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3 **RESOLUTION NO. 07-11**

4 A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE
5 VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE SOUTH
6 MIAMI-DADE WATERSHED STUDY AND PLAN; URGING THE COUNTY
7 COMMISSION TO EITHER REJECT THE PLAN OR TO MODIFY
8 PORTIONS OF THE PLAN INCONSISTENT WITH THE CONCERNS
9 STATED HEREIN AND TO CLEARLY STATE THAT THERE SHALL BE
10 NO IMPOSITION OF HIGH DENSITY ZONING IN CURRENT SINGLE
11 FAMILY AREAS; SEEKING SUPPORT FROM ALL AFFECTED
12 COMMUNITIES; PROVIDING AN EFFECTIVE DATE.

13 WHEREAS, the South Miami-Dade Watershed Study and Plan ("Watershed Plan") has
14 recently promulgated a Draft Final Progress Report; and
15

16 WHEREAS, the Village Council of Palmetto Bay, along with neighboring municipalities
17 of Coral Gables, South Miami, Pinecrest, and Cutler Bay have all passed various resolutions
18 cautioning or expressing reservations or objections concerning the various proposals for this
19 watershed plan; including portions of this Report that appear to propose the imposition of two
20 major high density land use zones, a Zone A and a Zone B, along the US 1 and other corridors;
21 and
22

23 WHEREAS, there has been no meaningful community outreach from watershed staff
24 other than to appear at meetings at various municipalities simply to promote the existing plan,
25 rather than offer to work with the concerned municipalities, and
26

27 WHEREAS, the Village of Palmetto Bay has been on record as supportive of smart
28 limited growth and has taken the lead on issues concerning green construction, such as with their
29 library, issues in regard to traffic calming, concurrency reform and other issues vital to
30 maintaining a high quality of life in South Miami-Dade County. Other efforts included the
31 Franjo Triangle / US1 Island Charrette, setting high standards for requiring proper green space in
32 Village Mixed use districts and ensuring significant park/green space acreage set asides per
33 resident within the village boundaries.
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35 WHEREAS, there is no finding by the advisory committee that the proposed added
36 population is sustainable, nor is there any recommendation requiring a change in concurrency
37 rules that would place properly planned infrastructure along with actually constructed
38 transportation and public works improvements before the door is opened to construction of new
39 and higher density population areas.
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41 WHEREAS, there is no finding by the advisory committee of the projected costs, nor are
42 there recommendations as to who should bear those costs, of the added transportation and public
43 works infrastructure that will be required to support the added development proposed by this
44 plan.

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2 WHEREAS, despite the clearly stated concerns, there still appears to be the imposition of
3 these zones, at a distance of ½ mile along the US 1 corridor, that would devastate existing single
4 family neighborhoods; and
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6 WHEREAS, the imposition of this zoning on municipalities is contrary to and does not
7 recognize the rights and responsibility of municipalities for local zoning regulation; and,
8

9 WHEREAS, the plan inexplicably fails to include the charrettes that have taken place
10 within the Village of Palmetto Bay, significantly, the Frango Triangle / US1 Island Charrette, a
11 charrette that included the Miami-Dade County Urban Design Team as a planning partner as well
12 as the privately funded Burger King Charrette.
13

14 WHEREAS, while the Village does recognize the efforts and goals of the Task Force and
15 its consultants to meet with local organizations, the materials presented to the Village in 2004
16 were vague and did not include any mention of the establishment and imposition of these high
17 density zones extending into the single family residential areas and it was not until a presentation
18 made upon request by village council to its Village Council Committee of the Whole in
19 November 2006 that this information was presented.
20

21 WHEREAS, it is significant to take notice of the fact that there was no consensus among
22 the members of the Advisory Committee at final vote, that none of the suggested Design
23 Guidelines and Implementation Strategies of the South Miami-Dade Watershed Plan received the
24 agreed to eighty percent (80%) consensus vote, no item even reaching a two-thirds (2/3rd)
25 majority and many not even reaching a simply majority.
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27 NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE
28 COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:
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30 Section 1. The above whereas clauses are incorporated by reference.
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32 Section 2. The Village Council expresses disappointment that there was no
33 community outreach by the staff of the watershed committee once the committee shifted into the
34 urban planning dialogue or sponsored community charrettes where meaningful public
35 participation could occur, instead the committee held their meetings during regular working
36 hours and held most of these meetings at the far southern end of Miami-Dade County, essentially
37 rendering most interested residents unable to attend and participate in the meetings;
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39 Section 3. The Village of Palmetto Bay fails to accept the premise that this plan
40 represents either the best or the only option to control urban, or suburban, sprawl.
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42 Section 4. The Village of Palmetto Bay expresses strong concerns and objects to any
43 implementation of added density without properly investing in infrastructure first. Simply stated,
44 the transportation solutions and public works infrastructure, specifically, water and sewer lines,
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1 FINAL VOTE AT ADOPTION:
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3 Council Member Ed Feller YES
4
5 Council Member Paul Neidhart YES
6
7 Council Member Shelley Stanczyk YES
8
9 Vice-Mayor Linda Robinson YES
10
11 Mayor Eugene P. Flinn, Jr. YES