



VILLAGE OF PALMETTO BAY

RECEIVED
MAY 02 2019
SFRPC

April 30, 2019

South Florida Regional Planning Council
Isabel Cosio Carballo, Executive Director
Oakwood Business Center
One Oakwood Boulevard, Suite 221
Hollywood, Florida 33020
Phone: 954-985-4416

Re: Village of Palmetto Bay, Florida Comprehensive Plan Future Land Use Map Proposed Amendment Transmittal

Dear Ms. Cosio Carballo:

Pursuant to Florida Statutes 163.3191 and 163.3184, the Village of Palmetto Bay is transmitting its proposed amendment to the adopted Village of Palmetto Bay Comprehensive Plan Future Land Use Map (FLUM). On April 22, 2019, the Village Local Planning Agency recommended the proposed amendment to the Mayor and Village Council, which subsequently and unanimously approved the proposal for transmittal on April 22nd.

The subject of the FLUM amendment is a 70.73-acre property that was formerly operated as the Florida Power & Light (FPL) Cutler Plant from 1947 until 2013 when the plant was closed, demolished and subsequently cleared. The property was sold by FPL, and it is now under single private ownership (*Dade County Property Appraiser folio # 33-5024-000-0025*).

Currently, the property has FLUM designations of: "*Institutional and Public Facility*" on the eastern 48 acres of upland, "*Water*" on 11 acres of submerged land; and "*Estate Density Residential*" on the western 11 acres. The property is respectively zoned: "*Interim*" (I) on the eastern 48 acres of upland, "*Water*" on 11 acres of submerged land; and "*Estate Single-Family*" on the western 11 acres. There is a proposed re-zoning that is companion to this amendment, but not the subject of this review.

The 48-acre part of the site was designated "*Institutional and Public Facility*" because the site was used for the electrical power plant use. Without the plant, the designation is no longer appropriate to effectively regulate development on land that is in a predominantly residential area, as the "*Institutional and Public Facility*" does not specifically guide development of residential uses. The Village proposes to amend the portion of the site that is designated as "*Institutional and Public Facility*" to "*Estate Density Residential*." The FLUM amendment proposal is compatible with existing conditions in the area, and consistent with future land use designations in the Village of Palmetto Bay Adopted Comprehensive Plan as well as the land use designations depicted and described in the adopted FLUM of the City of Coral Gables which abuts the property on two sides.

This transmittal is being shared with the agencies and local governments. Please find the list of agencies copied on this transmittal below. If you have any questions, please feel free to contact me.

Sincerely,

Mark Alvarez
Interim Planning and Zoning Director
Village of Palmetto Bay, Florida

Binder Attachments (divided by bright orange pages):

1. Transmittal Letter
2. Memo to Local Planning Agency and Village of Palmetto Bay Council for Comprehensive Plan Future Land Use Map Amendment
3. Proposed Ordinance for Comprehensive Plan Future Land Use Map Amendment Ordinance for Adoption Reading
4. Memo to Local Planning Agency and Village of Palmetto Bay Council for Companion Zoning Map Change
5. Proposed Ordinance for Companion Zoning Map Change
6. Proposed Comprehensive Plan Amendment and Proposed Zoning Change Combined Staff Report (includes re-evaluation of trend of development, Attachment B)
7. Attachment A: Public Notice: Advertisement, Posted Notice, Mailers, Mailing radius and list
8. Attachment B: Trend of Development Report by Village Consultant, March 21, 2018
9. Attachment C: Zoning History for Site
10. Attachment D: Traffic Capacity and Level-of-Service Analysis
11. Attachment E: Property Description from Miami Dade Property Appraiser Database
12. Attachment F: Staff PowerPoint Presentation before Local Planning Agency for Proposed Comprehensive Plan Amendment and Proposed Companion Re-Zoning, April 22, 2019

Transmittal List:

Department of Economic Opportunity, Bureau of Comprehensive Planning
Attention: Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399-4120
Phone: 850-717-8483
Fax 850-717-8522
e-mail: ray.eubanks@deo.myflorida.com

Department of Education
Attention: Mark Weigly, Director
Office of Educational Facilities
325 West Gaines Street, Suite 1014
Tallahassee, Florida 32399-0400
Phone: 850-245-9239
Fax: 850-245-923
e-mail: mark.weigly@fldoe.org

Department of Environmental Protection
Attention: Plan Review
Office of Intergovernmental Programs
3900 Commonwealth Boulevard, MS 47
Tallahassee, Florida 32399
Phone: 850-717-9037
e-mail-plan.review@dep.state.fl.us

Department of State
Attention: Robin Jackson, Historic Preservation Planner
Bureau of Historic Preservation
500 South Bronough Street
Tallahassee, Florida 32399-0250
Phone: 850-245-6496
Fax: 850-245-6437
e-mail: robin.jackson@DOS.myflorida.com

Department of Transportation, District Six
Attention: Shereen Yee Fong
Transportation Planner IV
Planning and Environmental Management Office
Florida Department of Transportation - District 6
Adam Leigh Cann Building
1000 NW 111 Avenue, Room 6111-A
Miami, Florida 33172
Phone: 305-470-5393
e-mail: shereen.yeefong@dot.state.fl.us

South Florida Regional Planning Council
Isabel Cosio Carballo, Executive Director
Oakwood Business Center
One Oakwood Boulevard, Suite 221
Hollywood, Florida 33020
Phone: 954-985-4416
Fax: 954-985-4417
e-mail: isabelc@sfrpc.com

South Florida Water Management District
Terry Manning, AICP, Policy and Planning Analyst, Water Supply Coordination Unit
3301 Gun Club Road, MSC 4223
West Palm Beach, Florida 33406
Phone: 561-682-6779
Fax: 561-681-6264
e-mail: tmanning@sfvmd.gov

Miami-Dade County
Regulatory and Economic Resources
Jerry Bell, AICP, Assistant Director for Planning
111 NW 1st Street, 12th Floor
Miami, Florida 33128
Phone: 305-375-2835
Fax: 305-375-2560
e-mail: jerry.bell@miamidade.gov

City of Coral Gables
Suramy Cabrera, Development Services Director
Coral Gables City Hall, 405 Biltmore Way
Coral Gables, Florida 33134
Phone: 305-460-5235
Fax: 305-460-5261

Village of Pinecrest

Stephen R. Olmstead, AICP, Planning Director

12645 Pinecrest Parkway

Pinecrest, Florida 33156

Phone: 305-234-2133

e-mail: solmstead@pincrest-fl.gov

Town of Cutler Bay

Kathryn Lyon, AICP, Planning and Zoning Director

10720 Caribbean Boulevard, Suite 105

Cutler Bay, Florida 33189

Phone: 305-234-4262, ext. 5506

e-mail: klyon@cutlerbay-fl.gov