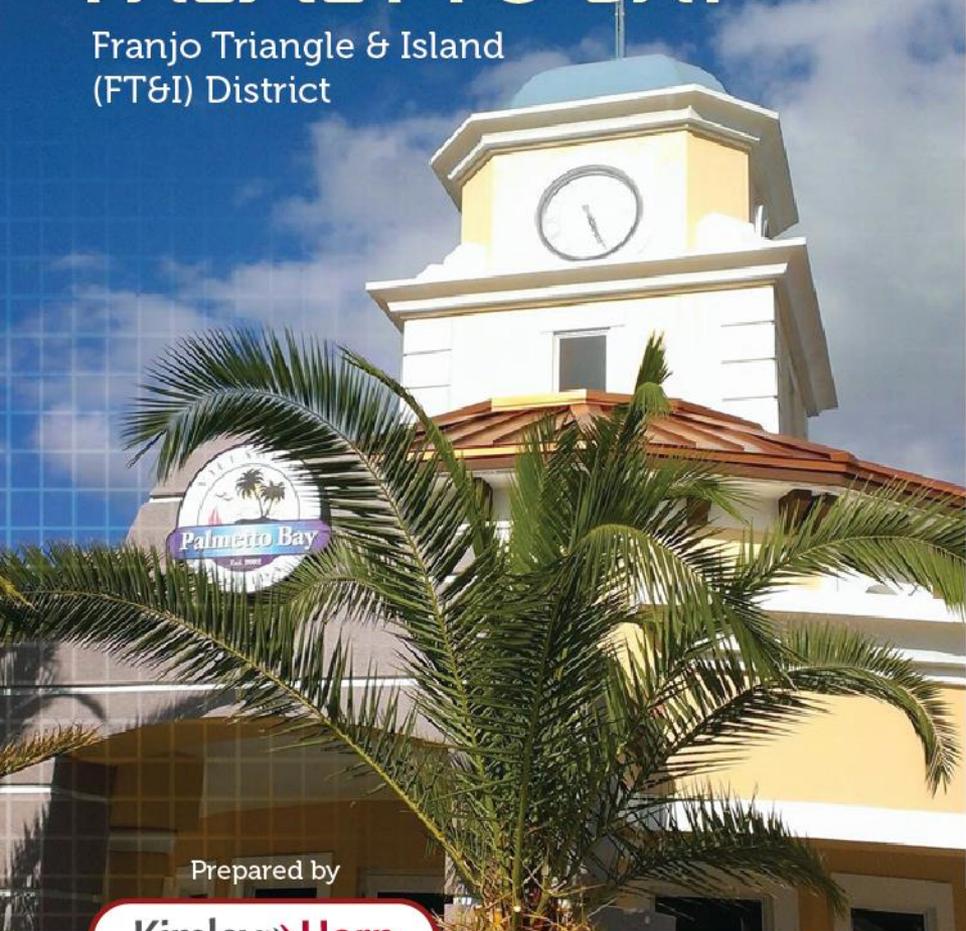




# VILLAGE OF PALMETTO BAY

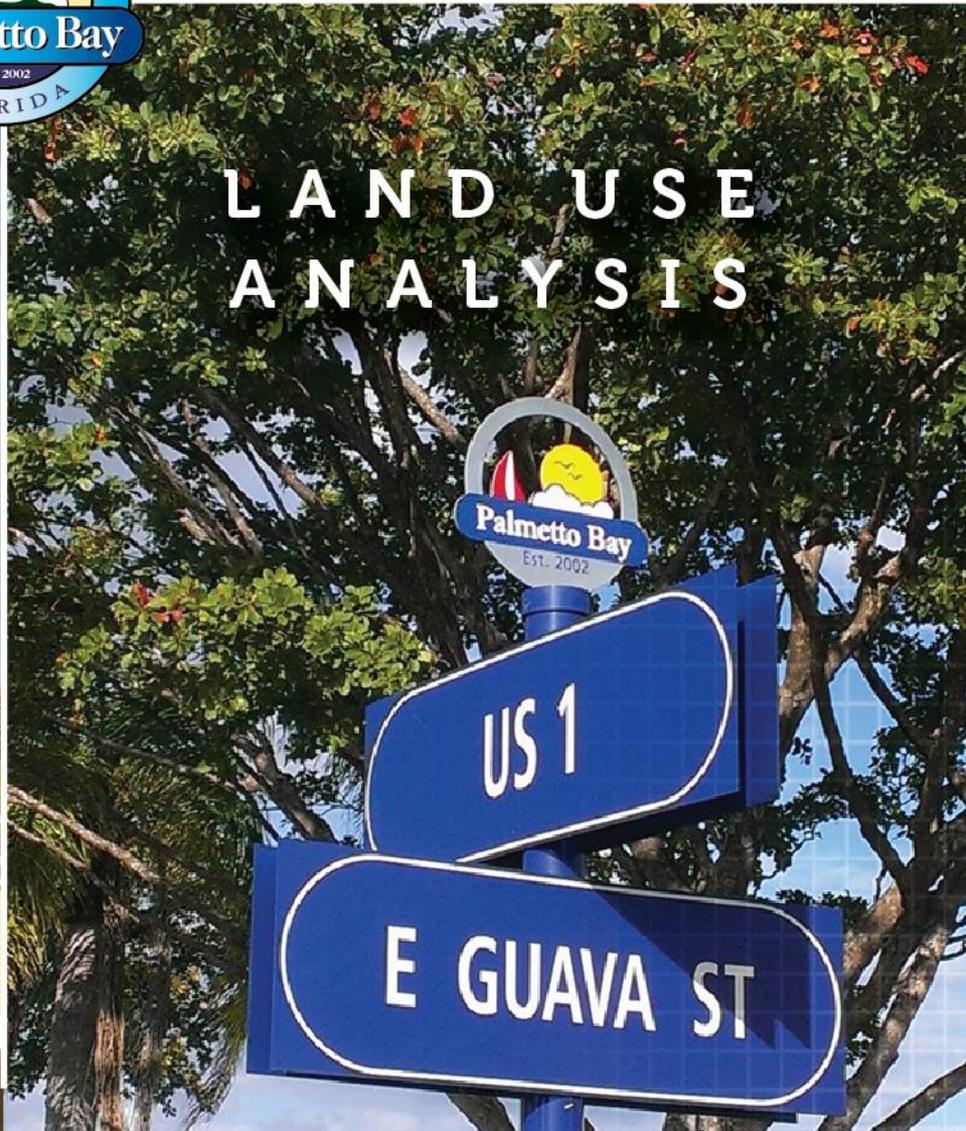
Franjo Triangle & Island  
(FT&I) District



Prepared by

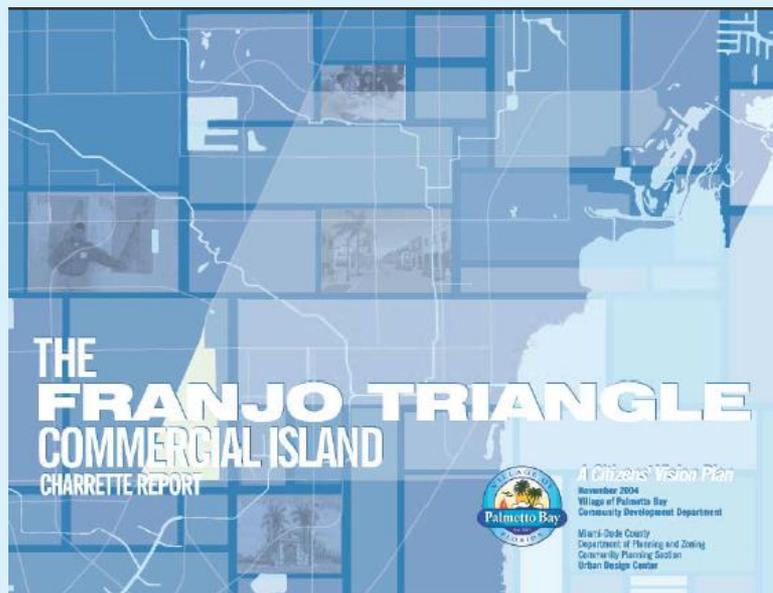
**Kimley»Horn**

# LAND USE ANALYSIS



# Project Overview

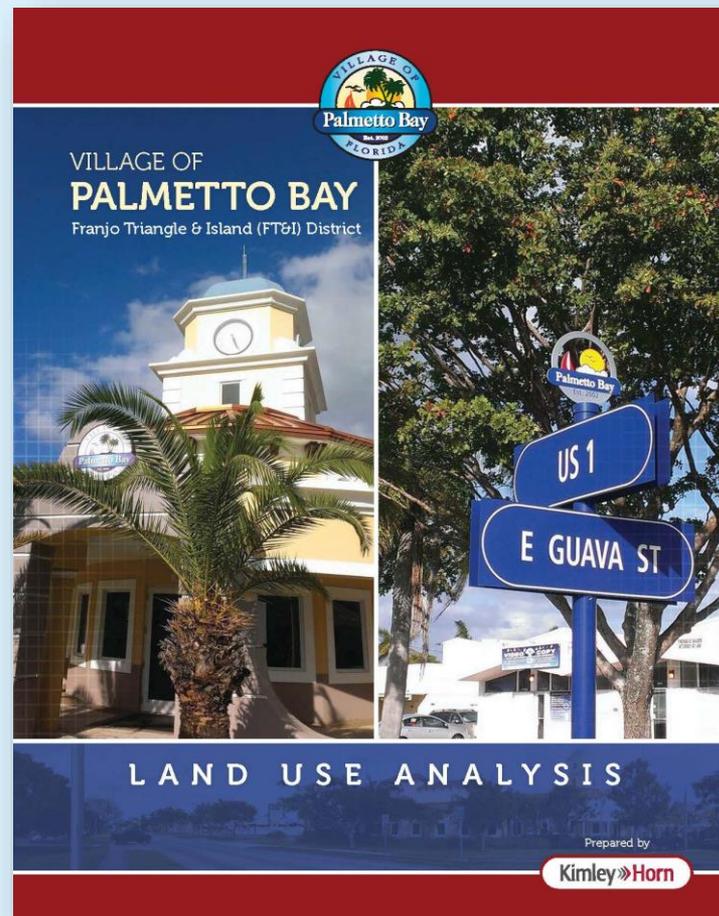
- Implement Village recommended Vision for the FT&I District
  - *“...the key focus area within which the DRTF concentrated their efforts with the desire to put a comprehensive approach in motion to revitalize and transform the existing area.”*
- Today –
  - *Review the Land Use Analysis*
  - *Develop a Consensus for moving forward (Land Use Amendment)*





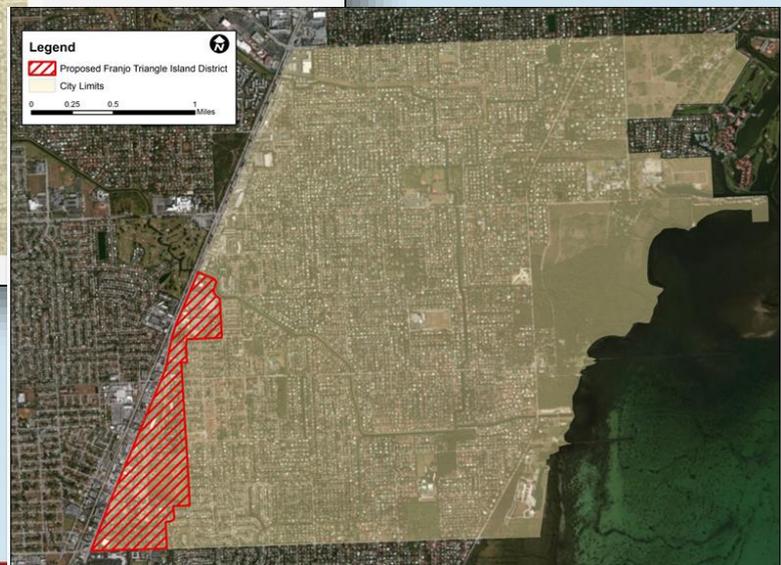
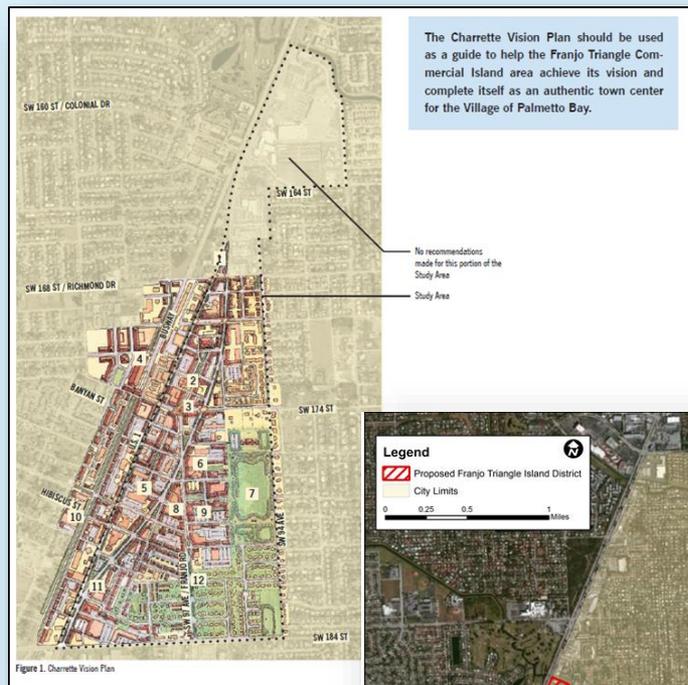
# Presentation Overview

- Purpose of the Land Use Analysis/Special Area Plan
- Development Review Process
- Findings of the Analysis
- Next Steps



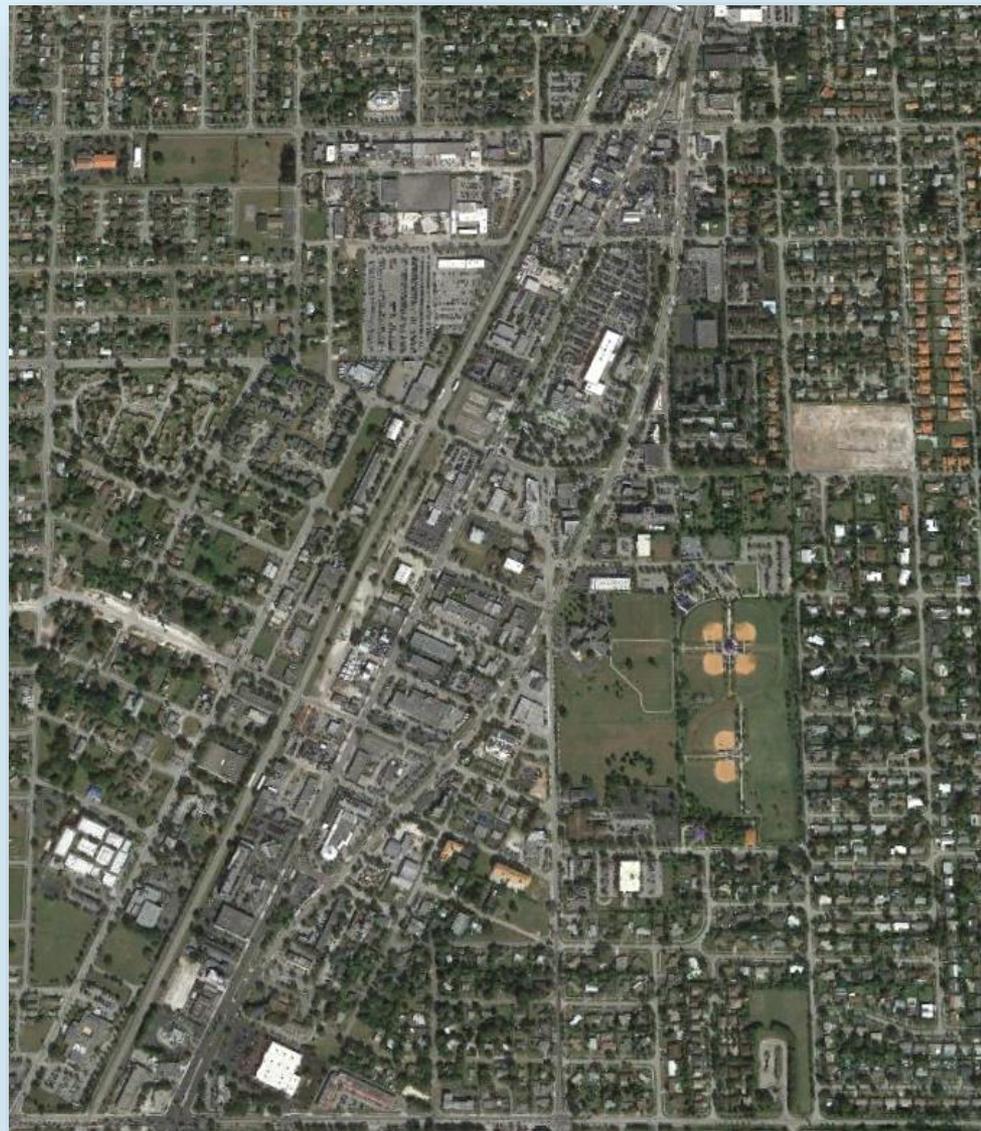
# Project Overview

- Allow for increased densities/intensities for existing and future developments
- Coordinate analysis of Market, Transportation, Land Use/Infrastructure and Master Planning efforts
- Provide outline of development guidelines for future development and redevelopment



## FT&I District is:

- A key opportunity to implement the Vision lies in promoting economic development through the redevelopment of the underutilized properties.
- Intended to serve as the Village's main focus for future development and redevelopment consistent with its location along the strategic transportation corridor.

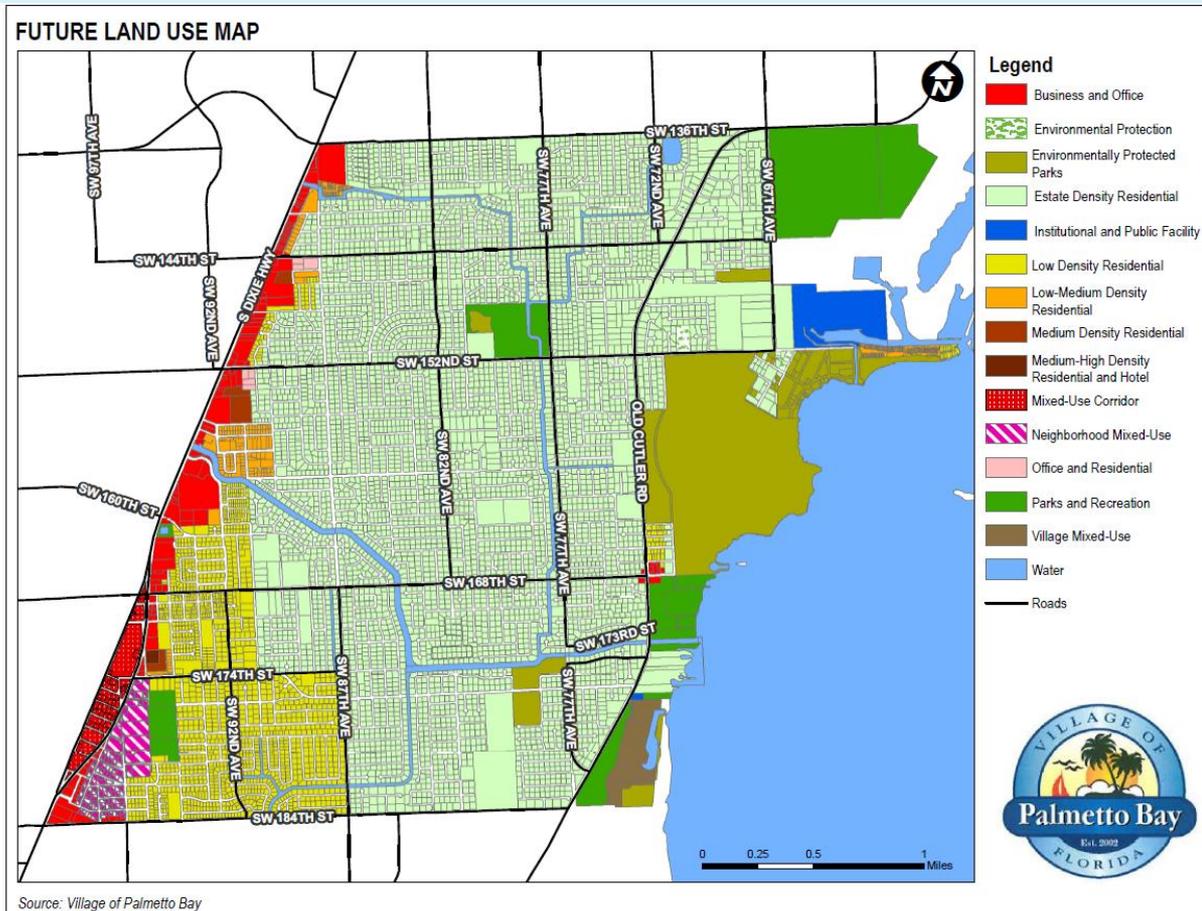




## FT&I District

### Eight Existing Land Use Districts

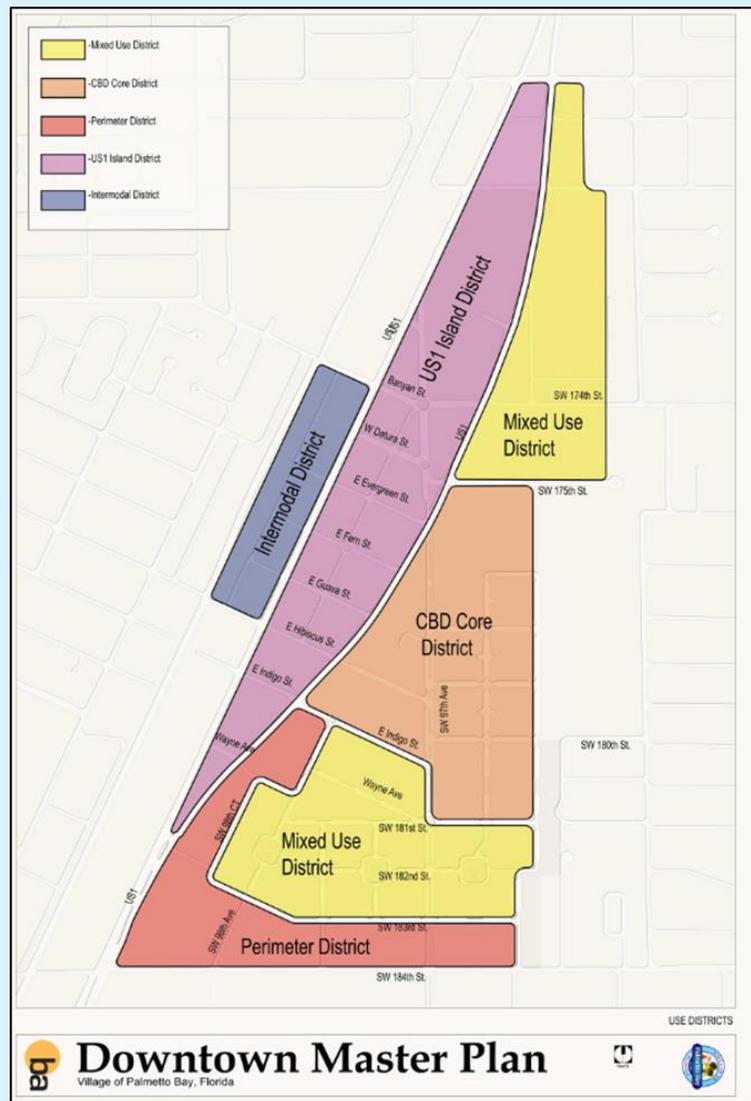
- Business and Office
- Low-Medium Density
- Low Density Residential
- Medium-High Density Residential and Hotel
- Medium Density Residential
- Mixed-Use Corridor
- Neighborhood Mixed-Use
- Parks and Recreation





## FT&I District

- 160 Acres  $\pm$
- Four Primary Land Use (“Sub-Districts”)
  - CBD Core
  - US 1 Island
  - Mixed Use District
    - Central Mixed Use
    - North Mixed Use
  - Perimeter District







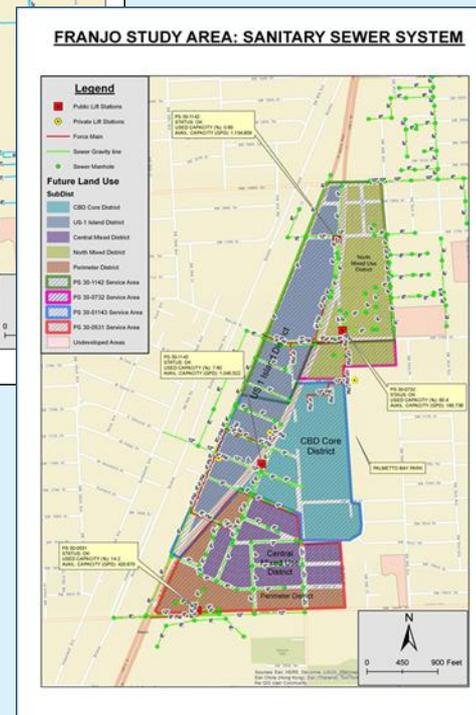
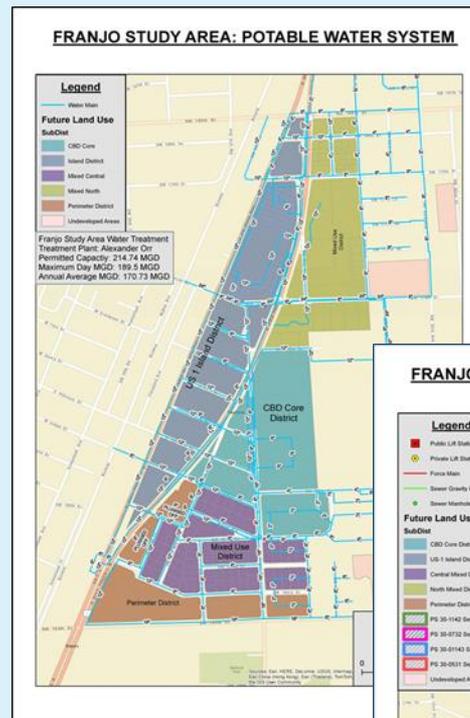
# FT&I Phasing and Approach

Phase/Sub-District	Time Frame	Proposed Development
<b>Phase 1</b>	<b>2025</b>	
CBD Core		1,320 Multi-family residential 132,000 square feet Retail/Office
<b>Phase 2</b>	<b>2035</b>	
Central Mixed Use		745 Multi-family residential 53,426 square feet Retail/Office
<b>Phase 3</b>	<b>2045</b>	
Perimeter		450 Multi-family residential 268,860 square feet of Retail/Office
North Mixed Use		550 Multi-family residential 286,015 square feet of Retail/Office
US 1 Island		2,324 Multi-family residential 826,246 square feet of Retail/Office

# Level of Service Analysis

What has been analyzed?

- Economic & Market Assessment (*Lampert*)
- Traffic/ Transportation (*Marlin Engineering*)
- Potable Water
- Sanitary Sewer
- Stormwater
- Solid Waste
- Parks and Recreation Facilities





# Level of Service Analysis – Potable Water

## Phase 1

- Projected Usage: 673,200 GPD

## Phase 2

- Projected Usage: 363,492 GPD

## Phase 3

- Projected Usage: 2,513,226 GPD

Total (at build-out):

3,549,918 GPD

Total (per Comprehensive Plan):

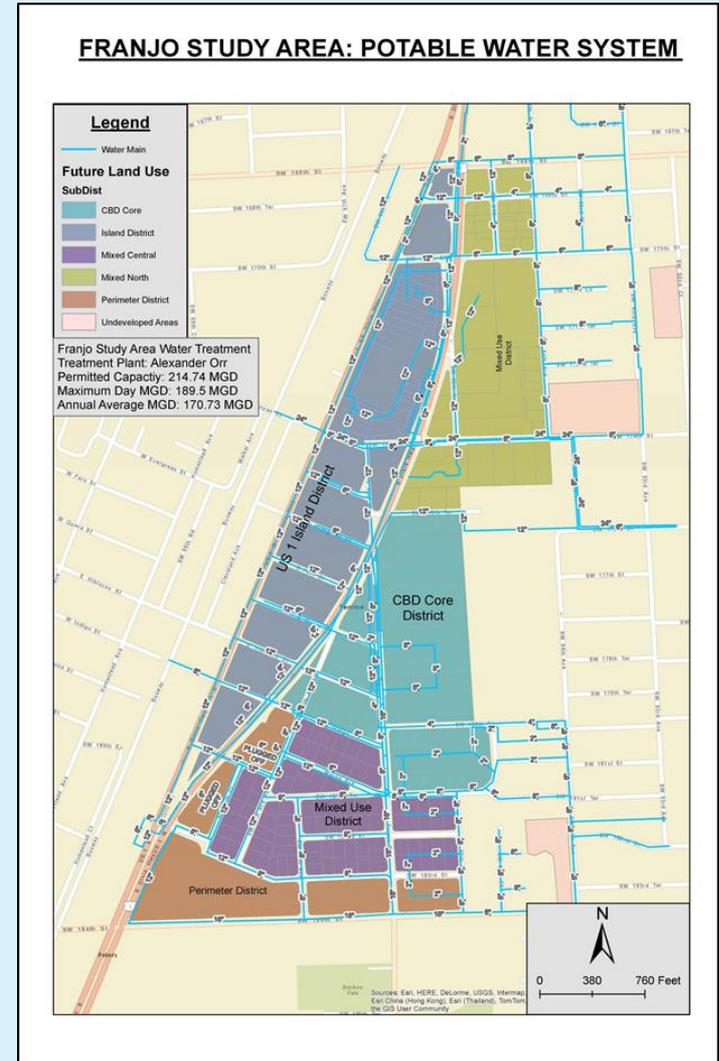
5,040,543 GPD

Water Source: MDWASD

Alexander-Orr WTP capacity =

214 Million GPD

*Build-out = development totals per Lampert Market Study and Transportation Analysis*



# Level of Service Analysis – Sanitary Sewer

## Phase 1

- Projected Usage:
  - 570,240 GPD (res)
  - 102,960 GPD (non-res)

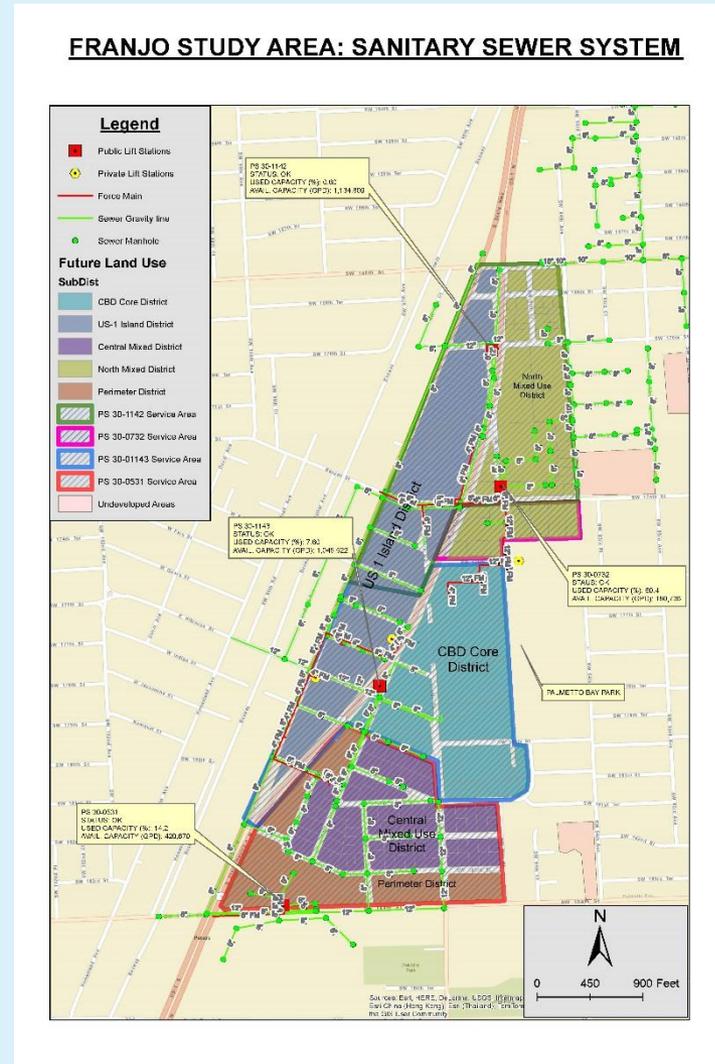
## Phase 2

- Projected Usage:
  - 321,840 GPD (res)
  - 41,673 GPD (non-res)

## Phase 3

- Projected Usage:
  - 1,435,968 GPD (res)
  - 1,077,274 GPD (non-res)

*Build-out = development totals per Lampert Market Study and Transportation Analysis*

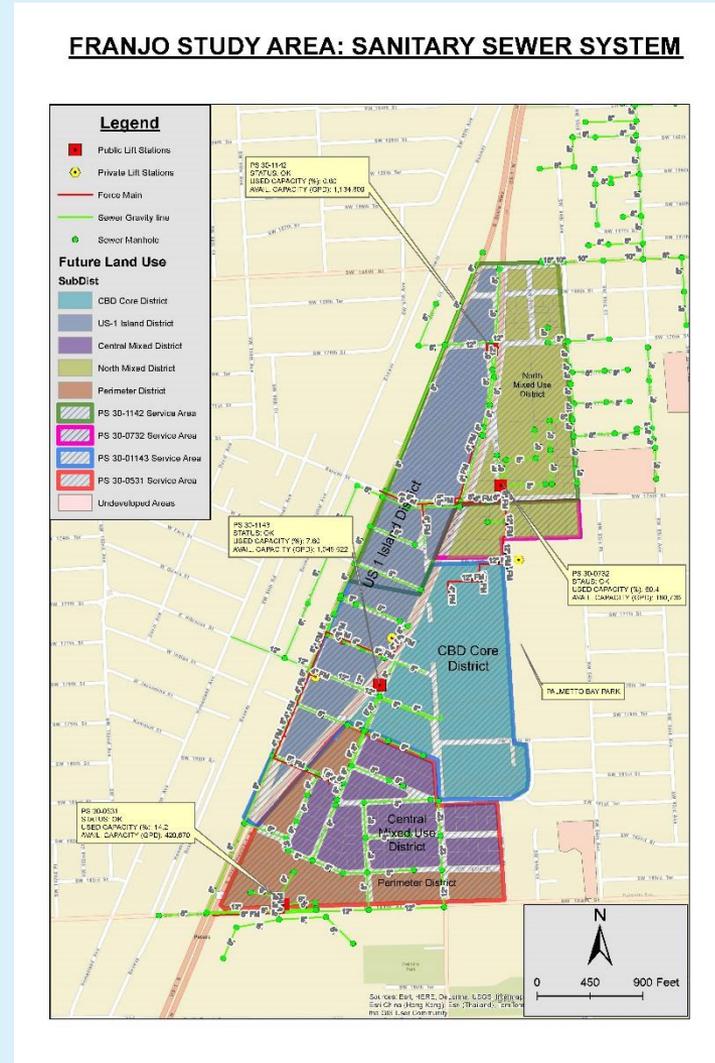


# Level of Service Analysis – Sanitary Sewer

FT&I Served by four (4) Public Lift Stations

- Lift Station Capacity (combined):  
3,115,653 GPD
- Total Demand (at build-out):  
3,549,955 GPD
- Capacity Difference:  
- 434,302 GPD

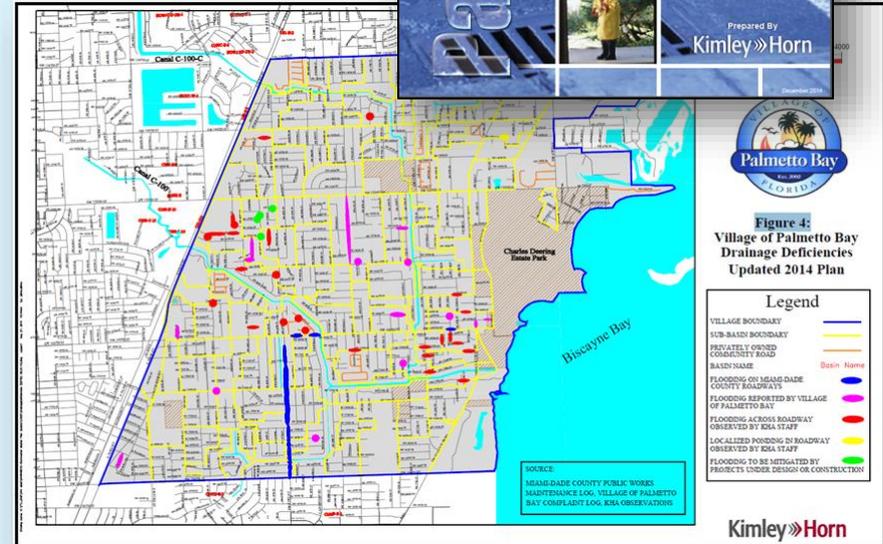
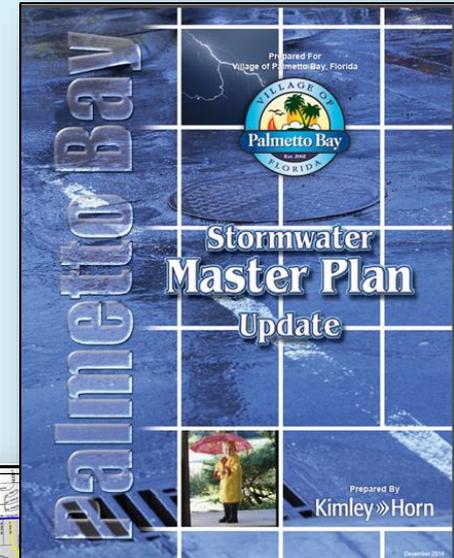
*Build-out = development totals per Lampert Market Study and Transportation Analysis*



# Level of Service Analysis – Stormwater

One identified area within FT&I

- SW 98<sup>th</sup> Court (SW 183<sup>rd</sup> Street and Wayne Avenue)





# Level of Service Analysis – Solid Waste

## Phase 1

- Projected Usage: 48,940 lbs/day

## Phase 2

- Projected Usage: 26,567 lbs/day

## Phase 3

- Projected Usage: 175,676 lbs/day

## Total (at build-out):

251,183 lbs/day

## Total (per Comprehensive Plan):

337,986 lbs/day

Solid Waste Provider: MD-PWWM

South Dade Landfill and Waste Energy Ash  
Landfill



*Build-out = development totals per Lampert Market Study and Transportation Analysis*



# Level of Service Analysis – Parks & Recreation

Existing Parks and Open Space (available): 123.8 acres

Existing demand (LOS/population): 117 acres

## Phase 1

- Projected demand: 138.39 acres

## Phase 2

- Projected demand: 150.46 acres

## Phase 3

- Projected demand: 204.31 acres

PALMETTO BAY PARK 17535 SW 95TH AVENUE PALMETTO BAY, FL 33157



Note: Total Acres Available does not represent all open space lands within the Village, only those available for active and passive use.

*Build-out = development totals per Lampert Market Study and Transportation Analysis*



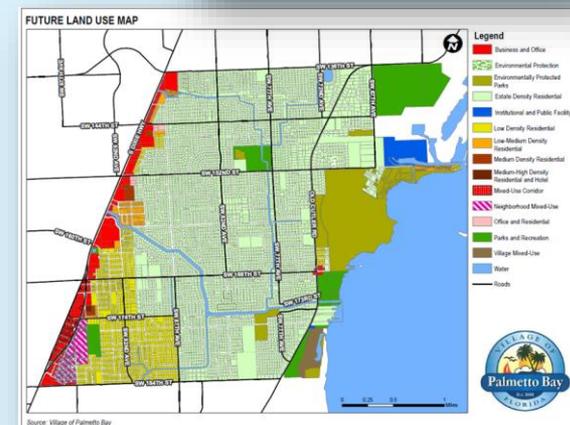
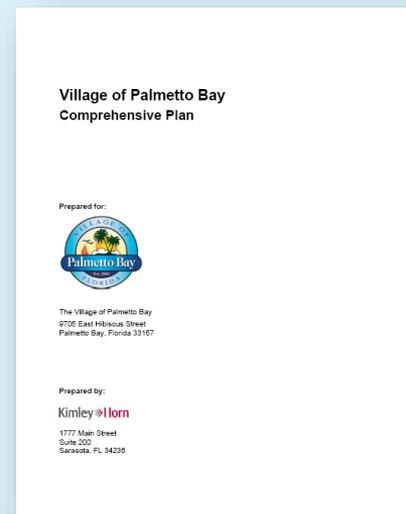
# Level of Service Analysis – Recommended Improvements

Potable Water:	Pipes
Sanitary Sewer:	Lift Station, Pipes
Stormwater:	Existing area noted per Master Plan
Solid Waste:	None
Parks & Open Space:	Additional space/facilities per current LOS

\* Recommended Improvements are generalized to the FT&I District; off-site and/or out of Village improvements not identified

## Next Steps

- Comprehensive Plan/Land Use Amendment -
  - Create the FT&I Land Use District, defining specific density and intensity standards for the Downtown Area;
  - Amend the Village of Palmetto Bay's Future Land Use Map (FLUM);
- Adopt land development regulations (LDRs) to apply specific standards to the proposed District.





QUESTIONS?



# Franjo Triangle & Island (FT&I) District | Land Use Analysis