



Palmetto Bay Village Center



The pine rocklands are home to a diverse and unique assemblage of organisms, including critically endangered species. Among those are the Miami Tiger Beetle, *Cicindelidia floridana*, found nowhere else on Earth. The Atala (*Eumaeus atala*) and Bartram's Scrub-hairstreak (*Strymon acis*), both butterflies, also exist in no other ecosystem. Florida Bonneted Bat is also at risk. Thirty-one plant species occur there exclusively; and a total of nine *federally* endangered species call the pine rocklands home.

Update to the Community
October 18, 2018
Councilmember David Singer

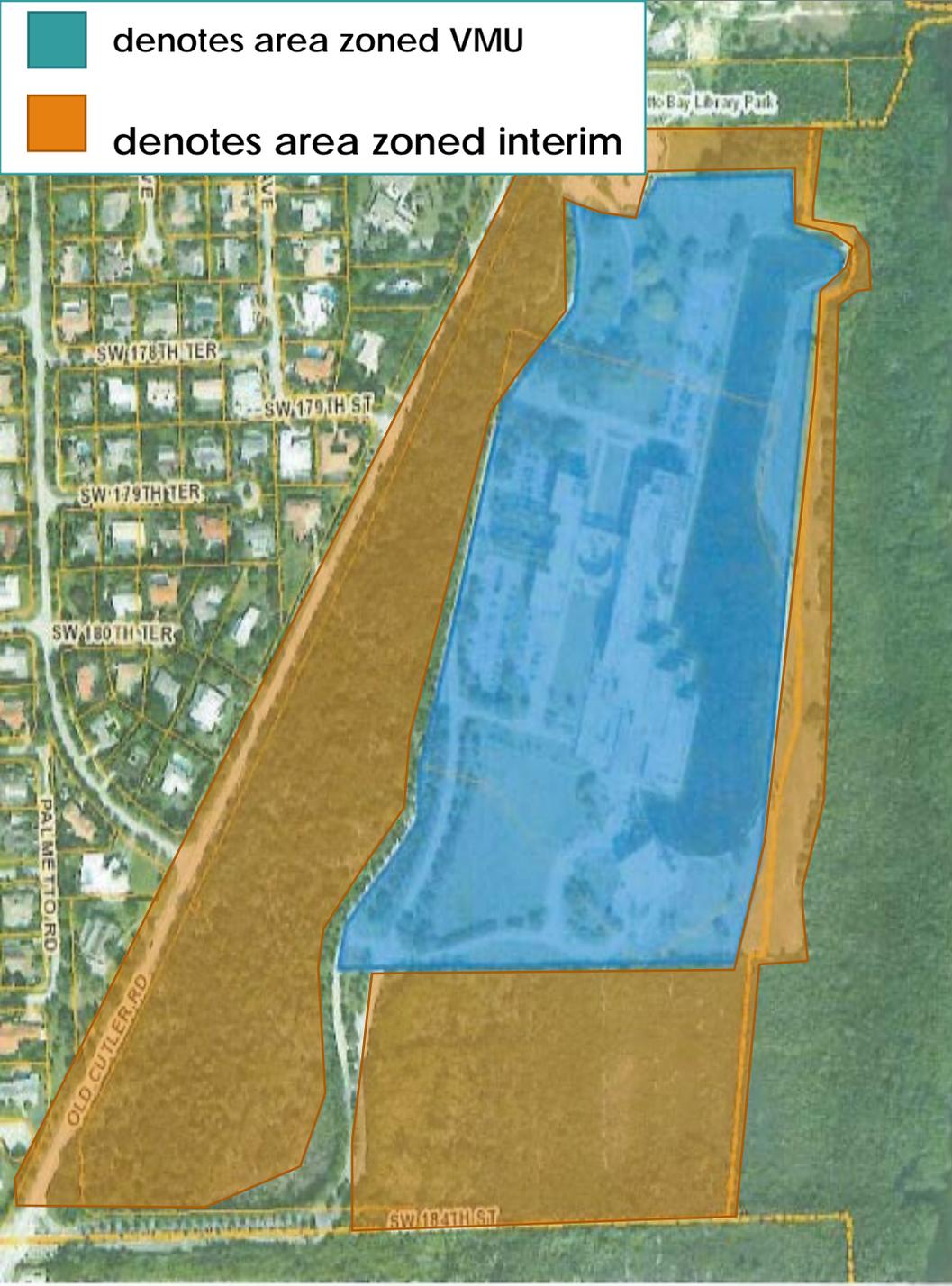
Zoning History

Pre-2002 incorporation:

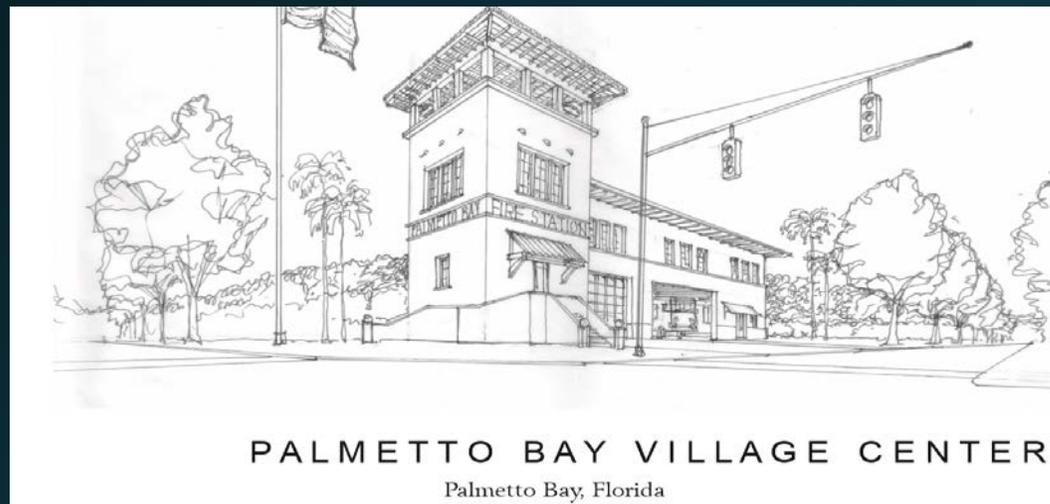
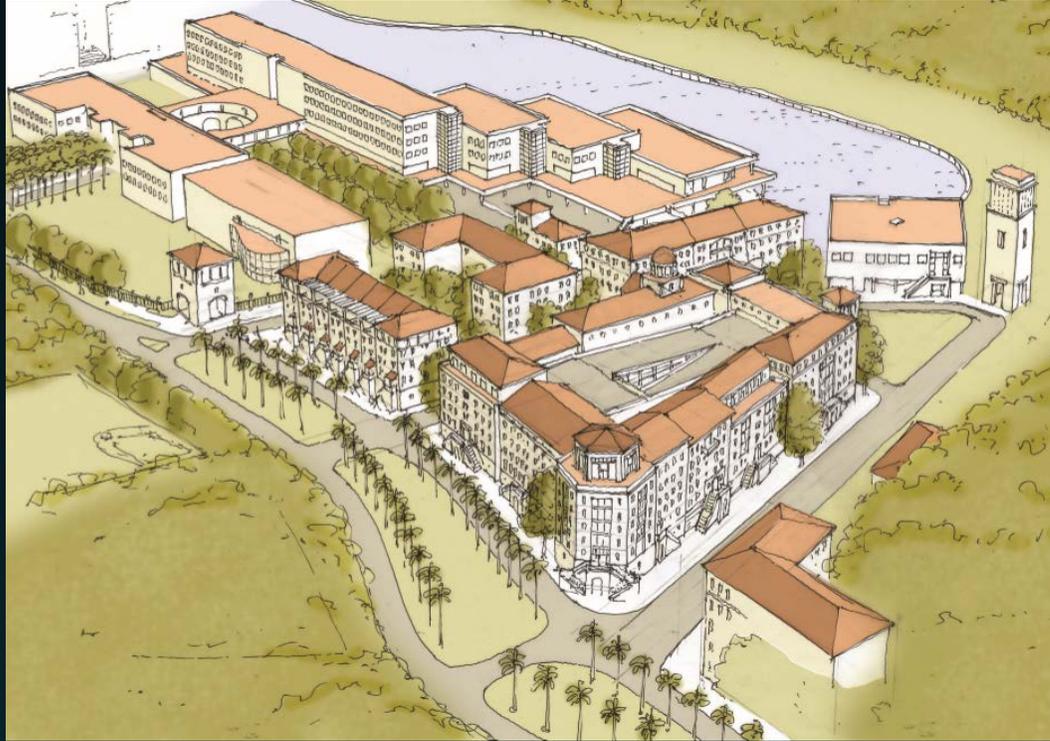
- 1946: Land is zoned
- 1983: **1485 units** granted by the courts as dev. cap
- 1985: Approved for Burger King headquarters and designated as commercial with small residential component

Post Incorporation:

- 2005: Charrette commissioned by Dover Kohl
- 2008: Density capped at (only in area shaded blue):
 - 1) 100 townhomes
 - 2) 240 age restricted units
 - 3) 60 multi-family units
 - 4) 315,000 square feet of commercial uses
- 2009: Resolution to purchase land with match from Miami-Dade county EEL program
- 2014: Resolution to approve 41 homes submitted but deferred
- 2016: Area modified to remove development rights from orange shaded area, reduce density and traffic



Charette 2005 results:



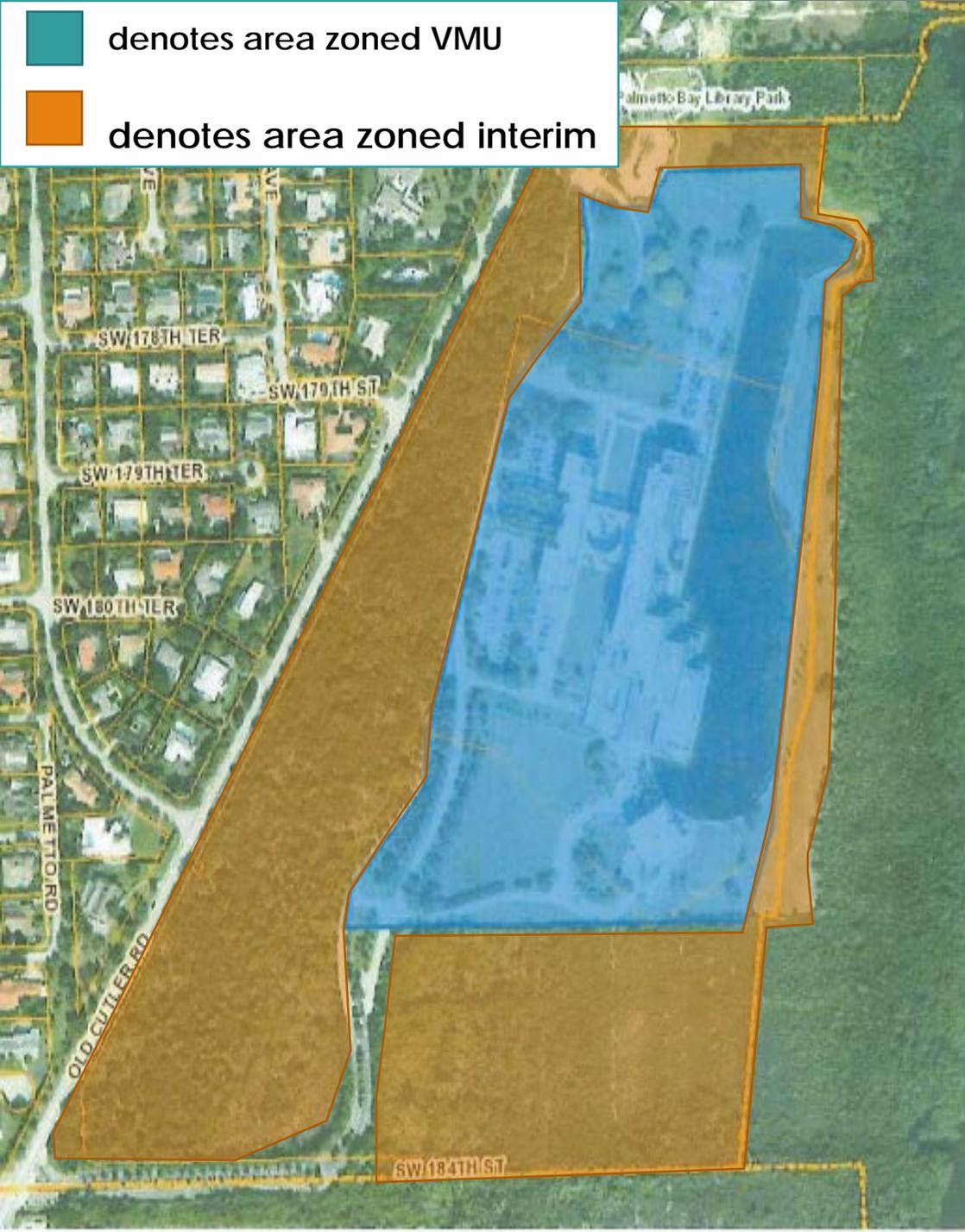
PALMETTO BAY VILLAGE CENTER
Palmetto Bay, Florida

- Commissioned to Dover Kohl and Partners for a community that had the following:
- Senior living facilities above garage 8 stories total, 300 units
- Private School 84,000 square feet for 600 students
- Boutique hotel 61,990 square feet which is equivalent to 300 rooms
- Retail for 15,819 square feet
- Residential for 393,811 of approx. 191 units
- Public facilities 33,811 square feet for government purpose
- 16,000 square feet at Old Cutler Road in protected areas for fire station

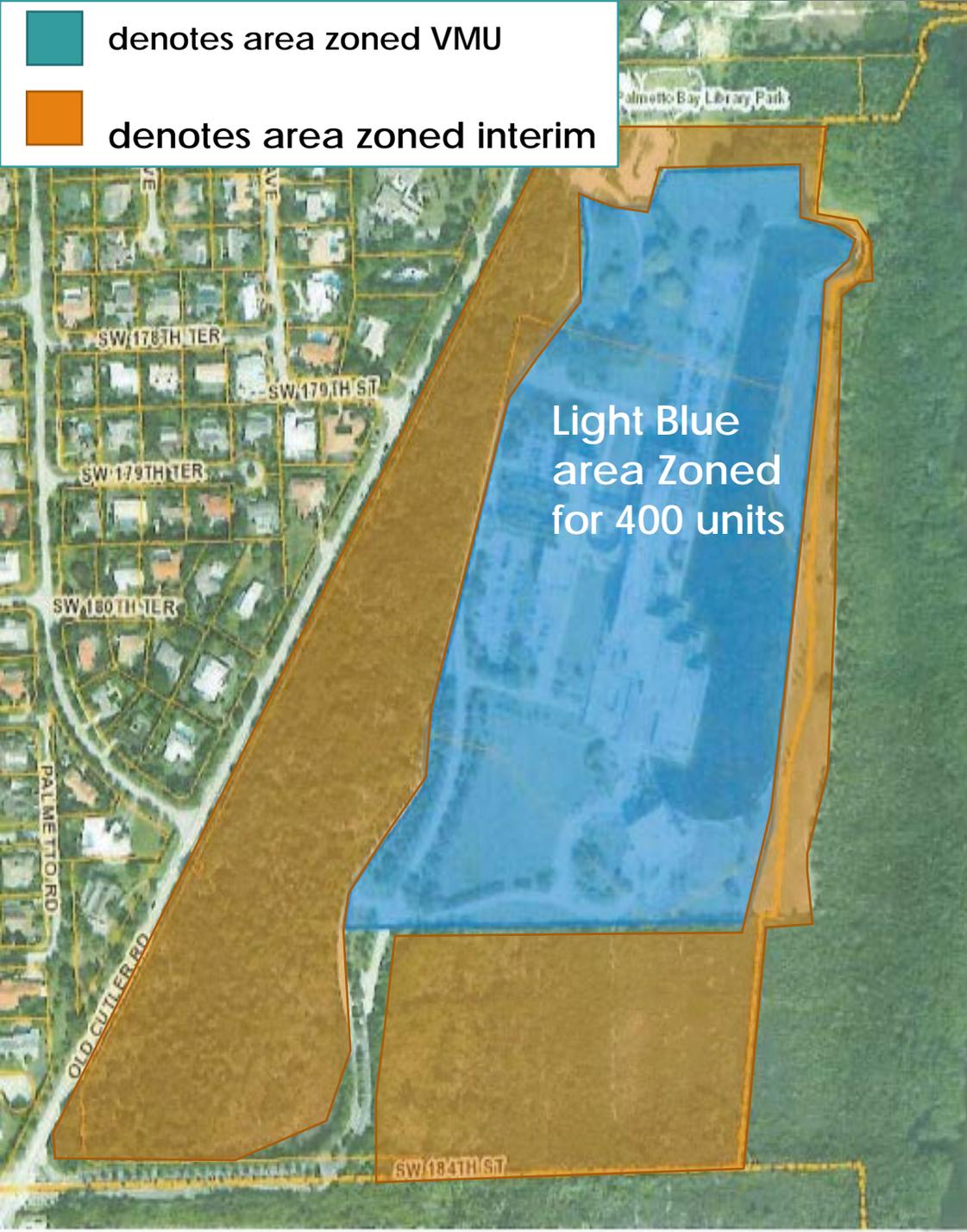
VMU Zoning District Created in 2008

Ordinance 08-09, June 8, 2008

- Creating Village Mixed Use (VMU) District
- Permitted Uses:
 - Up to 100 multifamily residential rowhouse/townhouse units
 - Up to 300 senior multifamily housing units (*complying with Sec. 760.29 FS*)
 - 315,000 square feet of horizontal or vertical mixed use business and office, with:
 - 20 enumerated uses including hotel
 - Other business/office uses by Village Council Approval



2008 area zoned interim



- Miami-Dade County had a granted right to 140 units in this same area back in 1985
- Orange area had a application sponsored by Shelly Stanczyk allowing 41 residential units to be built. The land was zoned for 220 units, this item was deferred.
- Orange area was determined by the Village of Palmetto Bay's Planning Department analysis to have rights to 85 units in early 2016
- The land is home to Pine Rockland which less than 2% remain of this vitally important sensitive environment



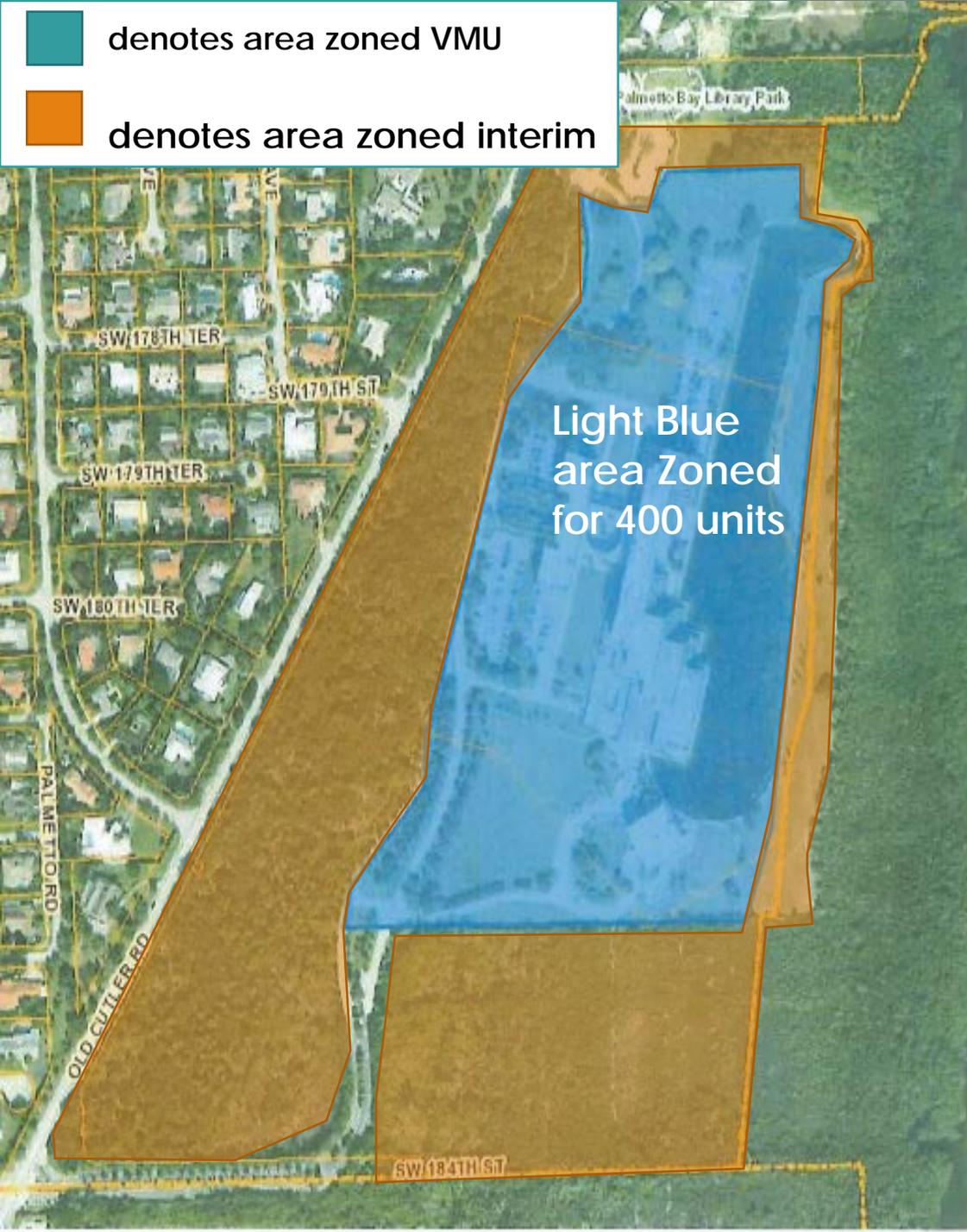
2009 Resolution requesting purchase of land

- In 2009 under Resolution 09-11 sponsored by Eugene Flinn, proposed purchasing the orange area for environmental purposes with Miami-Dade County EEL program. The Resolution passed but was never followed up on by future administrations.

RESOLUTION NO. 09-11

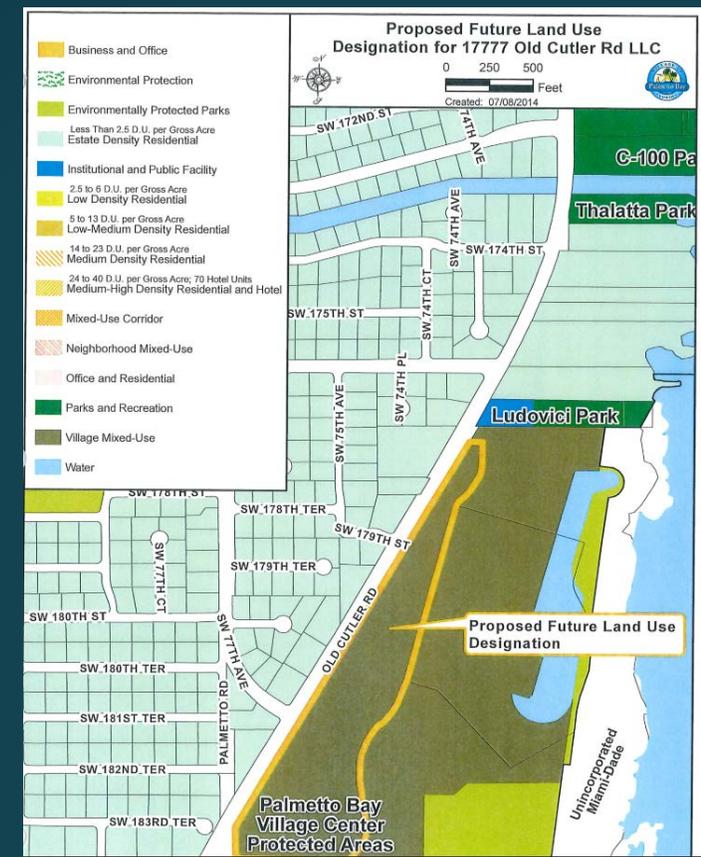
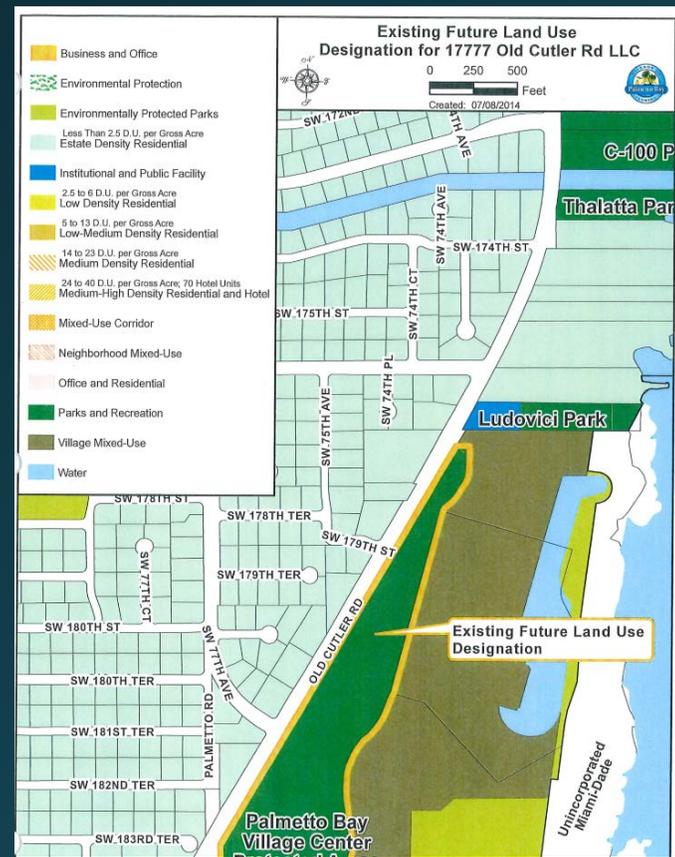
A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO SUPPORT BY THE VILLAGE OF PALMETTO BAY IN THE PALMETTO BAY VILLAGE CENTER'S EFFORTS TO FIND FUNDS AND ACT AS A NON-MONETARY SPONSOR IN SECURING GRANT FUNDS FROM THE TRUST FOR PUBLIC LANDS OR OTHER POTENTIAL FUNDING SOURCES FOR THE CUTLER WETLANDS NORTH ADDITION HAMMOCK WHICH HAMMOCK HAS RECEIVED PROGRAM B, FIFTY (50) PERCENT FUNDING, FROM MIAMI-DADE COUNTY'S ADMINISTRATION OF THE ENVIRONMENTALLY ENDANGERED LANDS (EEL) PROGRAM; PROVIDING AN EFFECTIVE DATE.

denotes area zoned VMU
 denotes area zoned interim

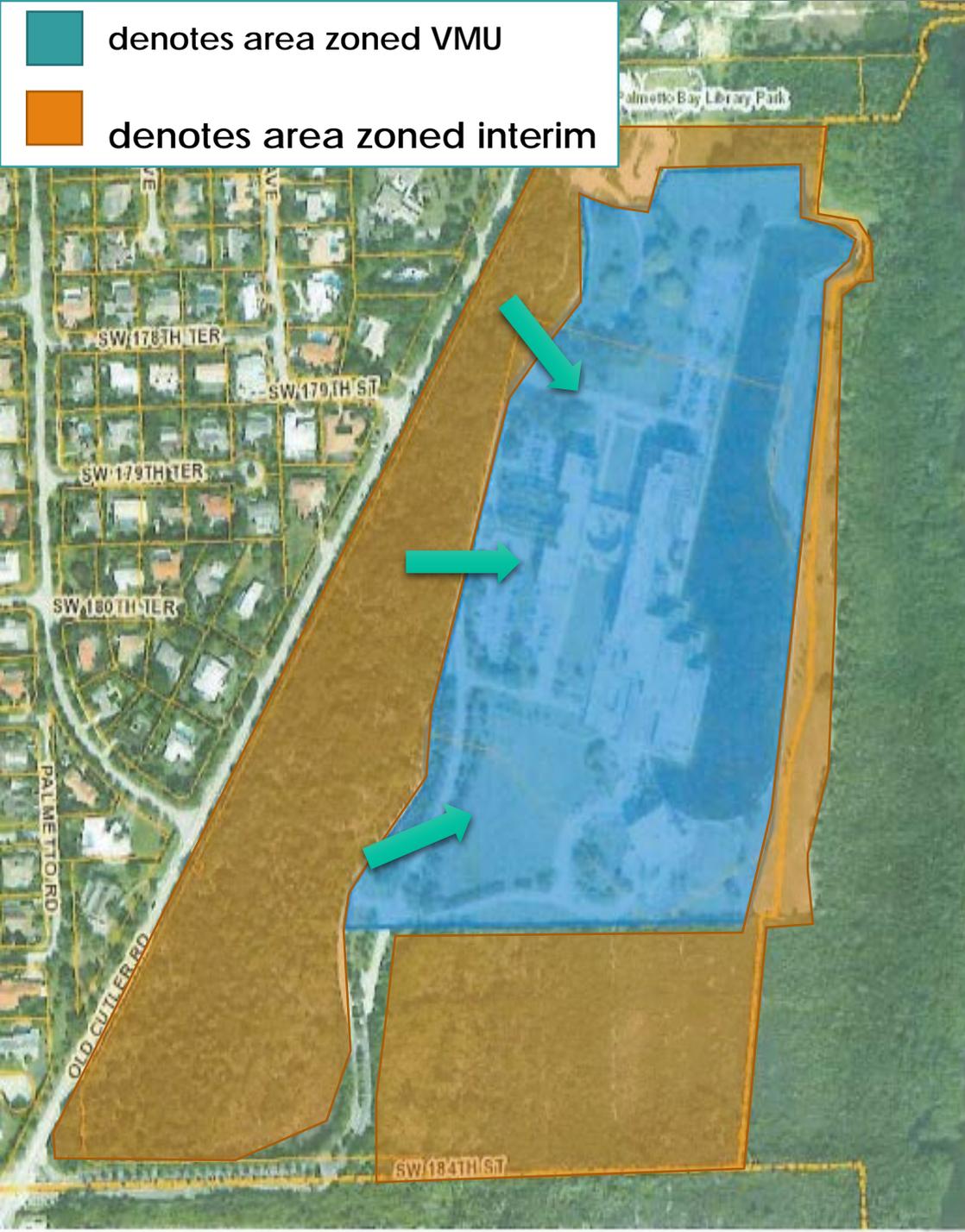


2014 ordinance for approval of units in orange area

- In 2014, then Mayor Shelly Stanczyk proposed allowing construction of 41 homes in this environmentally protected area and raising the density cap to 220 units see maps below:



VMU Zoning District 2016



- Village reduced development rights in the orange shaded area to 85 units and transferred these rights to the VMU district
- Village removed all age restrictions in the light blue area allowing for any type of multifamily unit
- Restricted traffic to not exceed traffic levels established in 2008 resolution
- Added additional requirements to ensure that traffic was mitigated and minimized from Old Cutler Road
- Restricted the potential of a hotel being built by making each hotel room count as a residential units and capping the total at 389

Why modify previously approved zoning requirements?



- Safeguards environmentally sensitive pine Rocklands for our future by removing zoning rights
- Maintains buffer to single family residents to the west
- Restricted traffic increases on Old Cutler Road
- Obtained the land for the Village at no cost to the residents as a passive park



Graphical comparisons of zoning rights

Development Rights	Existing Development (actual, not rights)	2008 Ordinance (TDR Resolution not passed until 2016)	2016 Ordinances with TDR	2017 Proposal to Revert	March 19, 2018 Proposal with TDR
VMU(41.59 acres) Market Residential Units	0	100	400	100	304
VMU(41.59 acres) Senior Residential Units	0	300 <i>(FS 760.29)</i>	0	300 <i>(FS 760.29)</i>	0
VMU(41.59 acres) TDR Market Residential Units	0	0	85	0	85
Donor Parcels (not VMU) Residential Units	0	85 <i>(per trending analysis)</i>	0	85 <i>(per trending analysis)</i>	0
Entire Site (79.55 acres) Residential Unit Rights	0	485	485	485	389
Existing Commercial Space	249,185 s.f.	315,000 s.f.	315,000 s.f.	315,000 s.f.	315,000 s.f.
Hotel Units	0	Permitted as non-residential	Permitted as part of residential units cap	Permitted as non-residential	Permitted as part of residential units cap
Building Height	83 ft.	70 ft. townhouses 85 ft. multi-family	85 ft. for all	70 ft. townhouses 85 ft. multi-family	TBD
Remaining Developable Land Area for Future	37.32 acres	37.32 acres	0 acres	37.32 acres	0 acres
Dedication for Conservation, Park, Public Facilities	None	No	Yes	No	Yes
Buffer Distance from Neighborhoods to West	175' to 400'	None	175' to 400'	None	175' to 400'

What about Traffic?



Miami-Dade County has overall jurisdiction of all roadways in the County and designated all areas east of S.W. 77th Ave as being within the Urban Infill area.

Traffic was exempted from review on this site since the court ordered 1485 multi-family units was approved prior to our incorporation.

WHAT IS THE URBAN INFILL AREA

**SUMMARY
MIAMI-DADE COUNTY
TRAFFIC CIRCULATION LEVEL OF SERVICE STANDARDS**

**Peak Period* LOS Standards
Non-SIS Roadways**

Location	Transit Availability		
	No Transit Service	20 Min. Headway Transit Service Within 1/2 Mile	Extraordinary Transit Service (Commuter Rail, Metrorail, People Mover, Bus Rapid Transit, Express Bus, or Enhanced Bus Service)
Outside UDB	LOS C-State Minor Arterials LOS C-County Roads and State Principal Arterials		
Between UIA and UDB	LOS D (90% of Capacity); or LOS E (100% Capacity) on SUMAs	LOS E (100% of Capacity)	120% of Capacity
Inside UIA	LOS E (100% of Capacity)	120% of Capacity	150% of Capacity

- Area east of SW 77th. Ave can operate at a level of service "E" plus an additional 50% above the capacity of the road
- This is a County designation that's imposed on all municipalities
- The current ordinance protects and restricts additional trips on Old Cutler Road, the previous ordinance did not

2018 clarifying ordinance approved at first reading October 15, 2018

- Reduced density to a maximum of 389 units matching the traffic study and reducing the maximum units from 485 designated in the 2016 ordinance.
- This is lower than the 2008 ordinance which also allowed for a hotel in the site without accounting for the traffic load the hotel created.
- This is also significantly less traffic allowed than the approved charette, the OPD district and the court ordered 1485 units of 1985.
- Reduction is based on traffic load caused by 100 townhomes and 300 age restricted units which equates to 304 multi-family units.
- Provides that if a hotel is desired that each hotel room removes one multi-family unit.
- To obtain the rights to the 85 units designated by Planning the areas in orange in previous maps must be deeded to the VILLAGE FOR PARK USE ONLY.
- Further restricts traffic on Old Cutler Road requiring developer to mitigate these traffic loads.

Traffic Load Analysis in 2008

Traffic loads from ITE Land Use

designation	ITE code	Units	AM Peak	PM Peak	Daily
Multi-family(mid-rise)	221	100	36	44	544
Age restricted Housing	252	300	60	78	1,110
Total		400	96	122	1,654

2008 established a load of 1654 daily trips for the multi-family and townhome components of the zoning code

The 22 acres along Old Cutler Road shaded orange in previous maps was omitted from traffic counts.

The hotel within the blue shaded area was omitted from traffic counts.

Traffic Load Analysis in 2016

Traffic loads from ITE Land Use

designation	ITE code	Units	AM Peak	PM Peak	Daily
Multi-family(mid-rise)	221	304	109	133	1654
Total					1,654

2008 established a load of 1654 daily trips for the multi-family and townhome components of the zoning code.

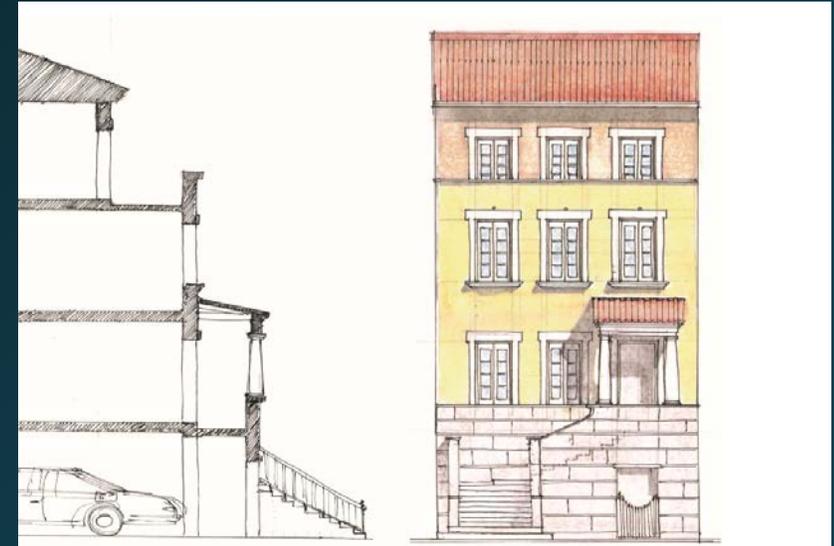
The equivalent load is 304 units.

If a hotel is built, for every hotel room; a multi-family unit must be removed from the total.

What if this ordinance was voted down?

The developer would have the development rights to the following:

- 100 townhome units
- 240 age restricted multi-family units
- 60 multi-family units
- Rights to a hotel
- Trend of development which could range from our Planners recommended 85 to the court ordered 140 or to the proposed designation sponsored by Shelly Stanczyk of 220 units
- Rights to 315,000 of commercial space



PALMETTO BAY VILLAGE CENTER





PHOTOGRAPHY BY AL.SUNSHINE



AL Sunshine will now discuss the importance of this threatened natural resource

This simply is an attempt to move density around and reduce it, restrict traffic and protect the environment at no cost to you the residents!