



VILLAGE OF PALMETTO BAY

February 7, 2020

South Florida Regional Planning Council
Isabel Cosio Carballo, Executive Director
Oakwood Business Center
One Oakwood Boulevard, Suite 221
Hollywood, Florida 33020

RECEIVED

FEB 10 2020

SFRPC

Subject: Village of Palmetto Bay, Florida Comprehensive Plan Amendment Transmittal

Dear Ms. Cosio Carballo,

The Village of Palmetto Bay is pleased to transmit its proposed 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 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 and first reading to transmit this proposed amendment. 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 proportion of employment mixed-use development in the Village's FAC / Downtown District, allowing more Village and South Dade residents to work where they live, and help 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. The LPA and Village Council hearing 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.

The accompanying rewrite of the "*Downtown District*" zoning code that implements the amendments to the proposed FAC Comprehensive Plan amendment is substantially complete in form and substance as presented to the LPA and for the public hearing of the first reading; however, as the review of the FAC Comprehensive Plan amendment proceeds, the Village will continue to refine the proposed zoning code, both in response to comments from reviewing agencies and to additional data and other inputs. These refinements are scheduled to be complete prior to the adoption hearing for the FAC Comprehensive Plan amendments, such that adoption of the proposed FAC amendments and adoption of the "*Downtown District*" code on second reading will be scheduled as companion items. As such, the Village will remain consistent with the requirements of §163.3201, and the review process described by §163.3184.

This transmittal has been copied to the agencies and local governments listed below.

On behalf of the Village of Palmetto Bay, we express our thanks to the agencies and local governments for their timely review and diligence in providing the Village with valuable feedback toward improving its Comprehensive Plan amendment. 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

Binder Attachments

1. Transmittal Letter
2. Memo to the Village of Palmetto Bay Council for the Comprehensive Plan Amendment
3. Proposed Ordinance for the Comprehensive Plan Future Land Use Element (FLUE) Amendment and the Comprehensive Plan Future Land Use Map Amendment
4. Proposed Ordinance for Companion Zoning Code and Zoning Map Amendment
5. Proposed Comprehensive Plan Amendment and Proposed Zoning Change Combined Staff Report
6. Attachment A: Map Amendment Legal Description
7. Attachment B: Zoning History
8. Attachment C: Public Workshop Presentations
9. Attachment D: Public Notice: Advertisement, Posted Notice, Mailers, Mailing radius and list
10. Attachment E: 2014 Downtown Master Plan Economic and Market Assessment
11. Attachment F: 2019 Franjo Activity Center Traffic Impact Study Update
12. Attachment G: PowerPoint Presentation before Local Planning Agency for Proposed Comprehensive Plan Amendment and Proposed Companion Re-Zoning, January 13, 2020
13. Attachment H: PowerPoint Presentation before the Village Council to Transmit the Proposed Comprehensive Plan Amendment and Companion Re-Zoning on 1st Reading, January 27, 2020

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: 850-245-9296
Fax: 850-245-923
e-mail: mark.weigly@fldoe.org

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

February 7, 2020
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@sfwmd.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

February 7, 2020
Coral Gables, Florida 33134
Phone: 305-460-5235
Fax: 305-460-5261

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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
Alex David, 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

Ivan M. Rodriguez, Director
Planning, Design and Sustainability
Miami-Dade County Public Schools
1450 NE 2nd Avenue
Miami, Florida 33132
Phone: 305-995-4501
e-mail: irodrigu@dadeschools.net

