Village of Palmetto Bay, Florida gtruitt@palmettobay-fl.gov

John Dellagloria, Village Attorney, Village of Palmetto Bay, Florida jdellagloria@palmettobay-fl.gov

Maria Pineda, Community Development Director, Village of Palmetto Bay mpineda@palmettobay-fl.gov