



To: Honorable Mayor and Village Council

Date: December 30, 2013

From: Ron E. Williams, Village Manager

Re: EAR

A handwritten signature in blue ink, appearing to read "Ron E. Williams", is written over a horizontal line.

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ACTING IN ITS CAPACITY AS THE LOCAL PLANNING AGENCY, ADOPTING THE EVALUATION AND APPRAISAL REPORT (EAR) OF THE VILLAGE'S COMPREHENSIVE PLAN WHICH RECOMMENDS CERTAIN AMENDMENTS THERETO; AUTHORIZING TRANSMITTAL OF THE REPORT TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY IN ACCORDANCE WITH SECTION 163.3191, *FLORIDA STATUTE*; AND PROVIDING FOR AN EFFECTIVE DATE.

Pursuant to Florida Statute 163.3191, an Evaluation and Appraisal Report (EAR) was prepared and is hereby submitted for review by Mayor and Village Council of the Village of Palmetto Bay. Once reviewed and accepted at public hearing, the Village is required to transmit the report to Department of Economic Opportunity (DOE) for their review. Pursuant to 163.3184, upon DOE's acceptance, the Village shall have one (1) year to amend its Comprehensive Plan consistent with the accepted findings of the EAR.

The Village adopted its Comprehensive Plan in 2005. The EAR process provides local governments an opportunity to assess the progress of its Comprehensive Plan by reviewing the successes and shortcomings of the Plan and identifying future needed amendments. Local governments are required to evaluate their comprehensive plan once every seven years and to adopt amendments as necessary." This review is required at least once every seven (7) years. The Village's deadline to transmit its report to the state is on March 1, 2014.

The Florida Statutes were amended in 2011 with the adoption of HB 7207 which modified the review and submittal schedule for Florida communities and also revised the format and review requirements for EARs. As a result of HB 7207, the EAR was reduced to a simple review of the Comprehensive Plan. The changes to the statutes now only require local governments to notify the state land planning agency of needed amendments to comply with changes in state requirements. The Village Council, sitting as the local planning agency, shall review the EAR document and provide a recommendation (authorization) that there is or is not a need to amend the Village's Comprehensive Plan on or before March 1, 2014. Amendments identified through the EAR process must be completed within one (1) year of this date.

The development of this EAR is provided in three (3) sections; (1) an assessment of the General Trends experienced by the Village, (2) a review of the current Comprehensive Plan Elements, and (3) a summary of recommendations and amendments. The summary of the Recommendations Section outlines all of the recommended modifications to the Objectives and Policies for each Element within the Comprehensive Plan. The recommendations are divided into items which have been completed and/or are obsolete, recommended modifications to milestone dates or maintenance schedules, and recommended modifications to content.

Village staff along with representatives from Kimley-Horn and Associates will present the findings to the Village Council and also review the next steps in the EAR and Comprehensive Plan process.

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RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ACTING IN ITS CAPACITY AS THE LOCAL PLANNING AGENCY, ADOPTING THE EVALUATION AND APPRAISAL REPORT (EAR) OF THE VILLAGE'S COMPREHENSIVE PLAN WHICH RECOMMENDS CERTAIN AMENDMENTS THERETO; AUTHORIZING TRANSMITTAL OF THE REPORT TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY IN ACCORDANCE WITH SECTION 163.3191, *FLORIDA STATUTE*; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 163.3174, *Florida Statutes* the Village Council has been designated as the Local Planning Agency for the Village; and,

WHEREAS, the Comprehensive Plan for the Village of Palmetto Bay ("Comprehensive Plan") was adopted on August 1st, 2005, to ensure that the development patterns for future land uses within the Village match the community vision and quality-of-life expectations of its residents; and,

WHEREAS, pursuant to Chapter 163.3191, *Florida Statutes*, the Village is required to review the Comprehensive Plan at least once every seven (7) years and prepare an Evaluation and Appraisal Report ("EAR"), with said report due by March 1, 2014; and,

WHEREAS, the Village Council, acting in its capacity as the Local Planning Agency, has reviewed the EAR, and accepts the report; and,

WHEREAS, the Village Council directs staff to transmit the EAR to the Department of Economic Opportunity ("DEO") and begin preparing such Comprehensive Plan amendment or amendments as identified in the EAR, for transmittal and review by DEO, pursuant to Section 163.3184, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ACTING IN ITS CAPACITY AS THE LOCAL PLANNING AGENCY OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above referenced whereas clauses are true and correct and are incorporated herein by reference.

Section 2. Authorization. The Village Council, acting in its capacity as the Local Planning Agency, adopts the EAR and intends to amend its Comprehensive Plan as provided therein.

1 **Section 3. Transmittal.** The Village Council, acting in its capacity as the Local
2 Planning Agency, directs Village staff to transmit the EAR to the DEO.

3
4 **Section 4. Effective Date.** This resolution shall take effect immediately upon
5 adoption.

6
7
8 **PASSED AND ADOPTED** this _____ day of January, 2014.

9
10 First Reading: _____

11 Second Reading: _____

12
13
14
15 Attest: _____

16 Meighan Alexander
17 Village Clerk

Shelley Stanczyk
Mayor

18
19
20 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
21 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

22
23
24
25
26 _____
27 John R. Herin, Jr.
28 Village Attorney

29 **FINAL VOTE AT ADOPTION:**

30
31 Council Member Patrick Fiore _____

32 Council Member Tim Schaffer _____

33 Council Member Joan Lindsay _____

34 Vice-Mayor John Dubois _____

35 Mayor Shelley Stanczyk _____

VILLAGE OF PALMETTO BAY EVALUATION AND APPRAISAL REPORT (EAR)



Prepared for



Prepared by



Kimley-Horn and Associates, Inc.

Village of Palmetto Bay

Evaluation and Appraisal Report (EAR)

DRAFT

Prepared for:

The Village of Palmetto Bay
9705 East Hibiscus Street
Palmetto Bay, Florida 33157

Prepared by:



Kimley-Horn
and Associates, Inc.

2601 Cattlemen Road
Suite 200
Sarasota, FL 34232

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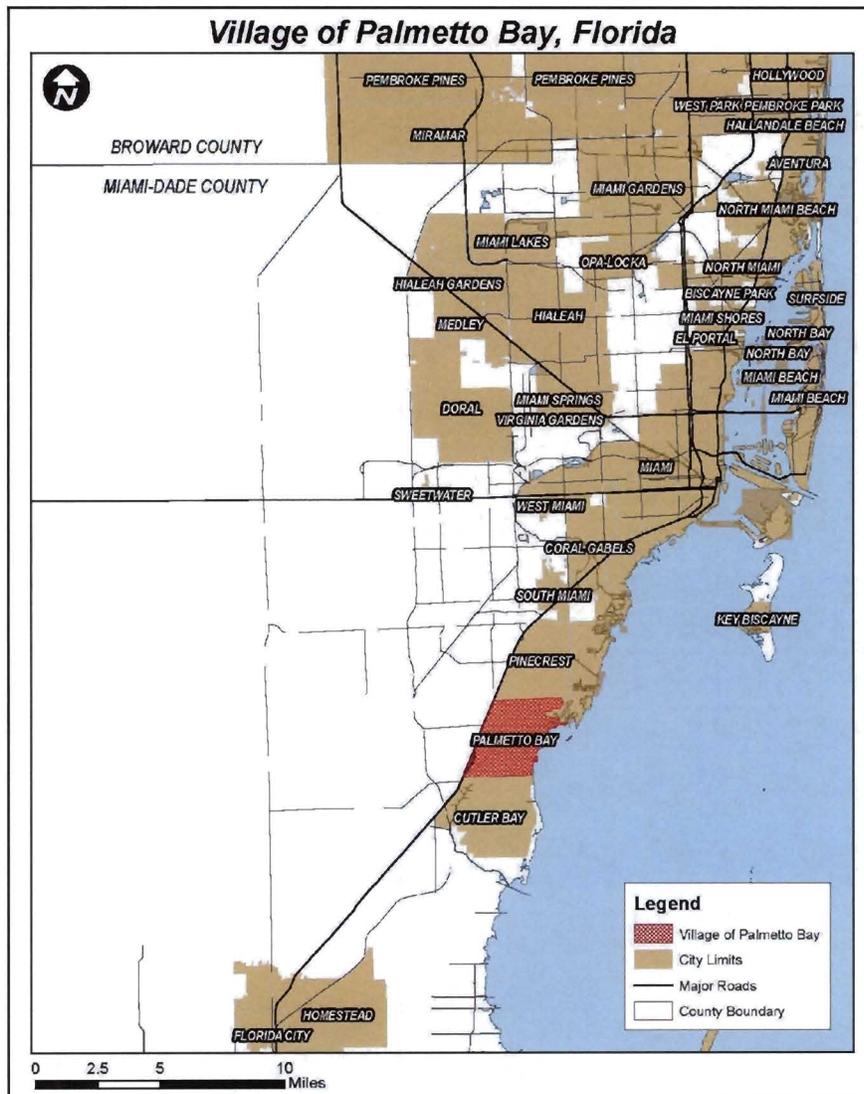
EXECUTIVE SUMMARY

City Profile

The Village of Palmetto Bay is located in Miami-Dade County, Florida and was incorporated on September 10, 2002, becoming the 33rd municipality in Miami-Dade County. Its boundaries extend from the centerline of SW 136th Street, south to the centerline of SW 184th Street, west to the centerline of the southbound travel lane of South Dixie Highway, and east to Biscayne Bay. The Village's jurisdictional area consists of approximately 8.29 square miles with an estimated population in the year 2010 of 23,410 people according to the American Fact Finder and the US Census.

The Village of Palmetto Bay is also known as the "Village of Parks" because of its extensive park facilities. Some of the attractions that bring people to the Village area include Fairchild Tropical Gardens, Miami Metro Zoo, and Everglades National Park. The Village offers many outdoor activities and interesting places to visit. Figure 1 provides a map showing the location of Palmetto Bay in relation to the rest of Miami-Dade County.

Figure 1: Village of Palmetto Bay



Purpose of the EAR

The Evaluation and Appraisal Report (EAR) process provides local governments an opportunity to assess the progress of its Comprehensive Plan by reviewing the successes and shortcomings of the Plan and identifying future needed amendments. Local governments are required to evaluate their comprehensive plan once every seven years and to adopt amendments as necessary.

In addition, the EAR process provides guidance on modifying the Comprehensive Plan in response to major issues or changes in the community, as well as any changes in state and federal planning requirements. The EAR provides only recommendations for amending the Comprehensive Plan.

While not required, the EAR provides the opportunity to suggest how the Comprehensive Plan should be revised to better address citywide objectives, changing conditions and trends affecting the Village, and changes in state requirements.

The scope and contents of this EAR reflect the Village of Palmetto Bay's progress in achieving the goals set in the Comprehensive Plan.

Requirements of the EAR

Prior to the adoption of HB 7207 "The Community Planning Act" in 2011, the EAR consisted of a comprehensive evaluation composed of many statutory requirements. These requirements addressed such topics as population growth and changes in land areas; the identification of major issues affecting a community and their potential social, economic, and environmental ramifications; the assessment of whether objectives were met within each element; and the identification of necessary amendments to upgrade the Comprehensive Plan. A result of HB 7202, which amended part II of Ch. 163 F.S., the EAR was reduced to a simple review of the Comprehensive Plan. The changes to the statutes now only require local governments to notify the state land planning agency of needed amendments to comply with changes in state requirements. The Florida Department of Economic Opportunity (DEO) created a schedule of notification for each jurisdiction in the state. – The Village of Palmetto Bay must notify the state land planning agency by March 1, 2014.

HB 7207 Comprehensive Plan Changes

HB 7207 amended several parts of the Future Land Use Element (FLUE) in the Comprehensive Plan that will be reflected in this EAR, including the population projection. Currently, the projection must either be based on projections provided by BEBR or generated by local government using an acceptable methodology. The changes also affected the way the Future Land Use Plan is created, as it is now required to be based upon surveys, studies, and data regarding the area. Several other elements showed changes as well. The housing element no longer has to provide information on energy efficiency, renewable energy, or workforce housing. The Coastal Management Element removed the optional provision relating to recreational surface water use policies.

HB 7207 changed the state concurrency requirements, removing the concurrency requirements for transportation, parks and open spaces, and schools. However, to remove these optional concurrency requirements from the comprehensive plan, an amendment is required. This amendment is not subject to state review. There are some suggestions applying to each particular concurrency option. For example, local governments that chose to still implement school concurrency are encouraged to do it on a district wide basis.

Sector plans were also affected by HB 7207. The pilot status of the optional sector plan program was removed, and the minimum acreage for a sector plan was increased to 15,000 acres. Sector planning must now encompass two levels, the adoption of a long term master plan for the entire planning area as an amendment to the local comprehensive plan adopted pursuant to the state coordinated review process in s. 163.3184 (4) F.S., and the adoption by a local development order of two or more detailed specific area plans that implement the long-term master plan and within which development of regional impact (DRI) requirements are waived.

Current DRIs have been extended for 4 years, with several exceptions. These exceptions include movie theaters, industrial plants, industrial parks, and distribution, warehousing or wholesaling facilities, as well as hotel or motel development. Mineral mines are also not included in the extension unless they have entered into a binding agreement with FDOT to mitigate impacts to SIS facilities.

Organization of the EAR

The EAR for the Village of Palmetto Bay Comprehensive Plan is organized into the following three sections:

Chapter 1 – General Trends Assessment

Chapter 2 – Element Assessment

Chapter 3 – Summary of Recommendations

Chapter 1 – General Trends Assessment provides information detailing the changes in the Village's population; land area, including changes due to annexation; the location of existing development as it relates to where development was anticipated by the Comprehensive Plan; summaries of vacant and developable land; the financial feasibility of maintaining level of service (LOS) for infrastructure; and relevant trends that reveal the Village's existing conditions and future directions.

Chapter 2– Element Assessment is a brief summary of the successes and shortcomings of the objectives and policies of each element of the Comprehensive Plan. It provides general recommendations for each element. Goals, Objectives, and Policies under each element were assessed to identify the objectives and policies which had been completed, required updated milestone dates, and/or required additional action from Staff. The recommended element updates are summarized under each element in an Element Recommendation table.

Chapter 3 –Summary of Recommendations presents an outline of each element recommendations provided in Chapter 2. The proposed amendments will be the basis for EAR-based amendments to the Comprehensive Plan.

CHAPTER 1- GENERAL TRENDS ASSESSMENT

The general trends assessment section provides information detailing the changes in the Village's population; land area, including changes due to annexation; the location of existing development as it relates to where development was anticipated by the Comprehensive Plan; summaries of vacant and developable land; the financial feasibility of maintaining level of service (LOS) for infrastructure; and relevant trends that reveal the Village's existing conditions and future directions.

Analysis of Population Trends and Land Area

Population Change

Population change and projections were calculated for the Village of Palmetto Bay. The change in population within the Village of Palmetto Bay has been marginal compared to surrounding areas. From 2000 through 2010, Miami-Dade County grew by approximately 10.79% based on the 2010 population estimates by the US Census Bureau. The Village of Palmetto Bay decreased by a little less than 400 people in this same period. This represents a 1.64% decrease over the 2000 population estimate. However, based on 2012 BEBR Population Estimates, the Village's population grew by approximately 235 persons since 2010, representing an approximate 0.99% increase.

Table 1 displays population estimates from 2000 to 2010 and 2012 for the Village of Palmetto Bay, Miami-Dade County, and The State of Florida.

Table 1: 2000-2010/2012 Estimated Population Change

Estimated Population Change from 2000-2010 and 2012				
	2000	2010	2012	% Change
Village of Palmetto Bay	23,801	23,408	23,643	-0.67%
Miami-Dade	2,253,362	2,496,457	2,551,290	11.68%
State of Florida	15,982,824	18,801,332	19,074,434	16.21%

Source: US Census Bureau, American Fact Finder & BEBR, 2012; Includes Census corrections through October 31, 2012. Note: -0.67% change reflective of population change 2000 to 2012; 0.99% population change estimated 2010 to 2012

Population Projections

The future population of Palmetto Bay was estimated using the shift-share approach. The shift-share approach assumes that the growth of a community is directly related to the growth of a region or larger area. This approach forecasts a community's share of the region's growth into the future using historic population share rates. The forecasted share rates are applied to the state's forecasted population to derive the community's forecasted population. The shift-share methodology used to estimate the population for Palmetto Bay started with the overall population projections of the State of Florida obtained from the Bureau of Economic and Business Research (BEBR) as corrected, 2012.

Table 2: 2000-2030 Population Projections for Palmetto Bay compared to the State of Florida

	2000	2010	2020	2030
Village of Palmetto Bay	23,801	23,408	24,585	25,819
Miami-Dade	2,253,362	2,496,457	2,717,600	2,959,300
Florida	15,982,824	18,801,310	22,329,500	23,567,000

Source: US Census Bureau, American Fact Finder & BEBR, 2012; Includes Census corrections through October 31, 2012

The population projection shown in Table 2 was calculated using the shift-share method. The shift-share method makes population projections based on the population growth of Palmetto Bay as a percentage of the population in the State of Florida. The base years for the projection shown are 2000 and 2010. Using the growth rates observed, population projections were produced that increased in value in the future year projections (2020 and 2030). Florida projections were taken from the Bureau of Economic and Business Research (BEBR), 2012 medium projections. Palmetto Bay's base year population information was taken from the US Census.

Existing Land Use Profile

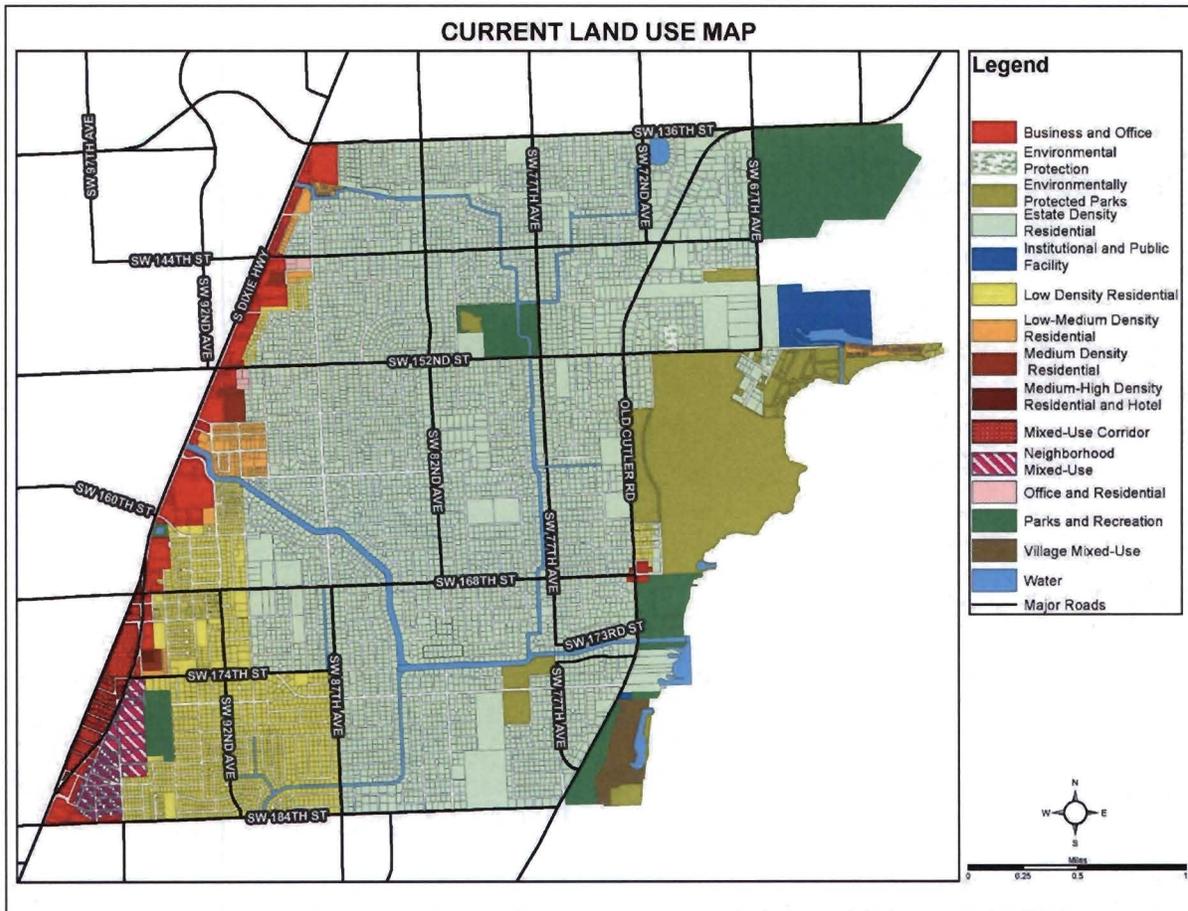
Existing Land Uses

According land use data, there are over 5,400 acres of parceled land in the Village of Palmetto Bay's jurisdiction. This section of the general trends assessment provides an analysis of the future designated land uses and the recorded vacant parcels. Current land uses by category can be seen in Table 3 below. They are displayed in both total acreage and percent of total. Figure 2 on the following page provides a current land use map.

Table 3: Current Land Use Profiles by Category

Land Use Category	Acreage	% of Total
Residential		
Estate Density Residential	2682.54	49.64%
Low Density Residential	432.62	8.01%
Low-Medium Density Residential	68.48	1.27%
Medium-High Density Residential and Hotel	0.00	0.00%
Medium Density Residential	0.00	0.00%
Subtotal	3183.64	58.92%
Mixed Use		
Village Mixed-Use	39.41	0.73%
Neighborhood Mixed-Use	60.34	1.12%
Mixed-Use Corridor	41.61	0.77%
Subtotal	141.36	2.62%
Non Residential		
Business and Office	148.48	2.75%
Office and Residential	7.21	0.13%
Institutional and Public Facility	60.81	1.13%
Environmental Protection	7.06	0.13%
Parks and Recreation	344.61	6.38%
Environmentally Protected Parks	448.18	8.29%
Water Bodies	143.47	2.66%
Transportation (ROW)	918.81	17.00%
Subtotal	2078.63	38.47%
Total	5403.63	100.00%

Figure 2: Current Land Use Map



Analysis of Land Uses and Vacancies

Land Uses

Land Use Category	Acreage	% of Total
Residential		
Estate Density Residential	2660.30	49.23%
Low Density Residential	440.58	8.15%
Low Medium Density Residential	65.21	1.21%
Medium-High Density Residential and Hotel	2.30	0.04%
Medium Density Residential	16.32	0.30%
Subtotal	3184.71	58.94%
Mixed Use		
Village Mixed Use	39.41	0.73%
Neighborhood Mixed Use	60.34	1.12%
Mixed Use Corridor	41.61	0.77%
Subtotal	141.36	2.62%
Non Residential		
Business and Office	150.47	2.78%
Office and Residential	7.21	0.13%
Institutional and Public Facility	60.81	1.13%
Environmental Protection	7.06	0.13%
Parks and Recreation	336.47	6.23%
Environmentally Protected Parks	453.26	8.39%
Water Bodies	143.47	2.66%
Transportation (ROW)	918.81	17.00%
Subtotal	2077.56	38.45%
Total	5403.63	100.00%

Table 4: Existing Future Land Use Profile by Category details the land uses in the Future Land Use Element in the Comprehensive Plan. As shown by this information, the majority of the Village is designated as Residential. Future land use decisions are based on the idea that all urbanized areas will be meeting or exceeding the minimum standards adopted in the Capital Improvements Element by the year 2015. The protection of natural resource systems is also a priority in future land use planning, and expansion will follow the management policies in Chapter 380 of the Florida Statutes or in the Comprehensive Everglades Restoration Plan, which was approved by Congress through the Water Resources Development Act of 2000. Much of the future land use development will be designed with the idea of transit-oriented development (TOD) in mind; this includes a land use mix of retail, office, open space, and public uses in a pedestrian oriented community.

Table 4: Existing Future Land Use Profile by Category

Land Use Category	Acreage	% of Total
Residential		
Estate Density Residential	2660.30	49.23%
Low Density Residential	440.58	8.15%
Low Medium Density Residential	65.21	1.21%
Medium-High Density Residential and Hotel	2.30	0.04%
Medium Density Residential	16.32	0.30%
Subtotal	3184.71	58.94%
Mixed Use		
Village Mixed Use	39.41	0.73%
Neighborhood Mixed Use	60.34	1.12%
Mixed Use Corridor	41.61	0.77%
Subtotal	141.36	2.62%
Non Residential		
Business and Office	150.47	2.78%
Office and Residential	7.21	0.13%
Institutional and Public Facility	60.81	1.13%
Environmental Protection	7.06	0.13%
Parks and Recreation	336.47	6.23%
Environmentally Protected Parks	453.26	8.39%
Water Bodies	143.47	2.66%
Transportation (ROW)	918.81	17.00%
Subtotal	2077.56	38.45%
Total	5403.63	100.00%

Definitions of Residential Land Uses from the Village of Palmetto Bay's Comprehensive Plan Future Land Use Element

Estate Density Residential

Allows for less than 2.5 residential dwelling units per gross acre.

Low Density Residential

Allows for 2.5 to 6 residential dwelling units per gross acre.

Low-Medium Density Residential

Allows for 5 to 13 residential dwelling units per gross acre.

Medium High Density Residential and Hotel

Allows for 24 to 40 dwelling units per gross acre; 70 hotel units

Medium Density Residential

Allows for 14 to 23 dwelling units per gross acre

Village Mixed Use

This land use designation is designed to encourage compact, mixed use development comprise of recreation/open space and office and may include one or more of the following uses: business, town homes, senior living units, civic, institutional, and /or hotel. Residential density for town home and/or senior living units shall range from a minimum of 3.0 dwelling units per gross acre to a maximum of 14.0 dwelling units per gross acre.

Mixed-Use Corridor

Vertical integration of primary uses is strongly encouraged in this category, with business and office uses on the ground and bottom floors, and residential uses on the upper floors. Residential density shall range from a minimum of 18.0 to a maximum of 40.0 dwelling units per gross acre.

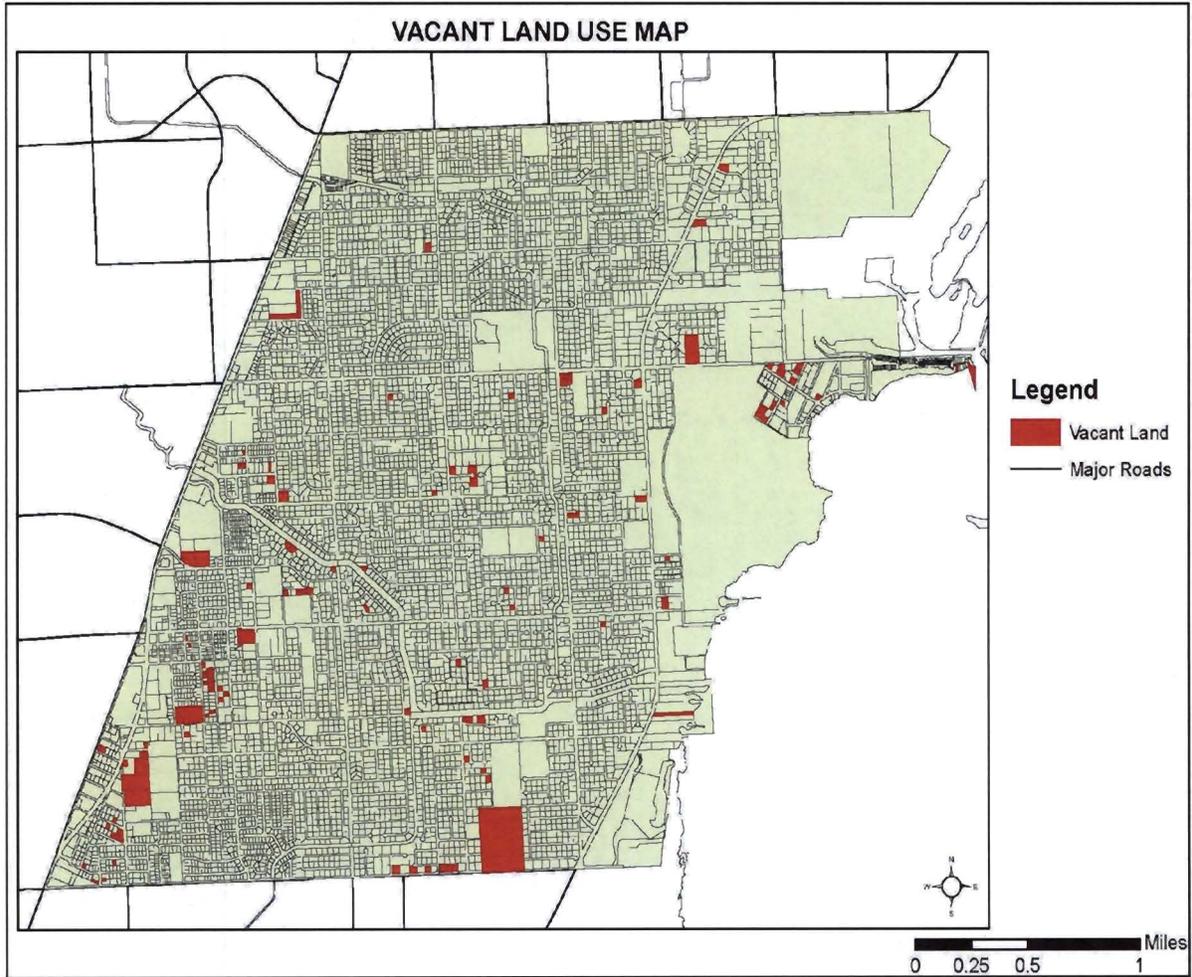
Neighborhood Mixed Use

This land use designation is made to accommodate convenience business/retail uses and services within or near neighborhoods for day-to-day living needs. The vertical and horizontal integration of uses is permitted, and existing neighborhood compatibility and interconnection is essential. Residential density shall range from a minimum of 6.0 to a maximum of 18.0 dwelling units per gross acre.

Land Vacancies

There are roughly 122.18 acres, or .22% of the City that is recorded as vacant land in the Village of Palmetto Bay. As shown in Figure 4, the vacant land uses consist predominately of residential (89.04 acres) and mixed-use (20.40 acres), and a small portion of non-residential (12.74 acres).

Figure 4: Vacant Parcels



Housing Demand & Development

The Village of Palmetto Bay is made up of predominantly single family homes, with over 87 percent of the Village belonging in that category. Mobile homes represent only 0.03 percent of housing. Table 6 shows the number and percentage of housing unit types in the Village. This data came from the US Census Bureau American Community Survey 5 year data.

Table 6: Village of Palmetto Bay - Number of Units by Type, 2010

Single Family (Percent)	Multi-Family (Percent)	Mobile Home (Percent)	Other (Percent)	Total (Percent)
6992 (87.6%)	962 (12.1%)	25 (0.31%)	0 (0.0%)	7979

Source: American Fact Finder 2, US Census Bureau, ACS 5 year data

Cost-Burdened

Table 7 examines cost-burdened and severely cost-burdened households in the Village of Palmetto Bay. Cost-burdened households are defined as households paying between 30 percent and 50 percent of their income for housing. The following table compares cost-burdened households based on owner and renter status.

Table 7: Cost Burden Summary

Percent of income spent on housing cost	Number of owner-occupied residences (percent)	Number of renter-occupied residences (percent)
Less than 30 %	3871 (61%)	370 (39%)
More than 30%	2407 (38%)	588 (61%)

*80 owner occupied residences not computed

Source: American Fact Finder 2, US Census Bureau, ACS 5 year Data

As Table 7 shows, the majority of renters are paying more than 30 percent of their household income to housing costs. However, this is not true for the residents who own their own home, as only 38 percent of them are cost burdened.

CHAPTER 2 – ELEMENT ASSESSMENT

Future Land Use Element

Element Overview

The goal of the Future Land Use Element (FLUE) is to guide the Village of Palmetto Bay from birth to early maturity as an outstanding and truly livable community in southeast Florida by building on, and improving, the existing land use blueprint through visionary planning and place-making, cost efficient provision of high quality facilities and services, quality neighborhood protection, and enhancement of its unique and beautiful coastal environmental resources.

Element Assessment

The goal of the element provides the basis for six objectives and supporting policies. It is also noted that the goal for this element is focused on maintaining the Village's character. Due to HB7207, the Future Land Use Element must now address issues relating to urban sprawl.

The following are the future land use categories contained on the Village's Future Land Use Map. The use of development standards for each defined below. The following land use categories are included in the FLUE as Policy 1.1.1.

Estate Density Residential (EDR): The residential densities allowed in this category shall not exceed 2.5 dwelling units per gross acre. This density category is characterized solely by detached single family homes on relatively large lots.

Low Density Residential (LDR): The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by detached single family housing. It could also include large fee-simple townhomes with extensive surrounding open space or a mixture of both housing types, provided that the maximum gross density is not exceeded.

Low-Medium Density Residential (LMDR): This category allows a range in density from a minimum of 5.0 to a maximum of 13.0 dwelling units per gross acre. The types of housing typically found in areas designated as low-medium density include single-family homes, townhouses, and low-rise condominiums/apartments. Zero-lot line single-family developments in this category shall not exceed a density of 7.0 units per gross acre.

Medium Density Residential (MDR): This category allows a range in density from a minimum of 14.0 to 23.0 dwelling units per gross acre. The types of housing typically found in areas designated as medium density include townhouses, low-rise condominiums/apartments, and high-rise condominiums/apartments.

Medium-High Density Residential (MHDR): This category allows a range in density from a minimum of 24.0 to 40.0 dwelling units per gross acre and/or up to 70.0 hotel units, including townhouses, low and high rise condominiums/apartments and hotel units. Ancillary or auxiliary uses associated with high density use, including common area sport use, tennis courts, pool, gymnasium, and/or restaurant bar are provided under this district.

Office and Residential (OR): Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Developments under this category must be compatible with any existing, zoned or Plan-designated adjacent and nearby land uses. The maximum scale and intensity of development shall be based on, and compatible with, the proximity and scale of adjacent and nearby residential uses. Points of ingress and egress, including service drives, for office and hotel uses must be located away from adjacent and nearby residential uses. The residential portions of OR sites must also be designed to transition to adjacent existing residential parcels with substantial and effective visual and acoustic buffering. Residential density may be approved up to one density category higher than the average land use density of adjacent parcels. If no residentially-designated parcels exist adjacent to an OR parcel or no higher density categories exist on the Village FLUM, the maximum density allowed shall be 13.0 units per gross acre.

When residential uses are mixed with office uses, the overall scale and intensity shall be no greater than that which would be approved if the parcel was in either office only or residential use only, whichever is higher. Within the OR category, business uses ancillary and to serve the on-site uses may be integrated in an amount not to exceed 15.0 percent of the total floor area. The maximum floor area ratio (FAR) permitted is 0.4 for a one-story building and 0.6 for a two-story building.

Business and Office (BO): This category accommodates the full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments (such as private commercial marinas). These uses may occur in self-contained centers, high rise structures, campus parks and municipal centers business districts. The specific range and intensity of uses appropriate in BO areas vary by location as a function of such factors as availability of public services, roadway access and neighborhood compatibility. Special limitations may be imposed on uses in BO where necessary to protect environmental resources including wellfield protection areas. Through the assignment of zoning districts and special conditions, the specific range and intensity of uses appropriate for a specific site will be determined. Strip commercial shopping centers with inadequate lot depth, which allow only a single row of commercial structures and parking in front, are discouraged in this designation. The floor area ratio (FAR) is 0.4 for the first story, plus 0.11 for each additional story up to six (6) stories.

Mixing of residential use with commercial, office, and hotels is also permitted in BO areas provided that the scale and intensity is not out of character with adjacent nearby development, and the project does not negatively affect any area neighborhoods. Where these conditions are met, residential density may be approved up to one density category higher than the average land use density of adjacent parcels. If no residentially-designated parcels exist adjacent to a BO parcel or no higher density categories exist on the Village FLUM, the maximum density allowed shall be 13.0 units per gross acre.

Institutional Use (IU): The IU category allows hospitals, non-profit medical facilities, fire-rescue stations, cemeteries, libraries, solid waste transfer stations, private and public utility plants and facilities, government offices and facilities, and military installations. Offices are allowed in this category. Internally integrated business areas, up to 10 percent of the total IU development floor area, may also be approved in this category. Major utility facilities allowed in the IU should generally be located away from residential areas. The Business and Office land use category intensity requirements are applied to all development in this category.

Civic Use (CU): This land use designation allows primarily universities and colleges, cemeteries, churches, public and private schools. Offices are allowed in this category. Internally integrated business areas, up to 10 percent of the total CU development floor area, may also be approved.

Village Mixed Use (VMU): The land use designation is designed to encourage compact, mixed-use development comprised of business, office, residential, civic, institutional, recreation, open space, and hotel. Development must emphasize the efficient reuse of existing infrastructure, preservation of natural systems, integration of pedestrian and bicycle facilities, and an urban form characterized by close-knit neighborhoods and sense of community. The minimum VMU parcel size is 25.0 gross acres. Each parcel must also adhere to a unified "Development Plan" established through a public charrette process to specify the permitted uses, densities/intensities, building scale and types, and design features and controls. Residential density shall range from a minimum of 5.0 to a maximum of 10.0 dwelling units per gross acre, subject to the approved Development Plan.

Neighborhood Mixed Use (NMU): This designation accommodates convenience business/retail uses and service within or near neighborhoods for day-to-day living needs. The vertical and horizontal integration of uses is permitted, and existing neighborhood compatibility and interconnection is essential. Supporting low density institutional uses are also allowed. On-street parking is allowed and off-street parking is highly encouraged to be located in the rear of buildings. Convenience business uses include small grocery stores, laundromats, and business and office uses with generally low traffic generation characteristics such as florists and law office. Residential density shall range from a minimum of 6.0 to a maximum of 18.0 dwelling units per gross acre, with the exception of Franjo Triangle Live work Area, where the density shall not exceed 8.5 units per acre.

Mixed Use Corridor (MUC): Vertical integration of primary uses is required in this category, with business and office uses on the ground and bottom floors, and residential uses on the upper floors. Existing car dealerships, hotels, apartment hotels, government offices, and civic uses are exempt from the integration requirement. On-street parking is allowed and off-street parking is highly encouraged to be located in the rear of buildings. Residential density shall range from a minimum of 18.0 to a maximum of 40.0 dwelling units per gross acre.

Environmental Protection (EP): Parcels designated EP are environmentally-sensitive lands under the ownership of government or non-profit entities. No development except low intensity, passive recreational uses are permitted. Limited administrative office, retail, and storage uses incidental to protection use are allowed.

Parks and Recreation (PR): The Future Land Use Map (FLUM) specifically illustrates larger park and recreation areas, as well as, golf courses. Compatible parks are encouraged in all residential land use categories. The siting and use of future parks and recreation areas shall be guided by the Recreation and Open Space Element and the Capital Improvements Element of this plan, and by other applicable goals, objectives, and policies of the Comprehensive Plan. Certain commercial activities ancillary to recreational uses and related to resources of the park, such as boat supply stores, fuel docks, or tennis and golf clubhouses are also permitted and may be considered for approval in the PR category. Other commercial recreation, entertainment or cultural uses may also be considered for approval in the PR category if they would enhance the quality, utility, or enjoyment of the site and its natural, historical, or archeological resources and facilities.

Environmentally Protected Parks (EPP): This category includes existing lands that are environmentally sensitive and/or exhibit unique archeological features. All EPP areas shall be managed consistent with the goals, objectives, and policies for development of the applicable environmental resources or protection area. Accordingly, resource-enhancing facilities including boardwalks, nature trails, canoe trails and launches, and interpretive facilities may be provided in these areas.

Agricultural Use (AU): This FLUM category is applied to existing lands in active agricultural use. Agricultural land uses include crops, groves, and other types of typical agricultural activities. Residential density is limited to no more than one dwelling unit per five gross acres.

Water Bodies (WB): Major existing inland canals, lakes, and other water bodies are shown on the FLUM. No residential or non-residential development is permitted. Access and usage facilities such as docks and boat ramps are permitted subject to the approval of the jurisdiction with authority over the water body, the Village Council, and the Miami-Dade County Department of Environmental Resources management (DERM).

The following table provides an overall assessment of the element and provides recommendations for potential updates to the objectives and policies of the Future Land Use Element.

Future Land Use Element		Proposed Changes
GOAL 1	TO GUIDE THE VILLAGE OF PALMETTO BAY FROM BIRTH TO EARLY MATURITY AS AN OUTSTANDING AND TRULY LIVABLE COMMUNITY IN SOUTHEAST FLORIDA BY BUILDING ON, AND IMPROVING, THE EXISTING LAND USE BLUEPRINT THROUGH VISIONARY PLANNING AND PLACE-MAKING, COST EFFICIENT PROVISION OF HIGH QUALITY FACILITIES AND SERVICES, QUALITY NEIGHBORHOOD PROTECTION, AND ENHANCEMENT OF ITS UNIQUE AND BEAUTIFUL COASTAL ENVIRONMENTAL RESOURCES.	No change
Objective 1.1	Future Land Use Map Adoption and implementation of the Future Land Use Map (FLUM), including the land use amendments to individual parcels as referenced in the supporting Data, Inventory, and Analysis, and presented in Exhibit 1 and the element goals, objectives, and policies herein as the official and primary standard governing land use density and intensity in the Village of Palmetto Bay.	No change
Policy 1.1.2	For the purpose of gross residential density determinations within land use categories, water bodies and non-residential use area are not included. For mixed use parcels with vertical use integration, only the actual physical area devoted to residential use may be utilized.	No change
Policy 1.1.3	The Palmetto Bay Village Center (approximately 39 acres) has been designated on the FLUM as "Village Mixed-Use" land use. The entire 80.0 acre site is located northeast of the intersection of SW 184th Street and Old Cutler Road and is subject to the Master Plan accepted by the Village Council in October 2004, which may include the following maximum development potential: - Senior Living Facility – up to 300 units -Multifamily Residential – up to 100 units -Commercial – incidental and supporting uses -Office – up to 315,000 square feet (including ancillary uses). None of the above uses shall create substantial adverse impacts on the Biscayne National Park or Biscayne Bay.	Procedural
Policy 1.1.4	Houses of worship are allowed in all land use categories on the FLUM; however, if located in or near neighborhoods, adverse impacts to the tranquility of the residents around the church and the surrounding neighborhood must be minimized to the maximum extent possible. Therefore, in residential land use areas, churches are allowed on a conditional basis.	Update policy to remove reference to 'conditional basis'. Process will still require a public hearing.
Policy 1.1.5	Small-scale public facilities and utilities intended to serve the immediate needs of the residential community may be permitted on compatible sites in all residential land use categories subject to adequate design and buffering as determined by the Village.	No change

Policy 1.1.6	Home occupations may be approved in all residential land use categories as a conditional use provided the activity is secondary and incidental to the primary residential uses, maintains a residential appearance, does not adversely impact the surrounding neighborhood, and complies with all other applicable criteria contained in the Village Land Development Code (LDC).	No change
Policy 1.1.7	Congregate living facilities, group homes, foster homes, nursing homes, and day care facilities shall be allowed in all residential land use categories provided they are consistent with the LDC and separated by a minimum of 1,000 feet from any similar existing facility. A maximum of 2.5 occupants in these types of facilities shall be considered one (1) dwelling unit for purposes of determining allowable density.	No change
Policy 1.1.8	Discourage land use patterns indicative of urban sprawl in the FLUM and any amendment applications by dictating compact development, mixed use where appropriate, and efficient use of public facility capacity and resources, while protecting single-family neighborhoods.	Consistent with new standards
Policy 1.1.9	A high priority will be placed on maintaining existing water-dependent and water-related land uses for public access. Priority will be given inland planning by the Village for water-dependent land uses along the shoreline.	No change
Policy 1.1.10	No comprehensive plan amendments or development applications should be approved that increase densities and intensities beyond those depicted in the FLUM for lands within the HVA (Hurricane Evacuation Area) without proper analysis to determine compliance with hurricane evacuation clearance time provided in the Coastal Management Element.	No change
Policy 1.1.11	All proposed large-scale amendments to this Comprehensive Plan and/or applications for development review shall be evaluated for significant impacts to evacuation routes and times and for significant impacts to current off-site sheltering capacities. Roadway improvements and shelter improvements shall be required, if deemed necessary, to mitigate negative impacts and phased with new residential development.	No change
Policy 1.1.12	Encourage balanced future land use patterns along US 1 commercial corridor that would ensure a natural buffer or transition area between the commercial uses and the single-family residential areas, thus ensuring the concentration of future development in areas with adequate infrastructure and facilities.	No change

Policy 1.1.13	Encourage Medium Density Residential (MDR) and Medium High Density residential (MHDR) development along the business district in order to promote future land use patterns that will minimize the amount of greenhouse gas (GHG) emission generated within the Village, and concentrate future development in areas with adequate infrastructure and facilities, thus discouraging urban sprawl.	Consistent with new standards
Objective 1.2	Land Development Code Maintain, and revise as necessary, an effective Land Development Code (LDC), which clearly implements the goal, objectives, and policies of this Element, and the adopted Comprehensive Plan as a whole, and regulate development quality and impacts.	No change
Policy 1.2.1:	Continue to update the Village Land Development Code so that it is consistent with this Future Land Use Element and other applicable elements of the adopted Comprehensive Plan, and provides Village businesses, residents and developers with a clear and concise set of zoning and other regulations for implementing Palmetto Bay's future vision.	Completed; procedural updates and ongoing review required
Policy 1.2.2	Utilize creative, yet proven, land development techniques in the new Land Development Code that will allow developers to generate the unique mixed-use character expressed in the community charrettes and the future land use designations for the Franjo Road/U.S. 1 Commercial Area and Palmetto Bay Village Center focus areas.	Completed; can be eliminated
Policy 1.2.3:	Incorporate the recommendations of the Signage Master Plan into the new LDC, by September 2006, effectively regulating the location, size and aesthetic-quality of on-premise signs, off-premise signs, including billboards, and community identification feature sites within The Village.	Completed; can be eliminated
Policy 1.2.4:	By September 2007, prepare a Master Village Design Plan for incorporation into the LDC, addressing such unique design features as entry identification statements, beautification of transportation corridors, bike and pedestrian ways, landscape palettes, waterway vistas, public buildings, architectural guidelines, and public open space.	This should be changed to ongoing as there are continued efforts with regard to Tree USA, Landscape Mitigation Program (recently adopted), AIPP program for Art, etc.
Policy 1.2.5	Allow appropriate flexibility in the new LDC to encourage and enhance public access in the Village's coastal waterfront, such as clustering and density incentives.	No change
Policy 1.2.6	Provide for a code enforcement system in the new Code that maintains and enhances the quality standards of the community, and is very responsive to resident and business owner inquires and needs.	No Change
Policy 1.2.7	Continue to include appropriate regulations in the LDC to property address local topography, flooding frequency,	No change

	soil, and other applicable environmental conditions in development approvals. In addition, provide for adequate drainage and storm water management, open space, vehicle parking, and safe, convenient on-site traffic flow.	
Policy 1.2.8	Coordinate regulations for the subdivision of property in the Village of Palmetto Bay with the Miami-Dade County Public Works Department.	No change
Policy 1.2.9:	Preserve existing water-dependent and water-related uses within the Villages and establish standards within the Land Development Code for siting future water-dependent and water-related uses that address land use compatibility, availability of upland support services, existing protective status or ownership, hurricane contingency planning, protection of water quality, water depth, environmental disruptions, mitigation actions, availability for public use, economic need, and feasibility.	No change
Objective 1.3	<u>Public Facility Levels-of-Service</u> Make sure suitable land is available for roads and infrastructure needed to support proposed development and redevelopment, and the expansion of necessary public facility capacity and service concurrent with the impacts of development.	No change
Policy 1.3.1	The adopted level-of-service standards in this Plan shall be required to be maintained throughout the planning, design, and construction phases of development approvals in the Village.	No change
Policy 1.3.2	Require that all new development and redevelopment maintain the adopted level-of-service standards for public facilities in this Plan concurrent with the build-out of planned projects.	No change
Policy 1.3.3	Work with county and regional utility service providers, as needed, to help locate suitable land for expansion of their operations and services.	No change
Policy 1.3.4:	Annually evaluate the public facility needs generated by the Future Land Use Map and verify that the Five-Year Schedule of Capital Improvements in the Capital Improvements Element is updated to accommodate the development anticipated by the FLUM at the adopted LOS standards.	No change
Policy 1.3.5:	Work with Miami-Dade County and the South Florida Water Management District to implement the County's and Region's Water Supply Plan in conjunction with the implementation of the Village's Water Supply Element, by adoption of the Miami-Dade County Water Supply Facilities Work Plan, revised March 2008, as prepared by Camp, Dresser and McKee, Inc.	No change

Objective 1.4	Schools and Co-location with Public Facilities. Help the Miami-Dade County School Board and local charter school developers provide the high-quality elementary, secondary, and college level education facilities and resources.	No change
Policy 1.4.1	Public schools are allowed in all land use categories shown on the adopted FLUM and all zoning districts contained in the LDC. However, if located in or near neighborhoods, adverse impacts to the tranquility of the residents around the school and in the surrounding neighborhood must be minimized to the maximum extent possible. Therefore, in residential land use areas, schools are allowed on a conditional basis.	Update policy to remove reference to 'conditional basis'. Process will still require a public hearing.
Policy 1.4.2	As provided for in the Interlocal Agreement between Palmetto bay and the Miami-Dade County School Board, the Village will work with the School Board to plan future school sites in the city and ensure adequate lands are available, proximate to neighborhoods, and accommodate the present and future student population of the city.	No change
Policy 1.4.3	The Village shall utilize every opportunity to co-locate public facilities, such as parks, libraries, and community centers, with schools.	No change
Policy 1.4.4	Consistent with the provisions of the Interlocal Agreement between Palmetto Bay and the School Board, the Village will consider the individual and cumulative impacts of land use plan amendments and rezoning applications that increase residential density on existing and planned public elementary and secondary schools, and solicit input from the School Board on local school impacts well before the hearings for subject amendments or applications.	No change
Policy 1.4.5	The Village will provide an expedited development review process for all proposed public schools within Palmetto Bay.	No change
Policy 1.4.6	As part of the Interlocal Agreement between Palmetto Bay and the School Board, establish a joint process for collaborative planning and decision making on population projections and public school siting to accomplish coordination between the Village's adopted Comprehensive Plan and the long range plans of the School Board.	No change
Policy 1.4.7	Encourage universities, colleges, and non-profit education providers to establish college-level and adult education facilities in Palmetto Bay.	No change
Objective 1.5	<u>Environmental Resources and Natural Systems</u> Protection and enhancement, to the maximum extent possible, of all environmentally important natural systems and historical resources existing in the Village.	No change

Policy 1.5.1:	Ensure that the new LDC incorporates all relevant wetland, coastal and native upland protection requirements from the Miami-Dade County Department of Environmental Resources Management, South Florida Water Management District, and the Florida Department of Environmental Protection, and that the applicable permitting requirements of these agencies are met for all development applications in the Village.	Procedural updates and ongoing maintenance required
Policy 1.5.2	Protect all identified historical and archeological structures and sites within the Village through appropriate land development regulations, comprehensive review of development applications and public acquisition decisions.	No change
Policy 1.5.3:	By January 2006, evaluate the unique low rock walls along SW 152 Street for possible designation as a unique and historic transportation feature in the Village, and if found appropriate, implement protective measures.	Ongoing, Change date to January 2014
Policy 1.5.4	Actively support all public efforts to purchase additional coastal parcels for preservation, passive recreation and shoreline access. Investigate and sponsor grant applications for this purpose, if feasible.	No change
Policy 1.5.5	Protect and enhance the lush flora and fauna of the Village through strong community landscaping guidelines, land development regulations, and code enforcement.	No change
Policy 1.5.6	Retain and strengthen regulations protecting surface water, groundwater and air quality by implementing the standards for these resources establish by applicable regional, state, and federal environmental agencies.	No change
Policy 1.5.7	Potable Water. No development orders shall be issued unless it can be determined that adequate potable water supplies and facilities are available.	No change
Policy 1.5.8:	Concurrency relating water supply shall be completed prior to the anticipated date of issuance of a certificate of occupancy in compliance with Policy 11.5.8. The Village shall consult with Miami-Dade County to determine that water supplies will be available at the time the certificate of occupancy is issued.	No change
Objective 1.6	<u>Coastal High Hazard and Disaster Preparedness</u> Coordinate with Miami-Dade County and the State of Florida in addressing the land use planning, evacuation, structural integrity, and disaster-preparedness needs of Palmetto Bay.	Ongoing
Policy 1.6.1	Densities or intensities in the Coastal High Hazard Area (CHHA) shall not be increased beyond those depicted on the Future Land Use Map.	No change
Policy 1.6.2	Coordinate with Miami-Dade County in implementing the approved Local Mitigation Strategy, by assessing the vulnerability of governmental, medical, and public safety sites and structures in the Village to storm damage, and	No change

	in developing an action plan, if necessary, to address wind stability and flood protection for key buildings.	
Policy 1.6.3	Work with Miami-Dade County to ensure that Village employees are well versed in the programs, procedures and policies required during a disaster emergency and the longer-term post disaster redevelopment process.	No change
Policy 1.6.4:	By June 2007, develop a Village Emergency Plan addressing disaster-preparedness, hurricane evacuation, and post-disaster redevelopment plans, procedures and personnel duties.	Completed; procedural updates and ongoing review required
Objective 1.7	<u>Street Tree Master Plan</u> Develop and implement a Street Tree Master Plan to create an attractive street environment that will complement private and public properties, create beauty within the public right-of-way, and be comfortable and create street canopy for energy efficiency for residents and visitors.	Completed; Add recommended assessment or update timeframe for this plan. Plan to be updated in 2014
Policy 1.7.1:	Continue to implement the Village's street tree program under the Village's Street Tree Master Plan, dated June 21, 2006.	Add milestone date or specific goal. As part of Tree USA designation, the Village allocates \$50,000 annually to plant new trees and maintenance of existing trees within the ROW. A Landscape mitigation program was adopted in FY 2011-12 the Village is now commencing in with a Conceptual master landscape plan for US-1
Policy 1.7.2:	Review the list of street trees and phase out trees that do not adapt well to the requirements of an urban environment and introduce new trees that are more suitable.	Add milestone date (January 2014) or specific goal Annual review of street tree species and their condition. Remove and mitigate lost tree canopy.
Policy 1.7.3	Continue to provide planted medians to distinguish major thoroughfares and reduce the GHG emission in the Village. The Village should prepare a study to determine which streets could accommodate landscape medians and then implement the plan through the capital improvements element and budget.	No change
Policy 1.7.4	Create unique landscape designs and standards for medians for each major thoroughfare to distinguish each from the other and to provide a special identity to separate the Village from neighboring municipalities.	No change

Policy 1.7.5	Provide landscaping within an average 50-foot right-of-way, whenever feasible adjacent to non-residential development.	No change
Policy 1.7.6	Create consistent entry/water features designed with landscape for elect intersections throughout the Village, such as at the intersection of SW 136th Street and Old Cutler Road.	No change
Policy 1.7.7	Continue to require that public rights-of-way be landscaped to allow for Village and/or service utility company access to utility lines and under grounding of utility line.	No change
Policy 1.7.8	Study opportunities to provide landscape pockets with automatic irrigation systems along arterial streets that do not currently have landscaping to soften the visual effect of the block wall.	No change
Policy 1.7.9	Existing mature vegetation and distinctive trees should be retained and protected in developments.	No change
Policy 1.7.10	Landscape plans should take into consideration the potential impact of mature vegetation on significant views so that future removal of view blocking trees will not be necessary	No change
Policy 1.7.11	Trees should be planted along residential streets, in parking lots requiring landscaping, and in other pervious areas as the opportunity arises and in accordance with the Village’s Street Tree Master Plan. Trees should be retained whenever possible and maintained using Best Management Practices as appropriate for each tree type.	No change
Policy 1.7.12:	Become a Tree City USA participant and provide additional street tree placement in conjunction with supporting Tree City USA program.	Done (Received Tree City USA recognition 2008, 2009, 2010, 2011 and 2012 and received Tree City USA Growth Award in 2011 and 2012.) Continue to monitor and maintain.
Policy 1.7.13	Increase green space within the rights-of-way to support tree growth and ensure proper swale areas for water percolation and ground water runoff purposes.	No change

Conclusion and Recommendations

The Village of Palmetto Bay will need to update or remove the milestones identified in the element's objectives and policies, as appropriate. Changes to the Villages' land use categories may be necessary to address the development patterns as specified with the Village's Master Plan. The primary need that the Village will have within this element is creating a foundation for supporting the Villages Master Plan as future development occurs. An additional goal will likely be needed for this.

The following is a summary of the Future Land Use Objectives and Policies with recommended modifications.

Policy has been completed or is obsolete and is recommended for removal

Policy 1.2.2

Utilize creative, yet proven, land development techniques in the new Land Development Code that will allow developers to generate the unique mixed-use character expressed in the community charrettes and the future land use designations for the Franjo Road/U.S. 1 Commercial Area and Palmetto Bay Village Center focus areas.

Policy 1.2.3

Incorporate the recommendations of the Signage Master Plan into the new LDC, by September 2006, effectively regulating the location, size and aesthetic-quality of on-premise signs, off-premise signs, including billboards, and community identification feature sites within The Village.

Policy has recommended modifications to milestone dates or maintenance schedule

Policy 1.2.4

By September 2007, prepare a Master Village Design Plan for incorporation into the LDC, addressing such unique design features as entry identification statements, beautification of transportation corridors, bike and pedestrian ways, landscape palettes, waterway vistas, public buildings, architectural guidelines, and public open space.

Policy 1.5.1

Ensure that the new LDC incorporates all relevant wetland, coastal and native upland protection requirements from the Miami-Dade County Department of Environmental Resources Management, South Florida Water Management District, and the Florida Department of Environmental Protection, and that the applicable permitting requirements of these agencies are met for all development applications in the Village.

Policy 1.5.3

By January 2006, evaluate the unique low rock walls along SW 152 Street for possible designation as a unique and historic transportation feature in the Village, and if found appropriate, implement protective measures.

Policy 1.6.4

By June 2007, develop a Village Emergency Plan addressing disaster-preparedness, hurricane evacuation, and post-disaster redevelopment plans, procedures and personnel duties.

Objective 1.7 Street Tree Master Plan:

Develop and implement A Street Tree Master Plan to create an attractive street environment that will complement private and public properties, create beauty within the public right-of-way, and be comfortable and create street canopy for energy efficiency for residents and visitors.

Policy 1.7.1

Continue to implement the Village's street tree program under the Village's Street Tree Master Plan, dated June 21, 2006.

Policy 1.7.2

Review the list of street trees and phase out trees that do not adapt well to the requirements of an urban environment and introduce new trees that are more suitable

Policy 1.7.12

Become a Tree City USA participant and provide additional street tree placement in conjunction with supporting Tree City USA program.

Policy has recommended modifications to content

Policy 1.1.4

Houses of worship are allowed in all land use categories on the FLUM; however, if located in or near neighborhoods, adverse impacts to the tranquility of the residents around the church and the surrounding neighborhood must be minimized to the maximum extent possible. Therefore, in residential land use areas, churches are allowed on a conditional basis.

Policy 1.1.8

Discourage land use patterns indicative of urban sprawl in the FLUM and any amendment applications by dictating compact development, mixed use where appropriate, and efficient use of public facility capacity and resources, while protecting single-family neighborhoods.

Policy 1.1.13

Encourage Medium Density Residential (MDR) and Medium High Density residential (MHDR) development along the business district in order to promote future land use patterns that will minimize the amount of greenhouse gas (GHG) emission generated within the Village, and concentrate future development in areas with adequate infrastructure and facilities, thus discouraging urban sprawl.

Policy 1.4.1

Public schools are allowed in all land use categories shown on the adopted FLUM and all zoning districts contained in the LDC. However, if located in or near neighborhoods, adverse impacts to the tranquility of the residents around the school and in the surrounding neighborhood must be minimized to the maximum extent possible. Therefore, in residential land use areas, schools are allowed on a conditional basis.

Policy 1.7.1

Continue to implement the Village's street tree program under the Village's Street Tree Master Plan, dated June 21, 2006.

Policy 1.7.2

Review the list of street trees and phase out trees that do not adapt well to the requirements of an urban environment and introduce new trees that are more suitable.

Transportation Element

Element Overview

The goals of the Transportation Element in the Village of Palmetto Bay Comprehensive Plan are as follows:

- A. Provide for a safe, convenient, effective, and efficient motorized and non-motorized transportation system that is intricately related to the land use pattern and improves the level of mobility of all residents and visitors within the village.
- B. Develop a safe, convenient and efficient public transportation system within Palmetto Bay for residents, businesses and visitors, with particular emphasis on adequate service for the local "transportation disadvantaged" population within the Village.
- C. Preserve and enhance desirable development patterns that support Palmetto Bay's vision to provide for a safe, convenient and efficient motorized and non-motorized transportation system to satisfy the transportation needs of the residents and visitors within the village.

Element Assessment

Objectives and Policies under each identified Goal within this element were assessed to identify the objectives and policies which had been completed, required updated milestone dates, and/or required additional action from Staff. The recommended element updates are summarized in the Element Recommendation tables.

Transportation Element		Proposed Changes
Goal 2A	Provide for a safe, convenient, effective, and efficient motorized and non-motorized transportation system that is intricately related to the land use pattern and improves the level of mobility of all residents and visitors within the village.	No Change
Objective 2A. 1	Transportation Level of Service To the maximum extent controllable by the Village of Palmetto Bay, all roadways within the Village shall operate at or above the roadway level of service standards contained in this element.	No change
Policy 2A.1.1	The Village of Palmetto Bay recognizes the Urban Development Boundary designated by Miami-Dade County within its municipal limits. The minimum acceptable p.m. peak period operating level of service for all State and County roads within the Urban Development Boundary shall be the following: (1) Where no public mass transit service exists, roadways shall operate at or above Level of Service D (90% of capacity) (2) Where mass transit service having headways of 20 minutes or less is provided within a half-mile distance, roadways shall operate at Level of Service E (100% of capacity) (3) Where extraordinary transit service, such as express bus service exists, parallel roadways within a half-mile shall operate at no greater than 120% of their capacity	No change
Policy 2A.1.2	Palmetto Bay recognizes five "rapid transit stations" and two "community urban centers" serving the South Dade Busway that are illustrated on both the Village of Palmetto Bay Future Land Use Map and the Miami-Dade county Land Use Plan as locations for future transit oriented development. Consistent with the Miami-Dade County CDMP, the Village will continue to exempt development applications from traffic concurrency requirements that lie within one-quarter (1/4) mile of one of these rapid transit stations or community urban centers provided that they include office, hotel, or residential land uses and are designed in such a manner to support convenient use of the transit corridor.	No change
Policy 2A.1.3:	Consistent with Miami-Dade County, exempt proposed development from transportation concurrency requirements that are located within an Empowerment Zone established pursuant to Chapter 290 of the Florida Statutes.	No change; procedural and ongoing with Miami-Dade County
Policy 2A.1.4	The minimum acceptable p.m. peak period operating level of service for all Village maintained streets within Palmetto Bay shall be Level of Service E.	No change

Policy 2A.1.5:	Preserve and protect the present character of Old Cutler Road from widening or expansion from its present existing paved right-of-way; consistent with the provisions set forth in Section 9-2 of the Code of Miami-Dade County, Florida (enacted March 15, 2005).	No update required - continue efforts
Policy 2A.1.6	In connection with future development, all roadway, transit, bicycle and/or pedestrian improvements shall be built by respective developer(s), in accordance with the Village's adopted subdivision regulations, and in place prior to issuance of a final Certificate of Occupancy.	No change
Policy 2A.1.7	Issuance of all development orders for new development of significant expansions of existing development shall be contingent upon compliance with the level of service standards contained in Policy 2A.1.1, Policy 2A.1.2, Policy 2A.1.3, Policy 2A.1.4, and Policy 2A.1.5, except as otherwise noted within the Village's Comprehensive Plan.	No change
Policy 2A.1.8	Preserve and protect existing rights-of-way to the extent that they continue to be necessary, and require that new rights-of-way be dedicated in perpetuity in connection with future development, where are necessary to maintain the Village's minimum level of service standards.	No change
Objective 2A.2	Transportation Coordination and Planning Coordinate with the Florida Department of Transportation (FDOT), Miami-Dade County Metropolitan Planning Organization (MPO), and Miami-Dade County to implement capacity improvements (motorized and non-motorized) to the State and County road system within, and adjacent to, the Villages and Palmetto Bay so that the desired future growth patterns along these corridors shown in the Future Land Use Map (FLUM) may be adequately supported.	No change
Policy 2A.2.1	Continue to work with the officials at FDOT, Miami-Dade County MPO, and Miami-Dade County to promote the inclusion of projects in their plans programs and development regulations that adequately provide future capacity for moving people safely and efficiently through Palmetto Bay.	No change
Policy 2A.2.2	Solicit the expenditure of County Road Impact Fees on facilities that best benefit the Villages of Palmetto Bay through participation in the Miami-Dade County MPO's policy and technical coordinating committees.	No change
Policy 2A.2.3:	On an annual basis, develop and maintain a Five Year Capital Improvements Program for transportation improvements within Palmetto Bay.	Completed; procedural updates and ongoing review required

Policy 2A.2.4:	On an annual basis, inventory and prioritize transportation projects within Palmetto Bay that most favor alternative modes of travel to the single occupant automobile within the Village's Capital Improvement Program.	Completed; procedural updates and ongoing review required
Policy 2A.2.5	Coordinate with officials at Miami-Dade Transit, the Miami-Dade MPO, and FDOT to ensure that safe, continuous pedestrian and bicycle linkages are within all future projects within one-quarter (1/4) mile of transit stops located within the Village to connect residents and visitors with public transit for completing higher order trips.	No change
Policy 2A.2.6:	By January 2006, designate a single staff person as a "transportation liaison" to improve coordination with the Florida Department of Transportation, Miami-Dade County Metropolitan Planning Organization (MPO), Miami-Dade Transit (MDT), Miami-Dade Public Works Department, and Citizens Independent Transportation Trust (CITT) of the Peoples Transportation Plan (PTP). Among other duties, this staff person will be responsible for informing the Village Council of important transportation issues or decisions made at the county or state level that impact the Village, submit an annual transportation plan to the CITT for disbursement of PTP funds, oversee transportation plans, programs, and projects implemented within the Village, and represent the Village at various MPO meetings.	Completed; procedural updates and ongoing review required
Objective 2A.3:	<u>Increase Vehicle Occupancy</u> Increase the vehicle occupancy rate from the current 1.34 persons per vehicle to 1.41 persons per vehicle by 2012 for commuting residents of Palmetto Bay.	Add evaluation date or anticipated planning horizon for next milestone date.
Policy 2A.3.1	Partner with the South Florida Commuter Services (SFCS) to disseminate information for commuting residents to carpool, vanpool, or take public transit as an alternative to single-occupant automobile travel. Initial strategies may include provision of SFCS materials for pick-up at Village Hall, regular announcements at public meetings for SFCS services, and a link to the organization of the official Village website.	No change
Objective 2A.4	<u>Community and neighborhood Protection.</u> Development and expansion of the transportation system within Palmetto Bay should be done in a way that does not adversely impact community and neighborhood integrity.	No change

<p>Policy 2A.4.1</p>	<p>The Village of Palmetto Bay strongly opposes the widening of SW 87th Avenue, north of SW 184th Street, identified in the Miami-Dade MPO 2030 Long Range Transportation Plan. To this end, the Village will formally apply to the Miami-Dade MPO and Miami-Dade County in October 2006 for removal of this project from the Long Range Transportation Plan in conformance with the formal amendment cycle established by the agencies.</p>	<p>Status of this action should be reviewed and updated.</p>
<p>Policy 2A.4.2</p>	<p>The Village will continue to preserve and protect the integrity of its existing transportation system from the avoidable intrusion of roadway widening and request that appropriate state and county agencies consider all other capacity improvements, including public transit, bicycle, and pedestrian enhancements, prior to moving forward with any road widening projects that impacts the character of Palmetto Bay. To this end, the Village strongly opposes any recommended roadway widening, now or in the future, to SW 136th Street, SW 144th Street, SW 152nd Street, or SW 168th Street east of US 1 or the widening of SW 67th Avenue, SW 72nd Avenue, SW 77th Avenue, SW 82nd Avenue, SW 87th Avenue, SW 92nd Avenue, SW 97th Avenue between SW 136th Street and SW 184th Street.</p>	<p>No change</p>
<p>Policy 2A.4.3:</p>	<p>Preserve and protect the character of neighborhoods from the avoidable intrusion of "cut-through" traffic through the implementation of appropriate traffic calming measures. Traffic calming measures will be installed, where warranted, after proper review of citizen's requests, completion of a formal traffic calming study, and confirmation that necessary funds are available under the Peoples Transportation Plan to construct the needed improvements.</p>	<p>No change</p>
<p>Policy 2A.4.4:</p>	<p>By January 2006, act upon the conclusions and recommendations contained in the Village of Palmetto Bay Transportation Master Plan to conduct formal traffic calming studies for the Mangewood and Southwood Neighborhoods and the areas immediately surrounding SW 164th Street and SW 148th Street.</p>	<p>Completed; procedural updates and ongoing review required</p>
<p>Policy 2A.4.5</p>	<p>In the review of development applications, the Village Building Division shall require that the location of driveways on municipal streets comply with the Miami-Dade County's Public Works Manual Standards.</p>	<p>Policy should be reassessed if current driveway ordinance under review passes.</p>

Policy 2A.4.6:	Coordinate with the Miami-Dade County MPO concerning their US 1 Grade Separation Study currently underway for the entire county to understand the impacts for grade separation for east-west travel within the Village and its impacts to the character of Palmetto Bay.	No change
Objective 2A.5	Bicycle and Pedestrian Facilities Increase the amount of pedestrian and bicycle activity within the Village by providing adequate facilities to promote friendly pedestrian and bicycle environments.	No change
Policy 2A.5.1:	By January 2010, construct approximately 2,373 lineal feet of sidewalk in accordance with recommendations from the Village Sidewalk Inventory completed in 2004 that addresses missing links and/or gaps in the current sidewalk network.	Completed; Ongoing repair/ replacement sidewalk construction performed annually. Additional missing sidewalk gaps in front of vacant lots to be constructed in accordance with approved site plan for future developments.
Policy 2A.5.2:	By January 2007, coordinate with the Florida Department of Transportation to target pedestrian improvements for intersections along US 1 including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, better lighting for nighttime use, improved "count down" pedestrian signals, and safe pedestrian refuge areas.	Ongoing
Policy 2A.5.3:	By January 2006, target improvements to the pedestrian network consistent with the Americans with Disabilities Act (ADA) for non-compliant facilities identified in either the Village's Sidewalk Inventory or Transportation Master Plan completed in 2004.	Ongoing
Policy 2A.5.4:	The Village is committed to provide safe routes to school for local elementary schools within municipal boundaries consistent with the rules and regulations of Chapter 1006.23 of the Florida Statutes. Upon formal request by the citizenry and determination of adequate funding, the Village will contact the Miami-Dade County School Board and work cooperatively to evaluate existing walking conditions consistent with guidance from the Manual on Uniform Traffic Control Devices (MUTCD) Chapter 7A for preparing individual school traffic control plans. The Village will act upon the reasonable conclusions and recommendations from the study and program appropriate improvements into the Capital Improvements Plan to ensure safe walking conditions are maintained for local elementary school students.	Ongoing In-process, FDOT grant funding appropriated for SRTS improvements through FY 2015-2016

Policy 2A.5.5	Priorities for sidewalk improvements within the Village shall be to provide safe routes to school for local elementary schools and to connect all transit stops inside the Village with sidewalks.	No change
Policy 2A.5.6:	By January 2010, complete a Greenway Master Plan for the Village that considers the potential of existing canal rights-of-way and power line easements to support a greenway network and linear park system for pedestrians and bicyclists to connect residents of Palmetto Bay with local recreation and open space amenities, schools, and commercial destinations.	Completed; can be removed
Policy 2A.5.7	By January 2007, coordinate with the Miami-Dade County MPO to upgrade the multiuse trail along the east side of Old Cutler Road (i.e. "Old Cutler Trail") within municipal boundaries to become a viable link within the trail network planned between downtown Miami and points south.	Completed; can be removed
Policy 2A.5.8:	By January 2010, implement approximately 9.25 miles of on-street bicycle lanes recommended in the Village of Palmetto Bay Transportation Master Plan (adopted October 2004) with assistance from Miami-Dade county and the Florida Department of Transportation.	Ongoing; FDOT on street bike lane upgrades in process
Policy 2A.5.9:	Work with representatives for Miami-Dade Transit to increase the number of MDT bus routes operating within the Village that participate in the Agency's Bike and Ride Program.	Ongoing
Policy 2A.5.10	By January 2006, amend the Land Development Code to require bicycle parking be provided for all new development and redevelopment of non-residential uses on a site.	Completed; can be removed
Policy 2A.5.11	Participate in pedestrian and bicycle planning programs of the Miami-Dade County MPO and District IV of the FDOT.	No change
Goal 2B	Develop a safe, convenient, and efficient public transportation system within Palmetto Bay for residents, businesses, and visitors, with particular emphasis on adequate service for the local "transportation disadvantaged" population within the Village.	No change
Objective 2B.1	Transit and System Improvements Increase utilizations of transit service by local residents, employees, and visitors to help reduce motor vehicle use and traffic congestion.	No change
Policy 2B.1.1	Support efforts by Miami-Dade Transit to consider improvements to the existing transit system including, but not limited to, increased routes, frequency of service, and accuracy of scheduling.	No change

Policy 2B.1.2:	Continue to coordinate with members of Miami-Dade Transit and the Citizens' Independent Transportation Trust to implement public transportation improvements identified in the <i>People's Transportation Plan</i> . Funding for these improvements will come from the half-cent sales tax referendum approved by Miami-Dade County voters in 2002.	Ongoing
Policy 2B.1.3:	Act upon the conclusions and recommendations contained in the Village of Palmetto Bay Transportation Master Plan to promote transit as a viable alternative to the single-occupant automobile.	No change
Policy 2B.1.4:	By January 2007, a Village-wide master plan for locating and designing new bus shelters and bus bay pullouts will be completed for existing and planned service corridors envisioned by Miami-Dade Transit. Shelters will be attractively designed to further reinforce an image for Palmetto Bay that is being implemented through urban design.	Remove - council does not recommend shelters
Objective 2B.2:	<u>Transit Usage</u> Increase the transit modal split for all trips within the Village of Palmetto Bay	No change
Policy 2B.2.1	Work with Miami-Dade transit to improve transit service within the Village (i.e. increased service coverage, frequency of service, etc.) toward making public transit a more viable alternative to automobile travel.	No Change
Policy 2B.2.2:	By January 2007, complete a local transit circulator study to examine existing conditions, measure the support for local transit service, and prepare cost estimates for implementation of route and/or system alternatives recommended in the study. Upon completion of the study, the Village will act upon the conclusions and reasonable recommendations made in the report to implement a local transit circulator service that provides a viable alternative to the single-occupant automobile for short trips within the Village.	Completed; procedural updates and ongoing review required
Policy 2B.2.3:	By January 2007, complete a local transit circulator study for school-aged children, and their parents, who both live and attend school with Palmetto Bay to service as one viable alternative to automobiles for picking up and dropping off students. Off peak school time may provide an opportunity to use the local transit circulator to provide on-call transportation to the elderly, handicapped, and shut-in population of the Village. Upon completion of the study, the Village will act upon the conclusions and reasonable recommendation made in the report and coordinate with local school officials to implement the school transit circulator service.	Completed; Update of transit circulator study and route improvements for connection at schools planned in FY12-13

Policy 2B.2.4	Provide incentives, such as increased allowable density or reduced parking requirements, to developers of all residential, commercial, and/or general office land uses within identified mixed-use land use categories that place public transit facilities within their parcels.	No change
Objective 2B.3	<u>Emergency Transit Plan</u> Coordinate with Miami-Dade Transit and Miami-Dade Office of Emergency Management (OEM) to help ensure development of an emergency transit plan that will provide a timely evacuation of the Coastal High Hazard Area during tropical storms and hurricanes.	No change
Policy 2B.3.1:	The Village Manager shall direct the transportation liaison established under Policy 2A.2.6 of this Element to meet with the Miami-Dade Emergency Management Department (OEM) at least every twelve months to coordinate evacuation plans and related issues and report back to the Manager.	Ongoing
Policy 2B.3.2	Timely evacuation operations shall be established to commence four (4) hours after an evacuation order is issued by the County Administrator.	No change
Goal 2C	Preserve and enhance desirable development patterns that support Palmettos Bay's vision to provide for a safe, convenient, and efficient motorized and non-motorized transportation system to satisfy the transportation needs of the residents and visitors of the residents.	No change
Objective 2C.1	<u>Future Land Use Coordination</u> The transportation system shall be coordinated with the Future Land Use Map (FLUM) and the goals, objectives, and policies of the Future Land Use Element to ensure that transportation facilities and services are available to adequately serve existing and proposed population densities, land uses, and housing and employment patterns.	No change
Policy 2C.1.1	In connection with future development, require that adequate and safe internal circulation improvements take into consideration the provision that pedestrian and/or bicycle facilities be in place prior to issuance of final Certificate of Occupancy	No change
Policy 2C.1.2:	By January 2007, coordinate with the Florida Department of Transportation to implement a master landscape plan for the US 1 transportation corridor within municipal boundaries to further reinforce the character of Palmetto Bay through urban design.	Ongoing; Projected completion 2012-13

<p>Policy 2C.1.3:</p>	<p>By January 2006, request that SW 87th Avenue, between SW 184th Street and SW 168th Street, be transferred from control of Miami-Dade County to the Village and then reclassified as a local street to further reinforce the neighborhood character of the land uses depicted in the Future Land Use Map and discourage the avoidable intrusion of "cut-through" traffic that is currently destroying the residential character of the corridor through implementation of traffic calming and other streetscape improvements.</p>	<p>Recommend modifying; County is not willing to transfer the location</p>
<p>Policy 2C.1.4:</p>	<p>By January 2006, coordinate with Miami-Dade County to determine the feasibility for widening SW 184th Street from two lanes to five lanes with bicycle lanes and sidewalks to enhance access to the Florida Turnpike and relieve pressure on the already over-capacity section of Old Cutler Road within municipal boundaries. Furthermore, emphasis for improvements to this corridor should also consider a streetscape master plan for the corridor with common signage, landscaping, street lighting, and pavement treatments that help reinforce this street as a gateway into Palmetto Bay.</p>	<p>Modify policy to update target date and replace reference to SW 184th St with 'major roads'</p>
<p>Policy 2C.1.5:</p>	<p>Continue to coordinate with Miami-Dade County and the Miami-Dade County Metropolitan Planning Organization (MPO) to support redevelopment of the portion of southwest Palmetto Bay located along the South Dade Busway as a transit oriented center. The extents of the transit oriented center are illustrated as "Neighborhood Mixed-Use" and "Mixed-Use Corridor" land use categories on the Future Land Use Map and further described in the Final Franjo Road/US 1 Commercial Area Charrette Report: A Citizens' Vision Plan accepted by the Village Council in November 2004.</p>	<p>Ongoing</p>
<p>Objective 2C.2</p>	<p><u>State and County Roads</u> The Village shall monitor traffic volumes on existing State and County maintained roads that cross Palmetto bay and require in connection with future development that roadway improvements be undertaken by the developer as a condition to issuance of necessary permits to ensure that the goals, objectives, and policies of this element are met.</p>	<p>No change</p>
<p>Policy 2C.2.1</p>	<p>In connection with future development, and at the Village's plan review stage, require that specific improvements to State and County roads be coordinated with the applicable respective agencies by the developer(s) and that the necessary improvements, which are to be made conditions of issuance of related development orders or permits, be carried out in conjunction with construction of the development and in place prior to the impacts of development.</p>	<p>No change</p>

<p>Objective 2C.3</p>	<p>Rights-of-way Design Standards Coordinate with FDOT and Miami-Dade County in the development and implementation of the Village's design standards that would be applicable to State and County roadways in order to enhance the transportation corridors in the Village</p>	<p>No change</p>
<p>Policy 2C.3.1:</p>	<p>By 2011, design standards for major and minor transportation corridors within Village boundaries shall be developed to include the following, provided they do not conflict with requirements found in other elements of this Comprehensive Plan:</p> <ul style="list-style-type: none"> (1) Pedestrian connections and surfaces with delineated paving surfaces, using brick pavers and landscaping at intersections for beautification and increased safety. (2) Planting of trees at intersections to differentiate as focal points. (3) Comply with the Village's Comprehensive Street Tree Master Plan, and meet the standards of the Tree City USA requirements. (4) Landscaping to provide character and screen undesirable views. (5) Planting of trees and landscaping on major and minor corridors consistent with the Village's Street Tree Master Plan. (6) Planting of trees and landscaping throughout major and minor corridors to reduce the amount of greenhouse gas emissions (GHG) generated in the Village primarily by automobile and truck traffic. 	<p>Ongoing; need to change completion date - Policy is redundant and could be removed</p>
<p>Policy 2C.3.2</p>	<p>Implement a garden club with the assistance of the Village's Tree Board Advisory Committee as an added incentive for supporting the Village's Tree City USA designation and further support for the Village's Street Tree Master Plan.</p>	<p>Completed; Garden Club established to support Parks and Recreation and provides assistances to the Tree Advisory Board. Revise to include the methods of monitoring and maintaining club activity and task.</p>

Conclusion and Recommendations

This element has several policies with recommended modifications. Due to HB7207, the concurrency requirement for transportation has been removed. However, local governments may continue to apply transportation concurrency locally.

The following is a summary of the Future Land Use Objectives and Policies with recommended modifications.

Policy has been completed or is obsolete and is recommended for removal

Policy 2A.5.6

By January 2010, complete a Greenway Master Plan for the Village that considers the potential of existing canal rights-of-way and power line easements to support a greenway network and linear park system for pedestrians and bicyclists to connect residents of Palmetto Bay with local recreation and open space amenities, schools, and commercial destinations.

Policy 2A.5.7

By January 2007, coordinate with the Miami-Dade County MPO to upgrade the multiuse trail along the east side of Old Cutler Road (i.e. "Old Cutler Trail") within municipal boundaries to become a viable link within the trail network planned between downtown Miami and points south.

Policy 2A.5.10

By January 2006, amend the Land Development Code to require bicycle parking be provided for all new development and redevelopment of non-residential uses on a site.

Policy 2B.1.4

By January 2007, a Village-wide master plan for locating and designing new bus shelters and bus bay pullouts will be completed for existing and planned service corridors envisioned by Miami-Dade Transit. Shelters will be attractively designed to further reinforce an image for Palmetto Bay that is being implemented through urban design.

Policy 2C.1.4

By January 2006, coordinate with Miami-Dade County to determine the feasibility for widening SW 184th Street from two lanes to five lanes with bicycle lanes and sidewalks to enhance access to the Florida Turnpike and relieve pressure on the already over-capacity section of Old Cutler Road within municipal boundaries. Furthermore, emphasis for improvements to this corridor should also consider a streetscape master plan for the corridor with common signage, landscaping, street lighting, and pavement treatments that help reinforce this street as a gateway into Palmetto Bay.

Policy 2C.3.1

By 2011, design standards for major and minor transportation corridors within Village boundaries shall be developed to include the following, provided they do not conflict with requirements found in other elements of this Comprehensive Plan:

- (1) Pedestrian connections and surfaces with delineated paving surfaces, using brick pavers and landscaping at intersections for beautification and increased safety.
- (2) Planting of trees at intersections to differentiate as focal points.
- (3) Comply with the Village's Comprehensive Street Tree Master Plan, and meet the standards of the Tree City USA requirements.
- (4) Landscaping to provide character and screen undesirable views.
- (5) Planting of trees and landscaping on major and minor corridors consistent with the Village's Street Tree Master Plan.
- (6) Planting of trees and landscaping throughout major and minor corridors to reduce the amount of greenhouse gas emissions (GHG) generated in the Village primarily by automobile and truck traffic.

Policy has recommended modifications to milestone dates or maintenance schedule

Policy 2A.2.6

By January 2006, designate a single staff person as a "transportation liaison" to improve coordination with the Florida Department of Transportation, Miami-Dade County Metropolitan Planning Organization (MPO), Miami-Dade Transit (MDT), Miami-Dade Public Works Department, and Citizens Independent Transportation Trust (CITT) of the Peoples Transportation Plan (PTP). Among other duties, this staff person will be responsible for informing the Village Council of important transportation issues or decisions made at the county or state level that impact the Village, submit an annual transportation plan to the CITT for disbursement of PTP funds, oversee transportation plans, programs, and projects implemented within the Village, and represent the Village at various MPO meetings.

Objective 2A.3

Increase Vehicle Occupancy Increase the vehicle occupancy rate from the current 1.34 persons per vehicle to 1.41 persons per vehicle by 2012 for commuting residents of Palmetto Bay.

Policy 2A.4.1

The Village of Palmetto Bay strongly opposes the widening of SW 87th Avenue, north of SW 184th Street, identified in the Miami-Dade MPO 203 Long Range Transportation Plan. To this end, the Village will formally apply to the Miami-Dade MPO and Miami-Dade County in October 2006 for removal of this project from the Long Range Transportation Plan in conformance with the formal amendment cycle established by the agencies.

Policy 2A.4.4

By January 2006, act upon the conclusions and recommendations contained in the Village of Palmetto Bay Transportation Master Plan to conduct formal traffic calming studies for the Mangowood and Southwood Neighborhoods and the areas immediately surrounding SW 164th Street and SW 148th Street.

Policy 2A.5.1

By January 2010, construct approximately 2,373 lineal feet of sidewalk in accordance with recommendations from the Village Sidewalk Inventory completed in 2004 that addresses missing links and/or gaps in the current sidewalk network.

Policy 2A.5.2

By January 2007, coordinate with the Florida Department of Transportation to target pedestrian improvements for intersections along US 1 including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, better lighting for nighttime use, improved "count down" pedestrian signals, and safe pedestrian refuge areas.

Policy 2A.5.3

By January 2006, target improvements to the pedestrian network consistent with the Americans with Disabilities Act (ADA) for non-compliant facilities identified in either the Village's Sidewalk Inventory or Transportation Master Plan completed in 2004.

Policy 2A.5.8

By January 2010, implement approximately 9.25 miles of on-street bicycle lanes recommended in the Village of Palmetto Bay Transportation Master Plan (adopted October 2004) with assistance from Miami-Dade county and the Florida Department of Transportation.

Policy 2B.2.2

By January 2007, complete a local transit circulator study to examine existing conditions, measure the support for local transit service, and prepare cost estimates for implementation of route and/or system alternatives recommended in the study. Upon completion of the study, the Village will act upon the conclusions and reasonable recommendations made in the report to implement a local transit circulator service that provides a viable alternative to the single-occupant automobile for short trips within the Village.

Policy 2B.2.3

By January 2007, complete a local transit circulator study for school-aged children, and their parents, who both live and attend school with Palmetto Bay to service as one viable alternative to automobiles for picking up and dropping off students. Off peak school time may provide an opportunity to use the local transit circulator to provide on-call transportation to the elderly, handicapped, and shut-in population of the Village. Upon completion of the study, the Village will act upon the conclusions and reasonable recommendation made in the report and coordinate with local school officials to implement the school transit circulator service.

Policy 2C.1.2

By January 2007, coordinate with the Florida Department of Transportation to implement a master landscape plan for the US 1 transportation corridor within municipal boundaries to further reinforce the character of Palmetto Bay through urban design.

Policy has recommended modifications to content

Policy 2A.4.1

The Village of Palmetto bay strongly opposes the widening of SW 87th Avenue, north of SW 184th Street, identified in the Miami-Dade MPO 203 Long Range Transportation Plan. To this end, the Village will formally apply to the Miami-Dade MPO and Miami-Dade County in October 2006 for removal of this project from the Long Range Transportation Plan in conformance with the formal amendment cycle established by the agencies.

Policy 2C.1.3

By January 2006, request that SW 87th Avenue, between SW 184th Street and SW 168th Street, be transferred from control of Miami-Dade County to the Village and then reclassified as a local street to further reinforce the neighborhood character of the land uses depicted in the Future Land Use Map and discourage the avoidable intrusion of "cut-through" traffic that is currently destroying the residential character of the corridor through implementation of traffic calming and other streetscape improvements.

Policy 2C.1.4

By January 2006, coordinate with Miami-Dade County to determine the feasibility for widening SW 184th Street from two lanes to five lanes with bicycle lanes and sidewalks to enhance access to the Florida Turnpike and relieve pressure on the already over-capacity section of Old Cutler Road within municipal boundaries. Furthermore, emphasis for improvements to this corridor should also consider a streetscape master plan for the corridor with common signage, landscaping, street lighting, and pavement treatments that help reinforce this street as a gateway into Palmetto Bay.

Policy 2C.3.2

Implement a garden club with the assistance of the Village's Tree Board Advisory Committee as an added incentive for supporting the Village's Tree City USA designation and further support for the Village's Street Tree Master Plan.

Housing Element

Element Overview

The goal of the housing element is to maintain and enhance the supply of decent, safe, and affordable housing, and maximize viable options and opportunities for present and future residents of the Village of Palmetto Bay

Element Assessment

Objectives and Policies under each identified Goal within this element were assessed to identify the objectives and policies which had been completed, required updated milestone dates, and/or required additional action from Staff. The recommended element updates are summarized in the Element Recommendation tables.

Housing Element		Proposed Changes
Goal 3	Maintain and enhance the supply of decent , safe, and affordable housing, and maximize viable options and opportunities for present and future residents of the Village of Palmetto Bay	No change
Objective 3.1	<u>Village Housing Activities</u> Protect the existing housing stock and neighborhoods, and address affordable housing needs to the maximum extent feasible.	No change
Policy 3.1.1	Increase and improve affordable housing supply and minimize potential blight of existing residential neighborhoods through the use of good land use planning, urban design, landscaping in development review, and proactive code enforcement.	No change
Policy 3.1.2	Preserve the existing housing stock and enhance existing neighborhoods by identifying unsafe or substandard structures, advising property owners of available rehabilitation programs and pursuing prompt, corrective action.	No change
Policy 3.1.3	Evaluate and employ all feasible techniques to identify and promote potential sites in the Village for affordable housing.	No change
Policy 3.1.4:	Support the provision of affordable housing in close proximity to regional transit corridors and nearby shopping opportunities.	No change
Policy 3.1.5:	By September 2007 evaluate the feasibility of inclusionary zoning regulations, which requires a certain percentage of units of new development or redevelopment to be set aside for low or moderate income housing.	Need to revisit date and policy direction.
Policy 3.1.6:	By September 2007, consider density bonuses for the provision of affordable housing.	Completed; modify to include monitoring methods and review process.
Policy 3.1.7:	Ensure that housing stock within Palmetto bay meets the minimum criteria set for in the Miami-Dade County Minimum Housing Standards Article of the Code of the Miami-Dade County, Florida (Chapter 17, Article ii, enacted March 15, 2005). The Village shall notify landlords and tenants of minimum housing standards through the Village's quarterly newsletter.	No change
Policy 3.1.8:	By July2007, survey existing housing stock for historically significant structures and determine whether or not the village should implement a historic preservation program.	Completed, Historic Preservation Board and Ordinance was established and initial inventory of eligible properties were compiled.

Policy 3.1.9	Encourage the protection of all identified, and yet unidentified, historical and archeological structures and sites within the Village (see Housing Element 3.1.8) through appropriate land development regulations, comprehensive review of development applications, public acquisition decisions, and historic designations.	See Housing Element 3.1.8
Policy 3.1.10	By January 2007, evaluate the appropriateness of allowing accessory apartments (aka: granny flats) in existing neighborhoods provided adequate setbacks, parking, drainage, septic system, and other requirements and level of service standards are maintained.	Not Completed; need to revise date to 2020
Policy 3.1.11	Support the utilization of county, state, and federal housing programs to provide home repair and/or home purchase opportunities for current and future residents.	No change
Policy 3.1.12	Encourage local employers to offer their assistance in meeting the housing needs of cost-burden employees.	No change
Policy 3.1.13	Partner with the South Florida regional Planning Council in their efforts to increase public awareness of affordable housing issues through an educational program highlighting the positive benefits of good urban and building design on affordable housing and addressing other common misconceptions associated with affordable housing.	No change
Policy 3.1.14	The Village has created a Medium Density Residential and a Medium High Density Residential Future Land Use Designation. The designated areas are adjacent to US 1 and reflect existing densities of the current zoning districts. These proposed designations would reflect existing and future commitments to provide affordable and work force housing units.	No change
Objective 3.2	<u>Regional Affordable Housing Efforts</u> Actively support and participate in regional and county-wide efforts to address affordable housing needs.	No change
Policy 3.2.1:	By January 2008, finalize the Village's role in a regional solution (Regional Fair Share) to ensure the availability of adequate affordable housing for all income ranges within a reasonable commute distance from employment centers.	Recommended milestone date modification; Policy question with Council
Policy 3.2.2:	By January 2008, coordinate with Miami-Dade County to address affordable housing opportunities and needs utilizing concrete and specific strategies and initiatives, including active participation in task forces and/or standing committees.	Ongoing; Recommended milestone date modification; Policy question with Council

Policy 3.2.3	The Village shall coordinate and actively participate, where feasible, with the following regional agencies to identify additional resources for addressing affordable housing needs in the Village and surrounding region: <ul style="list-style-type: none"> - Miami-Dade County Housing Agency; - South Florida Regional Planning Council; - Appropriate federal and state agencies. 	Recommended that events specific to tasks be identified for coordinating efforts.
Objective 3.3	Private Development Affordable Housing Maximize opportunities for private sector development of affordable housing.	No change
Policy 3.3.1:	Create development regulations and policies to promote and encourage private development of affordable housing in the Village of Palmetto Bay.	Not Completed; may need to revise policy direction per Council direction
Policy 3.3.2:	By January 2008, decrease the cost and increase the efficiency of providing affordable housing by offering certain fee waivers, including building, site permit and/or local impact fees, and streamlining of development processes for affordable housing development applications.	Reassess current conditions. City does not currently have a fee waiver in place. Policy will need to be modified.
Policy 3.3.3:	By September 2007, consider density bonuses for the provision of affordable housing on infill sites, particularly for small renter households.	Not Completed; need to revise date and or policy direction; Policy question with Council
Policy 3.3.4	On an ongoing basis, provide technical assistance, information, and referral services to the private sector in order to promote affordable housing production capacity.	No change
Policy 3.3.5	Continue to provide land use designations and zoning districts on the Future Land Use Map and the Official Zoning Map to ensure that a variety of housing types (e.g., single family, duplex, and multi-family housing units) are allowed in the Village.	No change
Policy 3.3.6	Provide for Medium Density Residential and Medium-High Density Residential districts adjacent to US 1 to support the development of private affordable and work force housing.	No change
Objective 3.4	Coordination with Not-for-profits Encourage not-for-profit entities to participate in the provision of affordable housing.	No change
Policy 3.4.1	Assist not-for-profit entities that seek to promote and provide affordable housing opportunities in the Village of Palmetto Bay.	No change
Objective 3.5	Group Homes, Elderly Care, and Assisted Living Facilities Continue to provide opportunities for group homes, housing for the elderly and assisted living facilities in residential zoning districts.	No change

Policy 3.5.1	Allow for state licensed group, and assisted living facilities within residential districts in the Villages Land Development Code (LDC), as required by State Law. When located within or near a residential neighborhood, assisted living facilities deemed to adversely impact the surrounding neighborhood should be minimized to the maximum extent possible.	No change
Policy 3.5.2:	Evaluate the establishment of a senior living facility as part of the Palmetto Bay Village Center master planned development.	No change
Objective 3.6	Site Plan Review Requires Landscaping Plans Site plans for new development projects including but not limited to residential subdivisions, should include landscaping plans.	No change
Policy 3.6.1:	Residential subdivisions and multi-family residential projects should include planting of street trees in accordance with the Village's Street Tree Master Plan, dated June 21, 2006.	Ongoing
Policy 3.6.2	Maintenance programs should be required for landscaped areas in development projects, including entryways, street rights-of-way, stormwater retention/detention ponds, and common areas.	No change
Policy 3.6.3	Residential subdivisions, multi-family residential projects, and commercial projects in the Village will be encouraged through incentives to adopt energy efficient designs and use of renewal materials, as specified in the LEED guidelines.	No change

Conclusion and Recommendations

This element has several policies with recommended modifications. The following is a summary of the Housing Element Objectives and Policies with recommended changes.

Policy has recommended modifications to milestone dates or maintenance schedule

Policy 3.1.5

By September 2007 evaluate the feasibility of inclusionary zoning regulations, which requires a certain percentage of units of new development or redevelopment to be set aside for low or moderate income housing.

Policy 3.1.9

Encourage the protection of all identified, and yet unidentified, historical and archeological structures and sites within the Village (see Housing Element 3.1.8) through appropriate land development regulations, comprehensive review of development applications, public acquisition decisions, and historic designations.

Policy 3.1.10

By January 2008, evaluate the appropriateness of allowing accessory apartments (aka: granny flats) in existing neighborhoods provided adequate setbacks, parking, drainage, septic system, and other requirements and level of service standards are maintained.

Policy 3.2.1

By January 2008, finalize the Village's role in a regional solution (Regional Fair Share) to ensure the availability of adequate affordable housing for all income ranges within a reasonable commute distance from employment centers.

Policy 3.2.2

By January 2008, coordinate with Miami-Dade County to address affordable housing opportunities and needs utilizing concrete and specific strategies and initiatives, including active participation in task forces and/or standing committees.

Policy 3.3.1

Create development regulations and policies to promote and encourage private development of affordable housing in the Village of Palmetto Bay.

Policy has recommended modifications to content

Policy 3.1.6

By September 2007, consider density bonuses for the provision of affordable housing.

Policy 3.1.8

By July 2007, survey existing housing stock for historically significant structures and determine whether or not the village should implement a historic preservation program.

Policy 3.2.3

The Village shall coordinate and actively participate, where feasible, with the following regional agencies to identify additional resources for addressing affordable housing needs in the Village and surrounding region:

- Miami-Dade County Housing Agency;
- South Florida Regional Planning Council;
- Appropriate federal and state agencies.

Policy 3.3.2

By January 2008, decrease the cost and increase the efficiency of providing affordable housing by offering certain fee waivers, including building, site permit and/or local impact fees, and streamlining of development processes for affordable housing development applications.

Policy 3.3.3

By September 2007, consider density bonuses for the provision of affordable housing on infill sites, particularly for small renter households.

Infrastructure Element

Element Overview

The goal of the infrastructure element is to provide policies and actions on the Village of Palmetto Bay's potable water, sanitary sewer, stormwater, solid waste, and natural groundwater systems. Investing in these systems is important help to meet the demands of existing users and accommodate future development.

Element Assessment

Objectives and Policies under the identified Goal within this element were assessed to identify the objectives and policies which had been completed, required updated milestone dates, and/or required additional action from Staff. The recommended element updates are summarized in the Element Recommendation tables.

(A) Potable Water Sub-Element		Proposed Changes
Goal 4A	A quality, dependable potable water supply sufficient to meet the existing and future needs of Village residents and businesses on a timely basis, at a reasonable cost and in compliance with utility regulatory standards	No change
Objective 4A.1	Potable Water Level of Service Coordinate effectively with the Village's water service provider, Miami-Dade County Water and Sewer Department (WASD) to ensure that potable water service to the Village will meet or exceed the adopted level-of-service (LOS) standard throughout the planning period.	No change
Policy 4A.1.1	The adopted level of service standard adopted by the Miami-Dade Water and Sewer Department (WASD) for potable water service within the Village of Palmetto Bay is: a. Regional Treatment: System shall operate with rated capacity that is no less than 2% above the maximum daily flow for preceding year. b. User LOS: Maintain capacity to produce and deliver 200 gallons per capita per day. c. Water Quality: Meet all federal, state, and county primary potable water standards. d. Countywide Storage: Storage capacity for finished water shall equal no less than 15% of countywide average daily demand.	No change
Policy 4A.1.2	Monitor, and assess periodically, the planning, capital programming, and construction programs of the Miami-Dade County WASD, as well as service complaints, to help ensure that Village residents, businesses and other Village users are provided with potable water services in compliance with the adopted LOS standard.	No change
Policy 4A.1.3	All Village development order approvals must ensure that the Village's adopted potable water LOS standard will be maintained from planning through constructions and operation.	No change
Objective 4A.2	Existing Water Facilities and Efficient Expansion Coordinate with the Miami-Dade WASD to help ensure cost-efficient use of existing facilities and coordinate prudent future expansion plans consistent with projected needs to accommodate development at the densities and intensities proscribed in the Future Land Use Element	Ongoing
Policy 4A.2.1	Encourage future development and redevelopment in areas that are already served, or programmed to be served, by Miami-Dade County WADS potable water facilities.	No change

Policy 4A.2.2	Coordinate with the Miami-Dade County Water and Sewer Department (WASD) to provide potable water service to those areas within municipal limits that are currently dependent upon private wells to satisfy potable water needs, including those areas that may be subject to salt water intrusion as a priority and those areas indicated in Map 4-5 of the Infrastructure Element Data, Inventory, and Analysis Report	No change
Policy 4A.2.3	Coordinate Village population projections, commercial growth, land use changes, and development approvals with the Miami-Dade County WASD to assist that agency in effectively planning Palmetto Bay's future potable water needs.	No change
Policy 4A.2.4	Include the review and comment of the Miami-Dade county Water and Sewer Department (WASD) in the development review process for village Plan amendments, rezoning's, site plan, and plat approvals to help ensure the cost-efficient use of existing County water facilities and extension of new water service.	No change
Policy 4A.2.5:	Continue to encourage expedited installation of potable water infrastructure improvements targeted for the area bounded by SW 164th Street to the north, the Miami-Dade County Busway to the west, SW 184th Street to the south, and SW 95th Avenue to the east as part of the project entitled "Perrine Park-Cutler Ridge Water and Sewer Improvements" included in the Building Better Communities Bond Program approved by the Miami-Dade County voters in November 2004.	Ongoing; Upgrades to Perrine Cutler Ridge water distribution system consisting of Basin A, B and C commenced construction in 2008; implementation of final phase in process.
Objective 4A.3	Water Conservation. Actively encourage and help all residents in Palmetto Bay to conserve potable and non-potable water to the maximum extent possible.	Ongoing
Policy 4A.3.1	Village Hall shall serve as a central distribution point for South Florida Water Management District (SFWMD), Florida Department of Environmental Protection (FDEP) and Miami-Dade County Water and Sewer Department (WASD) news releases, brochures, and public presentations on ways for homeowners, businesses, and industry to conserve all forms of water resources.	No change
Policy 4A.3.2	The Village's Land Development Code (LDC) shall contain regulations requiring the use of all feasible water-saving devices in new and renovation building construction.	No change
Policy 4A.3.3	Encourage the use of water-saving "xeriscape" plants, watering techniques and landscape designs in existing and future developed areas of the Village.	No change

Policy 4A.3.4:	Do everything possible to encourage homeowners and businesses in the Village of Palmetto Bay to use non-potable and/or reuse water for landscaping and lawn care.	Ongoing
Policy 4A.3.5	Coordinate with the Miami-Dade County Water and Sewer Department (WASD) to install treated re-used (grey) water lines in Village of Palmetto Bay for use on rights-of way and other appropriate landscaped areas within the Village limits.	No change
Policy 4A.3.6	Cooperate fully with emergency water conservation measures mandated by the South Florida Water Management District (SFWMD).	No change
(B) Sanitary Sewer Sub Element		
Goal 4B	Environmentally-sound and cost effective wastewater treatment and distribution facilities that protect public health and safety and meet the village's current and future needs	Ongoing
Objective 4B.1	Sanitary Sewer level of service. Coordinate effectively with the Villages wastewater service provide (WASD), to ensure that wastewater service to the Village will meet or exceed the adopted level-of-service standard through the planning period.	Ongoing
Policy 4B.1.1	The adopted level of service standard established by the Miami-Dade County Water and Sewer Department (WASD) for sanitary sewer service within the Village of Palmetto Bay is 100 gallons per capital per day.	No change
Policy 4B.1.2	Monitor the planning, capital programming, and construction programs of the Miami-Dade County WASD to help ensure that Village of Palmetto Bay residents, businesses and other Village users are provided with sanitary sewer services in compliance with the adopted LOS standard throughout the planning period.	No change
Policy 4B.1.3	All Village development order approvals must ensure the Village's adopted sanitary sewer LOS standard will be maintained from planning through to construction and operation.	No change
Objective 4B.2	<u>Existing Wastewater Facilities and Efficient Expansion.</u> Coordinate with the Miami-Dade Water and Sewer Department (WASD) to help ensure the cost-efficient use of existing facilities and coordinate prudent future expansion plans consistent with projected needs to accommodate development at the densities and intensities prescribed in the Future Land Use Element.	Ongoing
Policy 4B.2.1	Encourage future development into areas that are already served, or programmed to be served, by Miami-Dade County WASD sanitary sewer facilities.	No change

Policy 4B.2.2:	Notwithstanding the foregoing, continue to allow the use of septic tanks for the purpose of residential wastewater collection consistent with the provisions set forth by the Miami-Dade County Commission in 1983. These provisions limit the use of septic tanks to residential areas developed at less than 2.1 dwelling units per acre for properties served by private drinking wells and 2.9 dwelling units per acre for properties served by public water. In no case shall a new septic tank be allowed within an officially designated wellfield protection area.	No change; PERA controls
Policy 4B.2.3	Coordinate Village population projections, commercial growth, land use changes, and development approvals with the Miami-Dade County Water and Sewer Department (WASD_ to assist that agency in effectively planning Palmetto Bay's future wastewater needs.	No change
Policy 4B.2.4	Include the review and comment of Miami-Dade County's Water and Sewer Department (WASD) in the development review process for Village Plan amendments, rezoning's site plan and plat approvals to help ensure the cost-efficient use of existing County sanitary sewer facilities and extension of new central sewer service.	No change
Policy 4B.2.5:	Continue to encourage expedited installation of sanitary sewer infrastructure improvements targeted for the area bounded by SW 164th Street to the north, the Miami-Dade County Busway to the west, SW 184th Street to the south, and SW 95th Avenue to the east as part of the project entitled "Perrine Park-Cutler Ridge Water and Sewer Improvements" included in the Building Better Communities Bond Program approved by the Miami-Dade County voters in November 2004.	Ongoing; Upgrades to Perrine Cutler Ridge water distribution system consisting of Basin A, B and C commenced construction in 2008; implementation of final phase in process.
Objective 4B.3	<u>Treated Wastewater Re-Use.</u> Coordinate with the Miami-Dade County Water and Sewer Department (WASD) to promote reuse of treated wastewater and other by-products for public open space and golf course irrigation, fertilization, and aquifer recharge.	No change
Policy 4B.3.1	Coordinate with the Miami-Dade County Water and Sewer Department (WASD) to install treated re-used (grey) water lines in Village of Palmetto Bay for use on rights-of way and other appropriate landscaped areas within the municipal limits.	No change
Policy 4B.3.2	Investigate the possibility of using fertilizers and other reuse products on public landscape areas within Village of Palmetto Bay.	No change
Policy 4B.3.3	Require developers seeking development approvals to fully investigate and use, if viable, grey water in project open space and recreating irrigation.	No change
(C) Stormwater		

Management (Drainage) Sub-Element		
Goal 4C	Protect the health and safety of the public by ensuring storm water management facilities and services are properly maintained, environmentally-sound, cost-effective, and meet the community's present and future demands.	Ongoing
Objective 4C.1	<u>Maintain Adopted Level-of-Service Standards.</u> Coordinate with the Federal Emergency Management Agency (FEMA), South Florida Water Management District (SFWMD), and Miami-Dade County Department of Environmental Resource Management (DERM) to ensure the Village's storm water management system meets or exceeds adopted LOS design standards over the planning period.	Ongoing; Department of Regulatory and Economic Resources to be revised throughout document.
Policy 4C.1.1:	The storm water management LOS standards for Village of Palmetto Bay are: Water Quality Standard. Storm water facilities shall be designed to meet the design and performance standards established in C. 62-25, 25.025, F.A.C., with treatment of first one (1) inch of rainfall runoff to meet water quality standards required by Ch. 62-302, 862-302.500, F.A.C. Water Quality Standard. Where two or more standards impact a specific development, the most restrictive standard shall apply: 1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration. b. Treatment of the runoff from the first one (1) inch of rainfall onsite or the first 0.5 inch of runoff, whichever is greater.	Ongoing; verify statutory reference. Stormwater facilities are design in accordance with reference policy standards.
Policy 4C.1.2:	Allocate sufficient funds to address existing stormwater deficiencies identified in the Stormwater Master Plan. Evaluate the feasibility of establishing a Stormwater Utility to help fund Village-wide public drainage projects.	Complete; Stormwater Utility effective 2006. Stormwater Utility funds allocated annually to fund stormwater projects.
Policy 4C.1.3:	Review all development proposals to make sure that, if the proposed projects are constructed, the Village's adopted stormwater management LOS standards will be maintained.	Ongoing
Policy 4C.1.4	All structures shall be constructed at or above the minimum floor elevations specified in the Federal Insurance Rate Maps for Miami-Dade County and the Village of Palmetto Bay basin.	No change
Policy 4C.1.5	Inspect and approve, if acceptable, the stormwater management facilities installed by developers, contractors and public agencies in Palmetto Bay.	No change

Objective 4C.2	Future Growth Needs. Accommodate the future growth needs of the Village through proper planning and effective coordination with the appropriate water management agencies.	No change
Policy 4C.2.1	Encourage future development into areas that are already served, or programmed to be served, by under-capacity storm water management facilities.	No change
Policy 4C.2.2:	Update the Stormwater Master Plan every five (5) years in order to ensure that future growth needs of the Village are prudently accommodated and planned for.	In process; Update of SWMP scheduled for completion in FY 2012-2013.
Policy 4C.2.3	Actively coordinate the Villages stormwater planning, programing, and construction with the Federal Emergency Management District (SFWMD), Miami-Dade County Department of Environmental Resource Management (DERM), and the Miami-Dade County Public Works Department.	Department of Regulatory and Economic Resources to be revised throughout document
Objective 4C.3	Recharge Groundwater and Water Quality. Use the Stormwater Master Plan process and prudent land development regulations to ensure that private development and public infrastructure projects maintain required surface water quality standards and serve to recharge the groundwater aquifer.	Ongoing
Policy 4C.3.1	A primary objective of the Stormwater Master Plan is protection of surface water quality through Land Development Code (LDC) requirements that mandate acceptable paving and drainage plans, adequate open (pervious) space areas, and Stormwater detention and retention in private development projects.	No change
Policy 4C.3.2:	Review the Land Development Code (LDC) on a regular basis to ensure that all feasible options are being utilized to protect water quality and enhance groundwater recharge.	Ongoing
Objective 4C.4	Stormwater System Maintenance. Implement a proactive maintenance program to ensure that all current and future stormwater management facilities operate at designed capacity.	Ongoing
Policy 4C.4.1:	Based on the results of the Village's Stormwater Management Master Plan, the Village will develop within one (1) year of Plan adoption a basin management program to ensure timely maintenance of existing and future stormwater facilities.	Completed; ongoing
Policy 4C.4.2:	Conduct annual inspections of stormwater facilities and coordinate with Miami-Dade County, South Florida Water Management District (SFWMD), and Federal Emergency Management Agency (FEMA) in reporting annual findings.	Ongoing; PERA provides annual report for MS4 Co-Permittees
(D) Solid Waste Sub-Element		

Goal 4D	Promote the efficient and economical balance of public and private solid waste collection and disposal services for the Village of Palmetto Bay that will meet established requirements in a manner that will protect the public health, safety, and environmental resources of the community.	Ongoing
Objective 4D.1	Existing and Future Needs. Coordinate with Miami-Dade County Department of Public Works Waste Management (PWWM), the entity responsible for solid waste collection and disposal, to help ensure maintenance of a safe, dependable, and efficient solid waste collection and disposal system for Village of Palmetto Bay residents and businesses and in compliance with the adopted level of service.	Ongoing
Policy 4D.1.1	The adopted Level of Service standards maintained by the Miami-Dade County Department of Public Works Waste Management (PWWM) , for solid waste services within Village of Palmetto Bay are 9.9 pounds/capita/day to maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of five (5) years in accordance with the County's Comprehensive Development Master Plan.	No change
Policy 4D.1.2:	Monitor the solid waste planning, capital programming and construction programs of Miami-Dade Count to help ensure that Village Palmetto Bay residents, businesses and other users are provided with solid waste services in compliance with the adopted LOS standard throughout the planning period.	Ongoing; Attendance at Quarterly Solid Waste meetings
Policy 4D.1.3	Review all development proposals to make sure that if the proposed projects are constructed, the Village's adopted solid waste LOS standard will be maintained.	No change
Policy 4D.1.4	Coordinate Village population projections, commercial growth, land use changes, and development approvals with the Miami-Dade County solid waste agency to assist them in effectively planning for Village of Palmetto Bay's future solid waste collection and disposal.	No change
Policy 4D.1.5	Ensure diligent monitoring of construction sites and vacant lots by Village personnel to prevent or abate illegal dumping activities.	No change
Objective 4D.2	Recycling. Assist the Miami-Dade County Department of Public Works Waste Management (PWWM) in promoting good recycling habits among the Village's residents and businesses.	Ongoing

Policy 4D.2.1:	Use all available means to help the Miami-Dade County Department of Public Work Waste Management (PWWM) achieve its goal for countywide recycling in compliance with State mandated waste stream reduction objectives.	Ongoing; Member of Solid Waste Advisory Committee for Solid Waste Management Master Plan Phase II
Policy 4D.2.2:	Conduct an on-going informational campaign using existing leaflets and brochures available at Village Hall and other public locations describing the benefits of recycling and the collection rules which must be followed to properly recycle.	Ongoing
Objective 4D.3	Hazardous and Toxic Materials. Assist the Miami-Dade County Department of Public Work Waste Management (PWWM) in the continuing implementation of a comprehensive program for their proper storage, recycling, collection, and disposal of hazardous and toxic wastes in the Village of Palmetto Bay.	Ongoing
Policy 4D.3.1	Help the County's Department of Public Work Waste Management (PWWM) conduct an on-going education program for residents and businesses in the Village on the proper storage and handling of hazardous and toxic materials through distribution of available brochures and pamphlets at public locations and other means.	No change
Policy 4D.3.2:	Prepare and maintain an up-to-date list of all businesses in the Village that store, use and/or dispose of hazardous and toxic materials and/or waste, and monitor these establishments to ensure they have a current waste management and spill clean-up plan.	Ongoing
Policy 4D.3.3	Coordinate with the Miami-Dade County Fire-Rescue Department to ensure they have a viable rapid response plan and proper equipment for responding effectively to hazardous and toxic waste spills in the Village.	No change
<i>(E) Natural Groundwater Aquifer Recharge Sub-Element</i>		
Goal 4E	Continue to support and monitor state, county, and South Florida Water Management District efforts to protect, conserve, and manage the quality and quantity of natural groundwater resources.	No change
Objective 4E.1	Recharge Deficiencies. In coordination with state, regional, and county water management agencies, correct any documented recharge deficiencies identified in Village of Palmetto Bay by the Stormwater Master Plan and outside agencies.	No change
Policy 4E.1.1	As part of the Stormwater Master Plan process, identify groundwater recharge deficiencies, if any, in the Village.	No change

Policy 4E.1.2	Maintain and enhance, where appropriate, the capacity and period of natural surface water drainage and recharge.	No change
Objective 4E.2	<u>Recharge Areas.</u> Assist State, Regional, and County efforts, where appropriate, in protecting the functions of natural groundwater recharge areas and natural drainage features in Village of Palmetto Bay.	No change
Policy 4E.2.1	Continue to enforce the Village's on-site water retention and pervious open space standards for new development and redevelopment projects.	No change
Policy 4E.2.2	All Development projects shall use retention, infiltration, and detention systems as required by the Village Code, and applicable State and Regional Standards	No change

Conclusion and Recommendations

Several of the infrastructure related policies are ongoing and requiring continual coordination and update in responds to growth and capital improvements. The following is a summary of the Infrastructure Policies with recommended modifications.

Policy has recommended modifications to milestone dates or maintenance schedule

Policy 4C.1.2

Allocate sufficient funds to address existing stormwater deficiencies identified in the Stormwater Master Plan. Evaluate the feasibility of establishing a Stormwater Utility to help fund Village-wide public drainage projects.

Policy 4C.2.2

Update the Stormwater Master Plan every five (5) years in order to ensure that future growth needs of the Village are prudently accommodated and planned for.

Policy has recommended modifications to content

Policy 4C.1.1

The storm water management LOS standards for Village of Palmetto Bay are: Water Quality Standard. Storm water facilities shall be designed to meet the design and performance standards established in C. 62-25, 25.025, F.A.C., with treatment of first one (1) inch of rainfall runoff to meet water quality standards required by Ch. 62-302, 862-302.500, F.A.C. Water Quality Standard. Where two or more standards impact a specific development, the most restrictive standard shall apply: 1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration. b. Treatment of the runoff from the first one (1) inch of rainfall onsite or the first 0.5 inch of runoff, whichever is greater.

Policy 4C.4.1

Based on the results of the Village's Stormwater Management Master Plan, the Village will develop within one (1) year of Plan adoption a basin management program to ensure timely maintenance of existing and future stormwater facilities

Coastal Management

Element Overview

The goal of the coastal management element is to plan for, encourage, and manage development and redevelopment activities within the coastal high hazard area (CHHA) to maximize aesthetic, environmental, recreations, and economic values of coastal areas of the village's natural resources and to protect human life and public and private property from harm by disasters.

Element Assessment

Objectives and Policies under the identified Goal within this element were assessed to identify the objectives and policies which had been completed, required updated milestone dates, and/or required additional action from Staff. The recommended element updates are summarized in the Element Recommendation tables.

Coastal Management Element Amendments		Proposed Changes
Goal 5	Plan for, encourage, and manage development and redevelopment activities within the coastal high hazard area (CHHA) to maximize aesthetic, environmental, recreational, and economic values of coastal areas of the village, while taking measures to protect the village's natural resources and to protect human life and public and private property from harm by natural disasters.	No Change
Objective 5.1	Protection of Coastal Resources. Protect and conserve remaining coastal wetlands, living marine resources, and wildlife habitats as evident within the coastal area of Palmetto Bay.	No Change
Policy 5.1.1	The Village will limit the specific and cumulative impacts of development and redevelopment upon identified wetlands, water quality, water quantity, wildlife habitat, and living marine resources through the development review process.	No Change
Policy 5.1.2	All development sites suspected to contain listed species shall be required to submit field reviews and record the occurrence of listed plant and animal species as part of the development review process. When necessary, the development application will describe measures that will be taken to protect those species in accordance with state and federal guidelines.	No Change
Policy 5.1.3	Consistent with the Miami-Dade County Comprehensive Development Master Plan, tidally connected mangroves in the Deering Estate and the south shoreline of Paradise Point and coastal mangrove and scrub forests within and adjacent to Biscayne National Park shall continue to be designated as "Mangrove Protection Areas." IN these areas, not cutting, trimming, pruning, or other alteration of mangroves shall be permitted except for purposes of surveying or for projects that are 1.) Necessary to prevent or eliminate a threat to public health, 2.) Water dependent, or 3.) Clearly in the public interest and where no reasonable upland alternative exists.	No Change
Policy 5.1.4	Elevated boardwalks, designed to minimize the impact to wetland vegetation, shall be utilized for shoreline access through Mangrove Protection Areas or tidally connected coastal marshes.	No Change

Policy 5.1.5	Mangrove forest, coastal hammocks, or other natural vegetative communities within the Village shall be maintained, protected, and incorporated into landscaping plans where development or redevelopment is to occur.	No Change
Policy 5.1.6:	The Village of Palmetto Bay will assist county and state agencies in enforcement and monitoring of compliance with the Florida Department of Environmental Protection (FDEP) Coastal Construction Control Line (CCCL) regulations established in August 1997. Furthermore, the Village will monitor development and redevelopment with the Coastal High Hazard Area (CHHA) to ensure proper compliance with state and local regulations.	Ongoing
Policy 5.1.7	The Village will coordinate with the appropriate state and county agencies to ensure that natural surface water flow regimes into and through coastal wetland systems are restored and maintained to the maximum extent possible.	No Change
Policy 5.1.8	The Village of Palmetto Bay will take into consideration the results from long-term monitoring of water quality, benthic habitats, and living resources performed by the Miami-Dade County Department of Environmental Resource Management (DERM) and the South Florida Water Management District (SFWMD) to be consistent Florida Water Policy (Chapter 62-40.432, F.A.C) and State water quality regulations (Chapter 62-43.430, F.A.C) to improve future coastal restoration and enhancement activities coordinated by the Village.	Department of Regulatory and Economic Resources to be revised throughout document.
Policy 5.1.9	Wherever a coastal wetland is degraded or destroyed, a wetland with an equal or greater amount of habitat value shall be created or restored, maintained, and monitored for three years or until such time as a viable self-perpetuating wetland habitat is established. Created habitats shall be perpetually maintained free of invasive exotic vegetation. Habitats of endangered or threatened species shall not be degraded or destroyed.	No Change
Policy 5.1.10	Replanting of mangroves and marsh grasses shall be used, as appropriate, to enhance parks and other public or semi-public areas along the coastline.	No Change

Policy 5.1.11	The Village will continue to coordinate with the US Department of Environmental Protection, US Army Corp of Engineers, South Florida Water Management District, and Miami-Dade County Department of Environmental Resource Management to ensure that all regulatory programs administered through each of these agencies is integrated, as applicable, into the Village of Palmetto Bay Land Development Code.	Department of Regulatory and Economic Resources to be revised throughout document.
Objective 5.2:	<u>Water-related Uses and Public Access</u> The Village shall increase the amount of shoreline devoted to water-dependent, water-related, and publicly accessible uses in Palmetto Bay by the Year 2010.	Completed; should be modified to address maintenance of shoreline
Policy 5.2.1	The Village shall provide for more recreational access to the shoreline while assuring that activities associated with the land use minimize impact to natural areas.	Completed; should be modified to address maintenance of access
Policy 5.2.2	Palmetto Bay will continue to place a high priority on the acquisition of unprotected coastal lands for use as parks and preserves that provide public access for residents and visitors alike to the shoreline.	Completed; should be modified to address continual efforts
Policy 5.2.3	The Village will place a high priority on maintaining existing water-dependent and water-related land uses for public access. Priority will be given in land planning by the Village for water-dependent land uses along the shoreline.	Completed; should be modified to address continual efforts
Policy 5.2.4	Preserve existing water-dependent and water-related uses within the Village and establish standards within the Land Development Code for siting future water-dependent and water-related uses that address protective status or ownership, hurricane contingency planning, protection of water quality, water depth, environmental disruptions, mitigation actions, availability for public use, economic need, and feasibility.	Ongoing
Objective 5.3	<u>Flood Protection.</u> The Village will reduce natural hazard impacts through compliance with federal Emergency Management Agency (FEMA) regulations and by targeting repetitive flood loss and vulnerable properties for mitigation.	No Change
Policy 5.3.1	Any variance requested under the Land Development Code for required flood elevations shall not be approved unless documented to be in the best interest of public health, safety, and welfare of Palmetto Bay.	No Change
Policy 5.3.2	The Village shall minimize the disturbance of natural shorelines that provide stabilization and protect landward areas from storm impacts.	No Change

Policy 5.3.3	The Village will participate in the Federal Emergency Management Agency's Nation Flood Insurance Program.	No Change
Policy 5.3.4	The village shall maintain records consistent with the Federal Insurance Administration's listing of community selection factors for assistance in purchasing properties under Section 1362 of the National Flood Insurance Act.	No Change
Objective 5.4	<u>Coastal High Hazard Area (CHHA)-Development.</u> Protect human life and limit public expenditures that subsidize private development permitted within the Coastal High Hazard Area (CHHA) beyond the planned densities and intensities depicted on the Future Land Use Map or those which are necessary to support the limited remaining infill development and/or support overriding health and safety concerns.	No Change
Policy 5.4.1	Protect public investments in areas vulnerable to natural disasters by constructing improvements in accordance with standards maintained by the Florida Department of Environmental Protection (FDEP).	No Change
Policy 5.4.2	Regulations contained within the South Florida Building Code will be enforced to reduce exposure of life and property to the damaging effects of a hurricane or tropical storm to protect human life and property and to conserve the Village's natural resources.	No Change
Policy 5.4.3	The Village will reduce or maintain a maximum hurricane evacuation clearance time of 10.0 hours for the Hurricane Vulnerability Area (HVA) measured using the methodology assumed in the South Florida Regional Planning Council "Hurricane Evacuation Study." To this end, no comprehensive plan amendments or development applications should be approved that increase densities or intensities beyond those depicted on the Future Land Use Map for lands within the HVA without property analysis to determine compliance with this policy for hurricane evacuation clearance time.	No Change
Policy 5.4.4	All proposed large-scale amendments to this Comprehensive Plan and/or applications for development review shall be evaluated for significant impacts to evacuation routes and times and for significant impacts to current available off-site sheltering capacities. Roadway improvements and shelter improvements shall be required, if deemed necessary, to mitigate negative impacts and phased with new residential development.	No Change

Policy 5.4.5	The Village will not accept operation and maintenance responsibility for private roads or facilities located within the Coastal High Hazard Area (CHHA).	No Change
Objective 5.5	<u>Coastal High Hazard Area (CHHA)-Infrastructure.</u> Ensure that infrastructure in the Coastal High Hazard Area (CHHA) is provided in accordance with the adopted level of service standards set forth in the Transportation Element, Infrastructure Element, and Capital Improvements Element to serve development and redevelopment towards coastal resource preservation and safe evacuation.	No Change
Policy 5.5.1	The Village shall not utilize public funds for infrastructure expansion or improvements in the Coastal High Hazard Area (CHHA) unless such funds are necessary to: -Provide minimum level of service to existing and/or future development densities and intensities depicted in the Future Land Use Map -Provide adequate evacuation in the event of an emergency -Restore and enhance natural resources common within the Village of Palmetto Bay	No Change
Policy 5.5.2	Notwithstanding the provisions under Policy 5.5.1, expenditures for flood control, natural resource enhancements, or the maintenance of existing utilities and services, including fire and recreation, shall be permitted in the Coastal high Hazard Area (CHHA).	No Change
Policy 5.5.3	Infrastructure improvements targeted for the Coastal High Hazard Area (CHHA) shall be phased in accordance with the Capital Improvements Element, as adopted and amended.	No Change
Policy 5.5.4	A priority for infrastructure improvements targeted for the Coastal High Hazard Area (CHHA) shall be to construct these new public facilities and services to a standard that reduces exposure to human life through natural hazards and/or improves evacuation clearance times.	No Change
Objective 5.6	<u>Coastal High Hazard Areas (CHHA) - Population.</u> Direct Population concentrations away from the Coastal High Hazard Area (CHHA).	No Change
Policy 5.6.1	The Village shall direct population concentrations away from known or predicted coastal high hazard areas by not locating infrastructure beyond that which is necessary to service development potential depicted on the Future Land Use Map.	No Change
Policy 5.6.2	The Village shall not increase densities or intensities in the Coastal High Hazard Area (CHHA) beyond those depicted on the Future Land Use	No Change

	Map.	
Policy 5.6.3	Infill or redevelopment densities or intensities in the Coastal High Hazard Area (CHHA) shall not exceed those depicted in the adopted Future Land Use Map.	No Change
Objective 5.7	<u>Hurricane Evacuation and Damage Assessment.</u> Continue to Cooperate with the Miami-Dade County Office of Emergency management (OEM) to maintain or reduce predicted hurricane evacuation times and ensure adequate shelter capacity for residents during mandatory hurricane evacuation orders.	No Change
Policy 5.7.1	Provide land use and population data, as appropriate, to the Miami-Dade County Office of Emergency Management (OEM) for inclusion in the most current Comprehensive Emergency Management Plan (CEMP).	No Change
Policy 5.7.2	Deficiencies in hurricane evacuation times or facilities that arise in the future shall be analyzed, planned for, and reflected by amendments to this Comprehensive Plan after close coordination with officials for the Miami-Dade County Office of Emergency management (OEM).	No Change
Policy 5.7.3	The Village of Palmetto Bay will continue to participate in regular coordination meetings of local and regional evacuation planning professionals and maintain a liaison with the Miami-Dade County Emergency operations Center during a state of emergency to participate in the County's administration through the State of Florida emergency warning system.	No Change
Policy 5.7.4	Continue to coordinate with officials for the Miami-Dade County Office of Emergency Management (OEM) to identify "Persons with Special Needs" and inform these individuals of evacuation transportation and shelter services that may be available to them.	No Change
Policy 5.7.5	Help disseminate the public education program developed by the Miami-Dade County Office of Emergency Management (OEM) prior to the hurricane season to notify households of their need to evacuate and seek safe shelter in the event of a hurricane. The public education program will also be used to convey emergency preparedness information.	No Change

Policy 5.7.6	The Village shall coordinate with the Miami-Dade County Office of Emergency Management (OEM) to maintain an efficient and timely evacuation process in the case of a hurricane or tropical storm in accordance with Rules 9G-6 and 9G-7 of the Florida Administrative Code.	No Change
Policy 5.7.7	As deemed necessary, the Village will work with county, regional, state, and federal agencies to improve evacuation route capacities through improved design and construction of the street network, signage, and expansion of public transportation systems and services.	No Change
Policy 5.7.8	The Village will cooperate with the Miami-Dade County Office of Emergency Management (OEM) to coordinate damage assessments with assistance from other federal, state, regional, and local governmental agencies.	No Change
Objective 5.8	Post Disaster Redevelopment and Hazard Mitigation. Coordinate with the Miami-Dade County Office of Emergency Management (OEM) to develop and implement post-disaster redevelopment and hazard mitigation plans that reduce or eliminate exposure of life and property to natural hazards towards the protection of health, safety, and welfare within the Village.	No Change
Policy 5.8.1	The Village will coordinate with existing resource protection plans through appropriate regulatory procedures.	No Change
Policy 5.8.2	The Village shall enforce applicable recommendations of post disaster hazard mitigation plans required under Section 405 of the Disaster Relief Act of 1974.	No Change
Policy 5.8.3	Long-term redevelopment following a major hurricane event shall be conducted in accordance with standards maintained by the Florida Department of Natural Resources.	No Change
Policy 5.8.4	Participate in the preparation and adoption of a county-wide post disaster redevelopment plan that establishes an orderly process for reviewing private and public redevelopment proposals to restore the economic and social viability of the Village in a timely fashion.	No Change
Policy 5.8.5	As opportunities arise, eliminate unsafe conditions and inappropriate uses in the Coastal High Hazard Area (CHHA) in accordance with recommendations in the post-disaster redevelopment plan.	No Change
Policy 5.8.6	If rebuilt, structures with damage exceeding fifty percent (50%) of pre-storm market value shall be constructed to insure compliance with the most current version of the South Florida Building Code.	Eliminate the word "South"

<p>Policy 5.8.7</p>	<p>During post-disaster redevelopment, structures that suffer repeated damage to pilings, foundations, or load bearing walls shall be required to rebuild landward of their present location and/or be structurally modified to meet current building codes.</p>	<p>No Change</p>
<p>Policy 5.8.8</p>	<p>Temporary building moratoriums may be declared in the Coastal High Hazard Area (CHHA) when fifty percent (50%) or more of the homes and businesses have been destroyed in order to assess impacts and feasibility of redevelopment.</p>	<p>No Change</p>
<p>Policy 5.8.9</p>	<p>The Village of Palmetto Bay will coordinate with the State of Florida and Miami-Dade County to ensure that damaged infrastructure is replaced and/or improved concurrent with redevelopment.</p>	<p>No Change</p>
<p>Policy 5.8.10</p>	<p>The Village shall identify properties recommended for acquisition after a named storm.</p>	<p>No Change</p>

Conclusion and Recommendations

This element has several policies with recommended modifications. The following is a summary of the Coastal Management Objectives and Policies with recommended modifications.

Policy has recommended modifications to milestone dates or maintenance schedule

Objective 5.2 - Water-related Uses and Public Access

The Village shall increase the amount of shoreline devoted to water-dependent, water-related, and publicly accessible uses in Palmetto Bay by the Year 2010.

Policy has recommended modifications to content

Policy 5.2.1

The Village shall provide for more recreational access to the shoreline while assuring that activities associated with the land use minimize impact to natural areas.

Policy 5.2.2

Palmetto Bay will continue to place a high priority on the acquisition of unprotected coastal lands for use as parks and preserves that provide public access for residents and visitors alike to the shoreline.

Policy 5.2.3

The Village will place a high priority on maintaining existing water-dependent and water-related land uses for public access. Priority will be given in land planning by the Village for water-dependent land uses along the shoreline.

Conservation Element

Element Overview

The goal of the conservation element is to protect and enhance the environmental resources of Palmetto Bay to ensure continued resource availability and environmental quality through prudent management, public education, appropriate regulations and enforcement, and active partnerships with governmental and environmental entities.

Element Assessment

Objectives and Policies under each identified Goal within this element were assessed to identify the objectives and policies which had been completed, required updated milestone dates, and/or required additional action from Staff. The recommended element updates are summarized in the Element Recommendation tables.

Conservation Element		Proposed Changes
Goal 6	Protect and enhance the environmental resources of Palmetto Bay to ensure continued resource availability and environmental quality through prudent management, public education, appropriate regulations and enforcement, and active partnerships with governmental and environmental entities.	No change
Objective 6.1	Air Quality Sustain the Village's high ambient air quality and protect it from potential degradation to the maximum extent feasible.	No change
Policy 6.1.1	Coordinate with county and state agencies to ensure Federal air quality standards are not exceeded in order to maintain and improve the existing air quality.	No change
Policy 6.1.2:	Utilize standards in the Land Development Regulations (revise by September 2006) that combat erosion, the generation of excessive dust from building sites and cleared areas, and nuisance odors from industrial and business uses.	Ongoing; modify revision date
Objective 6.2	Potable Water Conservation Increase potable water conservation in order to better meet present and projected needs of all consumers and reduce demands on water service in compliance with the Water Supply Element.	Ongoing
Policy 6.2.1:	In revising the Land Development Regulations (by September 2006), comply with the policies of the South Florida Water Management District (SFWMD) to conserve the potable water supply and protect the Village from saltwater intrusion, including groundwater recharge, water-saving devices and xeriscape concepts.	Ongoing; modify revision date
Policy 6.2.2	Coordinate with Miami-Dade County WASD to encourage the creation and expansion of storage and distribution facilities for reclaimed water to institutional, commercial, and residential properties in an effort to reduce the use of potable water for irrigation purposes.	No change
Policy 6.2.3	Cooperate with local, regional, state, and federal agencies concerning the proper management of fresh water resource sin order to conserve and maintain sufficient fresh water supplies, especially during dry periods, including cooperation with the Miami-Dade Water and Sewer Department (WASD) and the South Florida Water Management District (SFWMD) for the implementation of water demand management policies and programs.	No change
Policy 6.2.4	Cooperate with emergency water conservation measures mandated by the WASD and the SFWMD.	No change

Policy 6.2.5:	On an annual basis, communicate the projected water demands for potable water, agriculture use, and industrial use to Miami-Dade WASH to ensure long term demand is reflected in WASH's water supply reports and licenses with the SFWMD and other Federal and State agencies.	Ongoing; procedural
Policy 6.2.6	All federal, state, regional and county water quality standards shall continue to be enforced in the Village of Palmetto Bay.	No change
Policy 6.2.7:	By January 2006, ensure the water conservation booklets and brochures are readily available at Village Hall and other public facilities to residents and businesses.	Completed; modify to reflect update and maintenance schedule for informational material
Policy 6.2.8:	Increase green space within the rights-of-way to support tree growth and ensure proper swale areas to capture stormwater runoff, consistent with the Street Tree Master Plan, dated June 21, 2006.	Ongoing
Objective 6.3	<u>Surface Water Quality</u> Maintain and improve the water quality of the community's water bodies based on current Florida Department Environmental Protection (FDEP), South Florida Water Management District (SFWMD), and Miami-Dade County rules and regulations.	Ongoing
Policy 6.3.1	Coordinate with the Miami-Dade County Department of Environmental Resource Management (DERM) and FDEP to conduct routine water quality tests in and adjacent to waterways for bacteriological contamination. Continue to monitor water quality parameters in the C-100 Drainage Basin and press for improvements where necessary to maintain acceptable water quality.	Department of Regulatory and Economic Resources to be revised throughout document.
Policy 6.3.2	Maintain cooperative relationships with government environmental agencies to ensure prompt response and investigation of events that may threaten the quality of water resources in and around the Village of Palmetto Bay.	No change
Policy 6.3.3	Coordinate with regional and state environmental agencies to provide educational outreach materials to enhance public awareness of surface water quality issues and best management practices to protect water quality.	No change
Policy 6.3.4:	Revise the Land Development Regulations by November 2006 to ensure that adequate stormwater management standards for pervious area, retention and detention are included from the SFWMD and Miami-Dade County DERM, and that the drainage LOS standard adopted in this Comprehensive Plan is met.	Completed; potential for removal or modification to reflect review of LDR
Objective 6.4	<u>Groundwater, Drainage, and Floodplain.</u> Protect the 100-year floodplain, groundwater aquifer recharge, and the natural drainage features within	Ongoing

	the Village.	
Policy 6.4.1:	Revise the Land Development Regulations by November 2006 to preserve and enhance the functions of natural groundwater aquifer recharge and natural drainage features, and protect water quality.	Completed; potential for removal or modification to reflect review of LDR
Policy 6.4.2	Continue to work with the Miami-Dade County Department of Environmental Resource Management (DERM) to encourage aquifer recharge and storage capacity for the Biscayne Aquifer through storm water management permitting.	The Department is no longer called DERM it is now PERA which stands for Permitting, Environment, and Regulation Affairs
Policy 6.4.3	Coordinate with the Miami-Dade County DERM to prioritize Stormwater problem areas and target capital improvement projects to mitigate them, and utilize the Village's Stormwater Master Plan to identify additional priority storm water problem areas and projects.	The Department is no longer called DERM it is now PERA which stands for Permitting, Environment, and Regulation Affairs
Policy 6.4.4:	By November 2006, adopt surface water management and flood damage prevention regulations into the Land Development Regulations by maintaining consistency with program policies of the Federal Insurance Administration.	Completed; potential for removal or modification to reflect review of LDR
Policy 6.4.5	Monitor new, cost effective programs for minimizing flood damage, including modification to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.	No change
Policy 6.4.6	Take measures to regulate development within identified flood plains by passing a flood plain ordinance and joining the National Flood Insurance Program (NFIP).	No change
Policy 6.4.7	Monitor construction activity within floodplain areas and where necessary regulate construction to reduce future flood risk.	No change
Objective 6.5	Protection of Natural Resources. Conserve and protect the remaining natural systems of the Village of Palmetto Bay, in recognition of the inherent values of these areas left in their natural state.	No change
Policy 6.5.1	Manage environmentally sensitive natural systems in the Village, including, but not limited to, water resources, wetlands, and native habitats of flora and fauna through prudent land use planning and land development regulations.	No change

Policy 6.5.2	Continue to coordinate with the SFWMD, the South Florida Regional Planning Council, Miami-Dade County, state agencies, and other agencies concerned with managing natural resources to protect the values and functions of these systems.	No change
Policy 6.5.3	Continue to work with Miami-Dade County to implement the Environmentally Endangered Lands (EEL) Program to secure additional land within the Village for conservation land use and to protect those lands within the Village already acquired through the EEL program.	No change
Policy 6.5.4	Increase public awareness of critical wildlife areas and natural preserves by distribution g public education materials, allowing appropriate access, and reporting violations of the rules and regulations to the appropriate agencies.	No change
Policy 6.5.5	Trees should be planted along residential streets, in parking lots requiring landscaping, and in other pervious areas as the opportunity arises and in accordance with the Village's Street Tree Master Plan. Trees should be retained whenever possible and maintained using Best Management Practices as appropriate for each tree type.	No change
Policy 6.5.6	Landscape plans should take into consideration the potential impact of mature vegetation on significant views so that the future removal of view blacking trees will not be necessary.	No change
Policy 6.5.7	Study opportunities to provide landscape pockets with automatic irrigation systems along arterial streets that do not currently have landscaping to soften the visual effect of the block wall.	No change
Policy 6.5.8	Existing mature vegetation and distinctive trees should be retained and protected in developments that homes are shaded from direct sunlight, which then reduces the energy demand from air conditioning units and other appliances. This also contributes to a reduction in the area's carbon footprint since less energy is used to keep the houses cool in the development.	No change
Objective 6.6	<u>Wetland Protection</u> Ensure identified wetlands under county, regional, state or federal jurisdictions are protected from un lawful, intrusive actions that could result in environmental damage or degradation.	No change

<p>Policy 6.6.1</p>	<p>Wetlands that are to be protected will be identified based on the type of the wetland, function, size, conditions/location, and overall resource value. These wetlands shall be used for purposes that are compatible with their natural values and functions, and land development regulations shall be adopted to provide these areas with the maximum feasible protection, by using such tools as compensatory wetland mitigation and dedication of conservation easements for preserving open space. All development with the potential to impact wetland areas shall be consistent with South Florida Water Management District regulations. Activities in wetland areas may be permitted provided all applicable federal, State, regional, and local external environmental agency permits have been obtained and one of the following standards is satisfied.</p> <ol style="list-style-type: none"> 1. Such an activity is necessary to prevent or eliminate a public hazard; 2. Such an activity would provide direct public benefit, which would exceed those lost as a result of the modification; 3. Such an activity is proposed for habitats in which the functions and values currently provided are significantly less than those typically associated with such habitats and cannot be reasonably restored; 4. Because of the unique geometry of the site, it is the unavoidable consequence of development for uses that are appropriate given site characteristics. 	<p>No change</p>
<p>Policy 6.6.2</p>	<p>Protect identified wetland areas within the Village of Palmetto Bay by designating those areas, so defined, as "environmentally protected parks" or "environmental protection" on the Future Land Use Map, where feasible.</p>	<p>No change</p>
<p>Policy 6.6.3</p>	<p>Protect and conserve remaining coastal wetlands, living marine resources, and wildlife habitats as evident within the coastal area of Palmetto Bay through the policies outline in this element and in the Coastal Element.</p>	<p>No change</p>
<p>Objective 6.7</p>	<p>Protection of Plants and Wildlife Continue to ensure that wildlife and plant species listed as endangered, threatened or of special concern that inhabit the environments in Palmetto Bay are protected and enhanced where possible.</p>	<p>No change</p>
<p>Policy 6.7.1</p>	<p>Cooperate with local, regional, state, and federal agencies in protecting wildlife and plant species listed as endangered, threatened, rare, or of special concern, and support their efforts to protect and conserve the habitats in which they reside.</p>	<p>No change</p>

Policy 6.7.2	The Land Development Regulations (revise by November 2006) shall protect wildlife and vegetative habitats that are endangered, threatened, or species of special concern. The Village shall further protect these habitats by promoting public acquisition and the dedication of conservation easements or reservations.	Not Completed; need to revise date
Policy 6.7.3	Development plans shall be conditioned to require that all required local, state, and federal permits pertaining to listed flora and fauna species be obtained and filed with the Village, prior to clearing and building on the site.	No change
Policy 6.7.4	Increase public appreciation and awareness of native wildlife and plant habitats in and around the community through newspaper articles, brochures, presentations, workshops, and other means of education, and how residents can help enhance those habitats.	No change
Policy 6.7.5	Native trees shall be preserved during development or redevelopment wherever possible, and if any native tree must be removed, at least two (2) native trees shall be planted to replace the removed tree.	No change
Policy 6.7.6	Existing mature vegetation and distinctive trees should be retained and protected in developments.	No change
Policy 6.7.8	Landscape plans should take into consideration the potential impact of mature vegetation on significant views so that future removal of view blocking trees will not be necessary.	No change
Policy 6.7.9	Trees should be planted along residential streets, in parking lots requiring landscaping, and in other pervious areas as the opportunity arises and in accordance with the Village's Street Tree Master Plan. Trees should be retained whenever possible and maintained using Best Management Practices as appropriate for each tree type.	No change
Policy 6.7.10	Become a Tree City USA participant and provide additional street tree placement in conjunction with supporting Tree City USA program.	No change
Objective 6.8	<u>Minerals and Soil</u> Conserve and protect minerals and soils in the Village of Palmetto Bay	No change
Policy 6.8.1:	By September 2006, revise the Land Development Regulations to prohibit mining of minerals except as incidental to the development of land for residential or nonresidential purposes.	Not Completed; need to revise date
Policy 6.8.2:	Drainage regulations shall be incorporated into the Land Development Regulations and continue to be enforced to preserve soils.	No change

Objective 6.9	<u>Hazardous Materials and Recycling</u> Help ensure that hazardous materials are properly disposed of and recycling is encouraged.	Ongoing
Policy 6.9.1	Cooperate with Miami-Dade Department of Solid Waste Management to assure that any hazardous wastes generated within the Village are properly managed to protect the environment.	No change
Policy 6.9.2	Adopt and enforce land development regulations that incorporate development restrictions of uses and management of hazardous materials.	Completed; potential for removal or modification to reflect review of LDR
Policy 6.9.3:	Encourage residents and businesses to recycle solid waste to the maximum extent possible.	No change
Objective 6.10	<u>Archeological and Historic Resources</u> Ensure future land development activities incorporate appropriate measures to prevent damage to archeologically and historically significant resources in the Village of Palmetto Bay to the maximum extent feasible.	Ongoing
Policy 6.10.1	Coordinate with the state and federal government in developing programs for identifying, preserving, and enhancing sites of historical and archeological significance.	No change
Policy 6.10.2	Development activities shall include precautions necessary to prevent adverse impacts to historic or archeological sites of significance.	No change
Policy 6.10.3	Work with all appropriate agencies to preserve any archeological and historically significant sites identified within the Village.	No change
Policy 6.10.4:	By September 2006, adopt regulations into the Land Development Code (LDC) that preserve identified historically significant resources to the maximum extent feasible, and legally permitted.	Completed; potential for removal or modification to reflect review of LDR
Objective 6.11	<u>Conservation Expansion</u> Continually seek public acquisition of additional areas for nature preserves and passive open spaces to expand the opportunities for conservation and increase public appreciation of natural habitats within the community.	No change
Policy 6.11.1	Pursue all available grant opportunities for preservation of natural areas.	No change
Policy 6.11.2	Participate with other entities involved in the improvement and preservation of Village ecosystems.	No change
Policy 6.11.3	Participate in the Tree City USA program and support the maintenance and continued installation of street trees within public rights-of-way.	No change

Conclusion and Recommendations

This element has several policies with recommended modifications. The following is a summary of the Future Land Use Objectives and Policies with recommended modifications.

Policy has recommended modifications to milestone dates or maintenance schedule

Policy 6.1.2

Utilize standards in the Land Development Regulations (revise by September 2006) that combat erosion, the generation of excessive dust from building sites and cleared areas, and nuisance odors from industrial and business uses.

Policy 6.2.1

In revising the Land Development Regulations (by September 2006), comply with the policies of the South Florida Water Management District (SFWMD) to conserve the potable water supply and protect the Village from saltwater intrusion, including groundwater recharge, water-saving devices and xeriscape concepts.

Policy 6.2.7

By January 2006, ensure the water conservation booklets and brochures are readily available at Village Hall and other public facilities to residents and businesses.

Policy 6.7.2

The Land Development Regulations (revise by November 2006) shall protect wildlife and vegetative habitats that are endangered, threatened, or species of special concern. The Village shall further protect these habitats by promoting public acquisition and the dedication of conservation easements or reservations.

Policy 6.8.1

By September 2006, revise the Land Development Regulations to prohibit mining of minerals except as incidental to the development of land for residential or nonresidential purposes.

Policy has recommended modifications to content

Policy 6.3.4

Revise the Land Development Regulations by November 2006 to ensure that adequate stormwater management standards for pervious area, retention and detention are included from the SFWMD and Miami-Dade Count DERM, and that the drainage LOS standard adopted in this Comprehensive Plan is met.

Policy 6.4.1

Revise the Land Development Regulations by November 2006 to preserve and enhance the functions of natural groundwater aquifer recharge and natural drainage features, and protect water quality.

Policy 6.4.4

By November 2006, adopt surface water management and flood damage prevention regulations into the Land Development Regulations by maintaining consistency with program policies of the Federal Insurance Administration.

Policy 6.9.2

Adopt and enforce land development regulations that incorporate development restrictions of uses and management of hazardous materials.

Policy 6.10.4

By September 2006, adopt regulations into the Land Development Code (LDC) that preserve identified historically significant resources to the maximum extent feasible, and legally permitted.

Recreation and Open Space Element

Element Overview

The goal of the recreation and open space element is to provide a balanced, multi-purpose system of excellent parks, greenways, and trails that meet and exceed the needs of Palmetto Bay's residents, businesses, and visitors.

Element Assessment

The primary goal of the element provides the basis for four objectives and supporting policies related to recreation and open space within the Village. Objectives and Policies under the identified Goal within this element were assessed to identify the objectives and policies which had been completed, required updated milestone dates, and/or required additional action from Staff. The recommended element updates are summarized in the Element Recommendation tables.

Recreation and Open Space Element		Proposed Changes
Goal 7:	Provide a balanced, multi-purpose system of excellent parks, greenways, and trails that meet and exceed the needs of Palmetto Bay's residents, Businesses, and Visitors.	Ongoing
Objective 7.1:	Parks and Recreational System Needs Maintain and enhance Village parks and open space lands and facilities consistent with the adopted level-of-service (LOS) standard.	Ongoing
Policy 7.1.1:	Maintain and update yearly, a 5-Year Village Capital Improvement Program (CIP) with a parks and recreation component. Prior to preparation of the annual capital budget each year, review the parks portion of the CIP and incorporate new recreation sites, facilities, improvements, repairs, and general preventive maintenance into the budget request. The Parks CIP shall be based on data, standards, and policies contained in this Comprehensive Plan and the Parks Master Plan adopted by the Village in 2004.	Ongoing
Policy 7.1.2:	Through the maintenance and expansion of existing park facilities and the acquisition and/or development of new parks and open space, achieve a Level of Service (LOS) Standard of 5.2 acres of developed park area per 1,000 residents by 2009, and an LOS of 5.0 acres by 2025.	Ongoing
Policy 7.1.3:	Maintain a balance of active parks, passive parks, and natural areas to meet the needs and expectations of Village residents, and seek opportunities to increase the number of pocket parks and other urban open spaces distributed throughout the Village.	Add word "future" between "seek" and "opportunities" as there is no present funding for such activities.
Policy 7.1.4:	Ensure recreational facilities are well-managed, and well-maintained, and that quality recreation programs are available to all residents. This shall be partially achieved by keeping an up-to-date inventory of park facilities and sites, and surveying the park and recreational needs of Village residents on a regular basis.	No change
Policy 7.1.5:	All plans for development or redevelopment of parkland resources shall incorporate creative concepts of urban design and landscape with unique natural features of the site. The design shall provide a circulation system to minimize conflict between pedestrians and vehicles, and adequate landscape and screening to protect the integrity of established residential areas and enhance community appearance.	No change

Policy 7.1.6:	Continue to coordinate with county, state, and federal agencies and landowners to protect and enhance the natural areas and environmentally sensitive lands (especially Biscayne National Park and Charles Deering Estate) within the Village.	No change
Policy 7.1.7:	By January 2008, plan and commit funding for the development of Ludovici Park, property located at 17301 Old Cutler Road, and the undeveloped portion of Perrine Park. The Palmetto Bay Neighborhood Park, also known as Publix Park, is covered by a restrictive covenant running with the land to be used in perpetuity as open green space. The Village has decided not to acquire the property.	Completed; Yes to Ludovici Park and Palmetto Bay Park, but not Publix Park which should be deleted as it was removed from the Parks Master Plan. Procedural change to remove Publix Park reference.
Policy 7.1.8:	By January 2010, complete a Village Greenway Master Plan that considers the potential of existing canal rights-of-way and power line easements to support a greenway network and linear park system for pedestrians and bicyclists to connect residents of Palmetto Bay with local recreation and open space amenities, schools, and commercial destinations.	Completed; can be removed
Policy 7.1.9:	By January 2007, coordinate with the Miami-Dade County MPO to upgrade the multiuse trail along the east side of Old Cutler Road (i.e. "Old Cutler Trail") within the municipal boundaries to become a viable link within the trail network planned between downtown Miami and points south.	Ongoing
Policy 7.1.10:	Ensure than ample parks and open space is a key component in the development of the Palmetto Bay Village Center and the Franjo Road/US 1 Commercial Area mixed-use areas.	No change
Policy 7.1.11:	By 2011, update the landscaping within all Village parks to provide additional tree canopy, and provide support for the indigenous flora and fauna, while adhering to the intent of the Village's Street Tree Master Plan, dated June 21, 2006, including by providing drought resistant, indigenous trees in the parks.	Ongoing
Policy 7.1.12:	By 2009, update the Future Land Use Map as it relates to the protected Pineland Hammock within Coral Reef Park to reflect that five (5) acre area as Environmentally Protected Park land to ensure the protection of the native flora and fauna contained therein.	Completed; can be removed
Objective 7.2	Park Accessibility Make public recreational facilities highly accessible to automobiles, bicycles, and pedestrians whenever feasible.	Ongoing

Policy 7.2.1:	As future roadway improvements are analyzed and designed, provide for non-motorized transportation needs using FDOT design standards for bicycle facilities.	No change
Policy 7.2.2:	Public parks and facilities shall be designed and constructed compatible with the character and quality of onsite natural resources.	No change
Policy 7.2.3	In planning and designing park entrances, buildings, circulation, and facilities, good access for the elderly and physically-handicapped persons shall be provided, consistent with Americans with Disabilities Act (ADA) requirements.	No change
Policy 7.2.4:	By January 2006, develop a schedule for providing parking spaces and bicycle racks at recreation sites where they are now lacking or inadequate.	Completed; Parking and bike racks at all parks; ongoing/procedural
Objective 7.3:	<u>Coordination with Other Agencies</u> Coordinate planning for recreational improvements with each level of government, including Miami-Dade County School Board, Miami-Dade County, and the private sector in order to promote enhanced recreational opportunities, including environmental educational activities, in a cost-effective manner.	Ongoing
Policy 7.3.1:	Continue to coordinate with Miami-Dade County to ensure that sufficient parkland is provided in the areas adjacent to the Village to reduce non-resident burdens upon Village activities.	No change
Policy 7.3.2:	By June 2006, finalize coordination with Miami-Dade County on plans to develop a potential park site on all surplus designated lands that are located within the Village.	Leave options open, extend dates
Policy 7.3.3:	By January 2007, coordinate with and actively participate in Miami-Dade County's regional greenways system.	Ongoing, extend dates
Policy 7.3.4:	Work with civic and non-profit groups to provide recreation programs, such as baseball, soccer, and softball, for residents within public parks.	No change
Policy 7.3.5:	Maximize grant funding for all future Village parks and recreation projects.	No change
Policy 7.3.6:	Use park and recreation resources for year-round environmental education as well as other adaptive educational programs for all age groups.	Ongoing
Objective 7.4:	<u>Park Land Acquisition</u> Acquire land necessary for maintaining and enhancing the parks and recreation level-of-service (LOS) standards, strategically located in order to maximize accessibility to residents served.	There is no funding for such activities. As such "Continue to explore opportunities to..)

Policy 7.4.1:	Development of the acquired sites shall be consistent with specific plans designed to: (1) achieve cost efficiency; (2) fulfill the spatial and functional needs of the intended uses; (3) enhance the appearance of the Village; and (4) establish highly visible Village focal points which reinforce a sense of community.	No change
Policy 7.4.2:	By January 2006, investigate vacant property that could be suitable for future parks and/or linear open spaces.	Leave options open, extend dates
Policy 7.4.3:	By July 2007, investigate the possibility of acquiring the 0.25-acre site at SW 87th Avenue and SW 163rd Terrace on the north side of the C-100 Canal from the Florida Department of Transportation (FDOT) as a potential pocket park.	Leave options open, extend dates
Policy 7.4.4:	By January 2007, investigate the possibility of acquiring the 1.40-acre site located on the northeast corner of SW 160th Street and SW 89th Avenue from the Miami-Dade County Water and Sewer Department (WASD) as a potential pocket park.	Leave options open, extend dates

Conclusion and Recommendations

Recreational opportunities will be the foundation for future economic redevelopment and tourism opportunities within the Village of Palmetto Bay. This element of the Comprehensive Plan should reflect the importance of the Village's recreational areas to the Village's future. This element has several policies with recommended modifications. The following is a summary of the Future Land Use Objectives and Policies with recommended modifications.

Policy has been completed or is obsolete and is recommended for removal

Policy 7.1.8

By January 2010, complete a Village Greenway Master Plan that considers the potential of existing canal rights-of-way and power line easements to support a greenway network and linear park system for pedestrians and bicyclists to connect residents of Palmetto Bay with local recreation and open space amenities, schools, and commercial destinations.

Policy 7.1.12

By 2009, update the Future Land Use Map as it relates to the protected Pineland Hammock within Coral Reef Park to reflect that five (5) acre area as Environmentally Protected Park land to ensure the protection of the native flora and fauna contained therein.

Policy has recommended modifications to milestone dates or maintenance schedule

Policy 7.1.9

By January 2007, coordinate with the Miami-Dade County MPO to upgrade the multiuse trail along the east side of Old Cutler Road (i.e. "Old Cutler Trail") within the municipal boundaries to become a viable link within the trail network planned between downtown Miami and points south.

Policy 7.1.11

By 2011, update the landscaping within all Village parks to provide additional tree canopy, and provide support for the indigenous flora and fauna, while adhering to the intent of the Village's Street Tree Master Plan, dated June 21, 2006, including by providing drought resistant, indigenous trees in the parks.

Policy 7.2.4

By January 2006, develop a schedule for providing parking spaces and bicycle racks at recreation sites where they are now lacking or inadequate.

Policy 7.3.2

By June 2006, finalize coordination with Miami-Dade County on plans to develop a potential park site on all surplus designated lands that are located within the Village.

Policy 7.3.3

By January 2007, coordinate with and actively participate in Miami-Dade County's regional greenways system.

Policy 7.4.2

By January 2006, investigate vacant property that could be suitable for future parks and/or linear open spaces.

Policy 7.4.3

By July 2007, investigate the possibility of acquiring the 0.25-acre site at SW 87th Avenue and SW 163rd Terrace on the north side of the C-100 Canal from the Florida Department of Transportation (FDOT) as a potential pocket park.

Policy 7.4.4

By January 2007, investigate the possibility of acquiring the 1.40-acre site located on the northeast corner of SW 160th Street and SW 89th Avenue from the Miami-Dade County Water and Sewer Department (WASD) as a potential pocket park.

Policy has recommended modifications to content

Policy 7.1.7

By January 2008, plan and commit funding for the development of Ludovici Park, property located at 17301 Old Culler Road, and the undeveloped portion of Perrine Park. The Palmetto Bay Neighborhood Park, also known as Publix Park, is covered by a restrictive covenant running with the land to be used in perpetuity as open green space. The Village has decided not to acquire the property. *Note: see comments Policy 7.1.7 in the matrix above.*

Intergovernmental Coordination Element

Element Overview

The purpose of the intergovernmental coordination element is to establish and improve intergovernmental relationships with public, quasi-public, private, and nonprofit entities involved in planning and development activities, resource protection and allocation, and utility and infrastructure provision, including coordination of plans and programs affecting the village of palmetto bay and its neighboring communities.

Element Assessment

The goal of this element provides the basis for three objectives and supporting policies related to intergovernmental coordination within the Village. Objectives and Policies under the identified Goal within this element were assessed to identify the objectives and policies which had been completed, required updated milestone dates, and/or required additional action from Staff. The recommended element updates are summarized in the Element Recommendation tables.

Intergovernmental Coordination Element		Proposed Changes
Goal 8:	Establish and improve intergovernmental relationships with public, quasi-public, private and non-profit entities involved in planning and development activities. Resource protection and allocation, and utility and infrastructure provision, including coordination of plans and programs affecting the Village of Palmetto Bay and its neighboring communities.	Ongoing
Objective 8.1	<u>Non-Transportation Coordination Activities and Participation</u> Maintain and greatly enhance, where possible, intergovernmental coordination initiatives and activities with governmental agencies, quasi-public companies, local service providers and non-profits, such as Miami-Dade County, South Florida Water Management District, and Miami-Dade County School Board, to maximize the capital improvement, service and financial benefits from those entities to the residents and businesses of Palmetto Bay.	Ongoing
Policy 8.1.1	Ensure that an active and effective program of monitoring and communication with area communities, federal, state, regional, county, and other local governments and agencies is developed and maintained.	No change
Policy 8.1.2	Participate in federal, state, regional, and county workshops, meetings, and public hearings relating to topics affecting the Village of Palmetto Bay and its environs, including but not limited to water supply.	No change
Policy 8.1.3	Special coordination emphasis shall be placed on maintaining effective lines of communication with county, regional, and state agencies charged with setting levels-of-service and/or permitting requirements, and initiating maintenance and capital improvement projects for public facilities and water supply located in and around the Village of Palmetto Bay.	No change
Policy 8.1.4	The Village Manager and his designee shall disseminate information on proposed comprehensive plan and/or land development regulation amendments by the Village, neighboring cities, Miami-Dade County, and other governmental agencies which will have potentially significant impacts.	No change

<p>Policy 8.1.5</p>	<p>The Village Manager and his designee shall prepare and review the annual level-of-service monitoring report specified in the adopted concurrency management system in order to provide the affected service providers and other entities with information to evaluate and coordinate level-of-service standards, including but not limited to water supply.</p>	<p>No change</p>
<p>Policy 8.1.6</p>	<p>In situations where other public or private entities are providing a public facility or service within the Village of Palmetto Bay for roads, water, sewer, drainage, parks, solid waste or public educational facilities, to Village will coordinate its adopted level-of-service standard with such service provider within the parameters allowed by the Capital Improvements Element of this plan. The Village shall further coordinate with all other parties to the "Amended and Restated Interlocal Agreement for Public School Facility Planning" to establish level-of-service standards (including interim LOS standards) for public school facilities and any amendments affecting public school concurrency.</p>	<p>No change</p>
<p>Policy 8.1.7:</p>	<p>The Village's Comprehensive Plan will be consistent, where feasible, with the State of Florida Comprehensive Plan, the South Florida Strategic Regional Policy Plan, the Miami-Dade County Comprehensive Development Master Plan, the Comprehensive Plans of adjacent governments, and applicable regional water supply plan(s).</p>	<p>Ongoing, procedural</p>
<p>Policy 8.1.8</p>	<p>Effectively coordinate with South Florida Regional Planning Council on socioeconomic data projections, comprehensive plan amendments, affordable housing, and other regional issues.</p>	<p>No change</p>

<p>Policy 8.1.9</p>	<p>The Village of Palmetto Bay , other cities, Miami-Dade County, and Miami-Dade County Public Schools shall follow the procedures established in the adopted "Amended and Restated Interlocal Agreement for Public School Facilities Planning in Miami-Dade County" for coordination and collaborative planning and decision making of land uses , public school facilities, siting, decision making on population protections, location and extension of public facilities subject to concurrency, and siting of facilities with countywide significance. The agreement shall continue to address and expand upon the following issues:</p> <ul style="list-style-type: none"> - Joint meetings on a semi-annual basis between the Village and the School Board to discuss issues and formulate recommendations regarding public education in the School District; - Student enrollment and population projections; - Coordination and sharing of information; - Periodic review of Educational Facilities Impact Fee Ordinance to ensure that the full eligible capital costs associated with the development of public school capacity are identified when updating the impact fee structure; - Annual reporting by the Village to the School Board of growth and development trends in the Village; - Traffic circulation in and around school sites; - Supporting infrastructure; - Public education facilities site plan review; - Local Planning Agency, Comprehensive Plan amendments, rezoning's, and development approvals; - Collocation and shared use; - Dispute resolution; - Oversight process; and - School site selection, significant renovations, and potential school closures. 	<p>No change</p>
<p>Policy 8.1.10</p>	<p>Continue to coordinate with the Miami-Dade County Department of Environmental Resource Management and the South Florida Water Management District on surface water quality monitoring and water quality in Biscayne Bay.</p>	<p>Department of Regulatory and Economic Resources to be revised throughout document.</p>

<p>Policy 8.1.11</p>	<p>Continue to coordinate with the US Department of Environmental Protection, US Army Corps of Engineers, South Florida Water Management District, and Miami-Dade County Department of Environmental Resource Management to ensure that all regulatory programs administered through each of these agencies is integrated, as applicable, into the Village of Palmetto Bay Land Development Code.</p>	<p>Department of Regulatory and Economic Resources to be revised throughout document.</p>
<p>Policy 8.1.12:</p>	<p>Continue to cooperate with the Miami-Dade County Department of Emergency Management to maintain or reduce predicted hurricane evacuation times and ensure adequate shelter capacity for residents during mandatory hurricane evacuation orders by:</p> <ul style="list-style-type: none"> - Providing land use and population data for inclusion in the Comprehensive Emergency Management Plan (CEMP); - Participating in regular coordination meeting of local and regional evacuation planning professionals; - Maintaining a liaison with the Miami-Dade County Emergency Operation Center during a state of emergency; and - Coordinating development and implementation of post-disaster redevelopment and hazard mitigation plans. 	<p>No change</p>
<p>Policy 8.1.13</p>	<p>Coordinate with the USDA Horticulture Research Station and Florida Power and Light (FPL) regarding future plans for their properties or changes in their operations.</p>	<p>No change</p>
<p>Policy 8.1.14</p>	<p>Provide effective coordination with appropriate agencies through interlocal agreement, joint planning and service agreements, special legislation or joint meetings or work groups when needed to further intergovernmental coordination.</p>	<p>No change</p>
<p>Policy 8.1.15</p>	<p>Utilize the conflict resolution procedures established by the South Florida Regional Planning Council, the dispute resolution process as established by F.S. 186.509, and/or Miami-Dade County conflict resolution forums, where appropriate, to bring closure in a timely manner to intergovernmental disputes.</p>	<p>No change</p>

<p>Policy 8.1.16:</p>	<p>Pursue resolution of development and growth management issues with impacts transcending the Village's political jurisdiction. Issues of regional and state significance shall be coordinated with the South Florida regional Planning Council, the South Florida Water Management District, and/or state agencies having jurisdictional authority. Issues to be pursued include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Impacts of development proposed in the Comprehensive Plan on Miami-Dade County, adjacent cities, , the region, and the state. 2. Land development activities adjacent to the Village's corporate limits within Miami-Dade County or nearby cities. 3. Research regulatory framework and implementation of affordable housing programs. 4. Village land development activities adjacent to the unincorporated area of the county, or nearby cities. 5. Potential annexation issues. 6. Area-wide drainage and stormwater management master plan, proposed improvements, and implementing programs. 7. Solid waste disposal, including development of new landfill facilities, recycling resources, and other improvements. 8. Level-of-service standards for infrastructure system impacting the Village and adjacent areas. 9. Conservation of natural and historic areas. 10. Emergency management and evacuation planning and procedures. 11. Village water supply needs based upon the Miami-Dade County Water Supply Plan and the South Florida Water Management District Regional Water Supply Plan. 	<p>No change</p>
<p>Policy 8.1.17:</p>	<p>By 2008, complete an evaluation of informal and formal coordination mechanisms between the Village, other units of local, regional, state, and federal government, and any private entity which provides an essential public service that affects level-of-service and/or land use planning in the Village. Improve any deficient mechanisms by 2010.</p>	<p>Ongoing, procedural; update milestone dates</p>
<p>Policy 8.1.18:</p>	<p>Coordinate with Miami-Dade County and the Florida Department of Transportation to plant trees on County and/or State owned medians or rights-of-way, as proposed in the Village's Street Tree Master Plan dated June 21, 2006.</p>	<p>Ongoing, procedural</p>

<p>Objective 8.2</p>	<p>Transportation and Transit Coordination Needs Coordinate effectively with governmental agencies providing all types of transportation facilities and services to Palmetto bay to ensure the Village receives its fair share of funding and improvements.</p>	<p>Ongoing</p>
<p>Policy 8.2.1</p>	<p>Work with officials at the FDOT, Miami-Dade County MPO, and Miami-Dade County to promote the inclusion of projects in their plans, programs, and development regulations that adequately provide future capacity for moving people safely and efficiently through the Palmetto Bay.</p>	<p>No change</p>
<p>Policy 8.2.2</p>	<p>Solicit the expenditure of County Road Impact Fees on facilities that best benefit the Villages of Palmetto Bay through participation in the Miami-Dade County MPO's policy and technical coordinating committees.</p>	<p>No change</p>
<p>Policy 8.2.3</p>	<p>Coordinate with officials at Miami-Dade Transit, the Miami-Dade MPO, and FDOT to ensure that safe, continuous pedestrian and bicycle linkages are within all future projects within one-quarter (1/4) mile of transit stops located within the Village to connect residents and visitors with public transit for completing higher order trips.</p>	<p>No change</p>
<p>Policy 8.2.4:</p>	<p>By January 2006, designate a single staff person as a "transportation liaison" to improve coordination with the Florida Department of Transportation, Miami-Dade County Metropolitan Planning Organization (MPO), Miami-Dade Public Works Department, and Citizens Independent Transportation Trust (CITT) of the Peoples Transportation Plan (PTP). Among other duties, this staff person will be responsible for informing the Village Council of important transportation issues or decisions made at the county or state level that impact the Village, submit an annual transportation plan to the CITT for disbursement of PTP funds, oversee transportation plans, programs, and projects implemented within the Village, and represent the Village at various MPO meetings.</p>	<p>Completed; can be removed</p>
<p>Policy 8.2.5</p>	<p>Coordinate with the Miami-Dade County MPO concerning their US 1 Grade Separation Study currently underway for the entire county to understand the impacts for grade separation for east-west travel within the Village and its impacts to the character of Palmetto Bay.</p>	<p>No change</p>

Policy 8.2.6:	By January 2007, coordinate with the Florida Department of Transportation to target pedestrian improvements for intersections along US 1 including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, better lighting for nighttime use, and improved "count down" pedestrian signals.	In process, construction of all intersections along US-1 within the boundary of the Village are scheduled for completion in 2014
Policy 8.2.7	Coordinate with the Miami-Dade County MPO to upgrade the multiuse trail along the east side of Old Cutler Road (i.e. "Old Cutler Trail") within municipal boundaries to become a viable link within the trail network planned between downtown Miami and points south.	Completed; ongoing upgrades implemented as needed
Policy 8.2.8	Work with Miami-Dade Transit and the Office of Public Transportation Management to improve transit service within the Village and make public transit a more viable alternative to automobile travel, and increase the number of MDT bus routes operating within the village that participate in the Agency's Bike and Ride Program.	No change
Policy 8.2.9	The Village Manager shall direct the transportation liaison established within this Element to meet with the Miami-Dade Office of Emergency Management at least every twelve months to coordinate on evacuation plans and related issues and report back to the Manager.	No change
Policy 8.2.10:	By January 2007, coordinate with the Florida Department of Transportation to implement a master landscape plan for the US1 transportation corridor within municipal boundaries to further reinforce the character of Palmetto Bay through urban design.	Ongoing - Expected completion date 2012/13
Policy 8.2.11	Participate in pedestrian and bicycle planning programs of the Miami-Dade County MPO and District IV of the FDOT.	No change
Policy 8.2.12:	By January 2007, coordinate with Miami-Dade County to determine the feasibility for widening SW 184th Street from two lanes to five lanes with bicycle lanes and sidewalks to enhance access to the Florida Turnpike and relieve pressure on the already over-capacity section of Old Cutler Road within municipal boundaries. Furthermore, emphasis for improvements to this corridor should also consider a streetscape master plan for the corridor with common signage, landscaping, street lighting, and pavement treatments that help reinforce this street as a gateway into Palmetto Bay.	Policy should be modified to remove reference to widening of SW 184 th St.

<p>Policy 8.2.13:</p>	<p>Continue to coordinate with Miami-Dade County and the Miami-Dade County Metropolitan Planning Organization (MPO) to support redevelopment of the portion of southwest Palmetto Bay located along the South Dade Bus way as a transit oriented center. The extents of the transit oriented center are illustrated as "Neighborhood Mixed-Use" and "Mixed-Use Corridor" land use categories on the Future Land Use Map and further described in the Final Southwest Palmetto Bay Charente Report adopted by the Village Council in October 2004.</p>	<p>Completed; ongoing</p>
<p>Policy 8.2.14:</p>	<p>Support efforts by Miami-Dade Transit to consider improvements to the existing transit system including, but not limited to, increased routes, frequency of service, and accuracy of scheduling.</p>	<p>No change</p>
<p>Policy 8.2.15:</p>	<p>Coordinate with members of Miami-Dade Transit and the Citizens' Independent Transportation Trust to implement public transportation improvements, including but not limited to public transit, as identified in the <i>Peoples Transportation Plan</i>. Funding for these improvements will come from the half-cent sales tax referendum approved by Miami-Dade County voters in 2002.</p>	<p>Done; Route enhancements ongoing; Village Transit program implemented in 2006</p>
<p>Objective 8.3:</p>	<p><u>Communicate Village Plans to Affected Outside Entities</u> Village of Palmetto Bay's plans and programs proposed in the Comprehensive Plan or through other approved policy documents that impact adjacent communities, Miami-Dade County, the region and the State shall be fully communicated and considered through effective coordination mechanisms.</p>	<p>Ongoing</p>
<p>Policy 8.3.1:</p>	<p>Review of proposed development within the Village of Palmetto Bay shall include findings, where appropriate, indicating any significant impacts on adjacent communities, including unincorporated Miami-Dade County, and their comprehensive plans. Special attention will be given to proposed development on the Village borders.</p>	<p>No change</p>
<p>Policy 8.3.2</p>	<p>Identify, develop, and pursue areas where intergovernmental land use planning and level-of-service agreements are needed between the Village and adjacent or affected governments.</p>	<p>No change</p>
<p>Policy 8.3.3:</p>	<p>By July 2006, provisions shall be made for review and comment on the Village of Palmetto Bay's land use plans by neighboring jurisdictions and facility planning for water, sewer, roads, and any other public facilities that may have an impact on other entities or cause inconsistencies</p>	<p>Ongoing; procedural. Date needs to be updated</p>

	between comprehensive plans.	
Policy 8.3.4:	Continue to participate in cooperative planning programs with other governmental agencies.	No change
Policy 8.3.5:	When proposed annexation areas are considered, coordinate with all potential-impacted unincorporated communities, adjacent municipalities, and Miami-Dade County.	No change
Policy 8.3.6:	Coordinate with Miami-Dade County and the Florida Department of Transportation to plant trees on County and/or State owned medians or rights-of-way, as proposed in the Village's Street Tree Master Plan dated June 21, 2006.	Ongoing; procedural

Conclusion and Recommendations

Intergovernmental coordination will be necessary for the Village to successfully implement infrastructure improvements, track transportation changes, and complete a Public Schools Facility Element. These items should be referenced within the Comprehensive Plan. This element has several policies with recommended modifications. The following is a summary of the Future Land Use Objectives and Policies with recommended modifications.

Policy has been completed or is obsolete and is recommended for removal

Policy 8.2.4

By January 2006, designate a single staff person as a "transportation liaison" to improve coordination with the Florida Department of Transportation, Miami-Dade County Metropolitan Planning Organization (MPO), Miami-Dade Public Works Department, and Citizens Independent Transportation Trust (CITT) of the Peoples Transportation Plan (PTP). Among other duties, this staff person will be responsible for informing the Village Council of important transportation issues or decisions made at the county or state level that impact the Village, submit an annual transportation plan to the CITT for disbursement of PTP funds, oversee transportation plans, programs, and projects implemented within the Village, and represent the Village at various MPO meetings.

Policy has recommended modifications to milestone dates, roadway reference or maintenance schedule

Policy 8.1.17

By 2008, complete an evaluation of informal and formal coordination mechanisms between the Village, other units of local, regional, state, and federal government, and any private entity which provides an essential public service that affects level-of-service and/or land use planning in the Village. Improve any deficient mechanisms by 2010.

Policy 8.2.6

By January 2007, coordinate with the Florida Department of Transportation to target pedestrian improvements for intersections along US 1 including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, better lighting for nighttime use, and improved "count down" pedestrian signals.

Policy 8.2.10

By January 2007, coordinate with the Florida Department of Transportation to implement a master landscape plan for the US 1 transportation corridor within municipal boundaries to further reinforce the character of Palmetto Bay through urban design.

Policy 8.2.12

By January 2007, coordinate with Miami-Dade County to determine the feasibility for widening SW 184th Street from two lanes to five lanes with bicycle lanes and sidewalks to enhance access to the Florida Turnpike and relieve pressure on the already over-capacity section of Old Cutler Road within municipal boundaries. Furthermore, emphasis for improvements to this corridor should also consider a streetscape master plan for the corridor with common signage, landscaping, street lighting, and pavement treatments that help reinforce this street as a gateway into Palmetto Bay.

Policy 8.3.3

By July 2006, provisions shall be made for review and comment on the Village of Palmetto Bay's land use plans by neighboring jurisdictions and facility planning for water, sewer, roads, and any other public facilities that may have an impact on other entities or cause inconsistencies between comprehensive plans.

Capital Improvements Element

Element Overview

The goal of the capital improvements element is the provision of high-quality road, utility and infrastructure, facilities, and services and public education facilities necessary to correct current deficiencies and accommodate new development and redevelopment for the residents and business for Palmetto Bay consistent with the level of service standards established in this comprehensive plan. HB 7207 requires the review of this element on an annual basis, and also removes the requirement that it be financially feasible.

Element Assessment

The goal of the element provides the basis for four objectives and supporting policies related to correcting deficiencies and accommodating new development and redevelopment in the Village of Palmetto Bay. Objectives and Policies under each identified Goal within this element were assessed to identify the objectives and policies which had been completed, required updated milestone dates, and/or required additional action from Staff. The recommended element updates are summarized in the Element Recommendation tables.

Capital Improvements Element		Proposed Changes
Goal 9	Provision of High-Quality road, utility and infrastructure facilities and services and public education facilities necessary to correct current deficiencies and accommodate new development and redevelopment for the residents and businesses for palmetto bay consistent with the level-of-service standards establish in this comprehensive plan.	Ongoing
Objective 9.1	Capital Revenues. Ensure that adequate fiscal resources are available to ensure that public facility improvements required for existing development, redevelopment, and planned future growth can be made concurrent with development impacts	Ongoing
Policy 9.1.1:	Prepare and adopt a Five-Year Capital Improvement Program (CIP) and One-Year Capital Budget as part of the Village's annual budgeting process.	Ongoing; procedural
Policy 9.1.2	Prior to the issuance of new development orders, make sure public capital revenues and/or secured developer commitments are in place to provide all public facilities at adopted level-of-service standards, including but not limited to water supply concurrency requirements.	No change
Policy 9.1.3	Seek viable grants and private development contributions, whenever possible, to provide additional capital revenues for the implementation of the Five-Year Schedule of Capital Improvements.	No change
Policy 9.1.4	Assess impact fees and other appropriate techniques for new development to bear a reasonable proportionate cost for public facility improvements required by new development and partially relieve the burden for capital improvements from property tax collections and existing residents.	No change
Policy 9.1.5	The Village in coordination with Miami-Dade County Public Schools shall by ordinance, include proportionate share mitigation methodologies and options for public school facilities in its concurrency management program and Interlocal Agreement for Public Facility Planning between Miami-Dade County Public Schools, Miami-Dade County and the Cities in Miami-Dade County, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities through mechanisms that might include, but are not limited to, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits.	No change

Objective 9.2	Public Facilities. Provide high-quality roads and infrastructure facilities and services, including public educational facilities necessary to meet the existing needs and accommodate planned future growth at the adopted level-of-service standards.	No change
Policy 9.2.1	All Village decisions regarding land use planning and development will ensure the availability of public facilities and services necessary to support such development at the adopted level-of-service standards concurrent with the associated impacts by means of Village's LDC and in compliance with the Village's Water Supply Plan.	No change
Policy 9.2.2	Working with road, utility, and infrastructure service providers within the Village, help ensure that necessary capital improvements are constructed for reconstruction, redevelopment and future growth.	No change
Policy 9.2.3	Manage the land development process so public facility needs do not exceed the Village's ability to fund and provide, or require the provision of, needed improvements. This shall be accomplished through development and implementation of the new Village LDC.	No change
Policy 9.2.4	Include the capital improvement projects identified in the other Elements of this Plan in the 5-Year Schedule of Capital Improvements with priority for implementation according to the following guidelines: <ol style="list-style-type: none"> 1. Protects public health, safety, and welfare; 2. Fulfills existing legal commitments of the Village to provide facilities and services; 3. Corrects an existing public facility deficiency identified in this Plan; 4. Permits the most efficient and effective use of existing and/or future facilities; 5. Provides new capacity to accommodate future growth consistent with this Plan; 6. Prevents or reduces future improvement costs; and 7. Promotes cost effective use of time and revenue (related projects) 	No change
Policy 9.2.5	Through appropriate public facility funding mechanisms and impact fees, assess new development and higher intensity redevelopment, a pro rata share of the public facility costs necessary to accommodate the impacts of the development at the adopted levels-of-service. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, roadways, and public educational facilities.	No change
Policy 9.2.6	Repair and upgrade capital facilities managed by the Village according to generally accepted engineering principles and guidelines, and ensure that facilities and service providers are held to the same standards.	No change

Policy 9.2.7	The Miami-Dade County Public Schools and Miami-Dade County have the responsibility for providing school concurrency related improvements and should continually seek to expand the funding sources available to meet those requirements.	No change
Policy 9.2.8:	Miami-Dade County School Board's 2009-10 through 2013-14 district facilities work plan adopted September 9, 2009, will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.	Ongoing; procedural
Policy 9.2.9:	In conjunction with providing high quality roads and public facilities, the Village continues to implement its Street Tree Master Plan, dated June 21, 2006, as an educational tool to promote Best Management Practices to protect the rights-of-way and development of public facilities.	Ongoing; procedural
Objective 9.3	Concurrency and Level-of-Service Standards (LOS) Standards. Make the availability of high-quality public facilities at adopted LOS standards concurrent with the impacts of development, an important basis for future land planning and capital decisions.	No change

<p>Policy 9.3.1</p>	<p><i>Sanitary Sewer, Solid Waste, Drainage and Potable Water:</i> Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards all must meet one of the following timing requirements:</p> <ol style="list-style-type: none"> 1. The development order includes the condition that at the time of issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or 2. The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S, to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent. <p><i>Parks & Recreation:</i> Prior to the issuance of any development order for new development, park and recreation public facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:</p> <ol style="list-style-type: none"> 1. The necessary facilities and services are in place or under actual construction; or 2. The development order includes the condition that at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the Village, or funds in the amount of the developer's fair share are committed; and <ol style="list-style-type: none"> a. The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted five-year schedule of capital improvements; or b. The necessary facilities and services are the subject of a binding executed agreement which requires the necessary Facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or c. The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, FS, or an agreement or development order issued pursuant to Chapter 380, F.S, to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent. <p><i>Transportation:</i> Prior to the issuance of any development order for new development or</p>	<p>No change</p>
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	<p>redevelopment, transportation public facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:</p> <ol style="list-style-type: none"> 1. The necessary facilities and services are in place or under construction; or 2. The development order includes the conditions that the necessary facilities and services needed to serve the new development are schedule to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its function equivalent as provided in the adopted five-year schedule of capital improvements. 3. The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or 4. The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent. <p>The application of the above requirements must ensure the availability of public facilities and services needed to support development concurrent with the impacts of such development.</p> <p><i>Public Education Facilities:</i> Prior to the issuance of any development order for new development or redevelopment impacting educational facilities, public educational facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:</p> <ol style="list-style-type: none"> 1. The necessary facilities and services and services are in place or under actual construction within three years after issuance of final subdivision or site plan approval (or functional equivalent); or 2. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the priority subject to the final plat or site plan (or functional equivalent) 	
<p>Policy 9.3.2</p>	<p>Public facilities and services must meet or exceed the LOS standards established in this Element of the Comprehensive Plan. Public facilities must be available at the adopted LOS standards when needed for development. If facilities are not available at the time of approval, development orders or permits are to be conditions on the availability of public facilities and services, or the necessary Facilities must be guaranteed either in an enforceable development agreement adopted pursuant to Chapter 163, F.S. or in</p>	<p>No change</p>

	development order issued pursuant to Chapter 380, F.S.	
Policy 9.3.3	Evaluate proposed Plan amendments and requests for new development or redevelopment according to the following guidelines: <ol style="list-style-type: none"> 1. Will the action contribute to condition of public hazard as described in the Infrastructure Element? 2. Will the action exacerbate any existing public facility capacity deficiency, as described in the Transportation Element, Infrastructure, and recreation and Open Space, Public Educational Facilities Elements, and Water Supply Elements? 3. Will the action generate public facility demands that may be accommodated by capacity increases, which will maintain adopted level-of-service standards either planned in the Five-Year Schedule of Capital Improvements or by developer commitment? 4. Is the action consistent with the goals, objectives, and policies of the Future Land Use Element, including the Future Land Use Map? 5. If the Village provides public facilities, in part or while, is the action financially feasible pursuant to this Element? 	No change
Policy 9.3.4	As indicated in the applicable Elements of the Comprehensive Plan, the Village of Palmetto Bay has adopted the minimum LOS standards shown in the table below on LOS standards for public facilities.	No change
Policy 9.3.5	Future development will be required to contribute a proportionate cost of facility improvements to maintain required LOS standards through the payment of applicable fees and charges pursuant to Village codes and ordinances in affect at the time.	No change
Policy 9.3.6	Any proposed development that is deemed to generate a minimal impact (as defined in subsection 163.3189 (6) F.S.), shall not be required to establish transportation concurrency.	No change
Policy 9.3.7	A comprehensive plan amendment shall be required to eliminate, defer, or delay construction of any facility listed in the 5-year schedule.	No change
Objective 9.4	Debt Management Develop and implement a debt management program if necessary, to assist the Village in providing adequate and timely revenues for scheduled capital improvements.	No change
Policy 9.4.1	Incur debt within generally accepted municipal finance principles and guidelines, and only in relation to the Village's ability to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.	No change
Policy 9.4.2	When evaluating the debt to be incurred for a facility, the increase in operating costs for that new or additional facility must also be considered.	No change

Policy 9.4.3	The Village will not provide a public facility, nor accept the provision of a public facility by others, if it is unable to pay for the subsequent annual operation and maintenance costs of the facility.	No change
Policy 9.4.4	The Village's total debt service expenditures shall be no more than 10% of total revenue.	No change
Policy 9.4.5	The Village's outstanding capital indebtedness shall be no more than five (5) percent of its property tax base.	No change

Level of Service Standards for Public Facilities

Public Facility	Level of Service Standard
Sanitary Sewer	"System LOS" - the regional wastewater treatment and disposal system shall operate with a design capacity of 2 percent above annual average daily flow (AADF) for the preceding year. "User LOS" - the system shall maintain the capacity to collect and dispose of 100 gallons of sewage per capital per day.
Solid Waste	"System LOS" - Maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed waste flows for a period of 5 years. "User LOS" - The system shall maintain the capacity to collect and dispose of 9.9 pounds of solid waste per capital per day.
Potable Water	"Regional Treatment" - The regional treatment system shall operate with a rate capacity that is no less than two (2) percent above the maximum daily flow for the preceding year. Comply with Water Supply Element. "User LOS" - The system shall maintain the capacity to produce and deliver a minimum of 155 gallons per capita per day. "Water Quality" - Water quality shall meet all federal state, and county primary standards for potable water. "Countywide Storage Capacity" - Storage capacity for finished water shall equal no less than 15% of the countywide average daily demand.
Stormwater Drainage	"Water Quality Standard" - Stormwater facilities shall be designed to meet the design and performance standards established in Chapter 62-25, 25.025 of the Florida Administrative Code with treatment of first 1" of rainfall runoff to meet water quality standards required by Chapter 62-302, 862-302.500 of the Florida Administrative Code. "Water Quantity Standard" - Where two or more standards impact a specific development, the most restrictive standard shall apply. a. Post-development runoff shall not exceed the pre-development runoff rate for a 25 year storm event, up to and including an event with a 24-hour duration. b. Treatment of the runoff from the first 1 inch of rainfall on-site or the first .5 inch of runoff, whichever is greater.
Recreation /Open Space	Short Term (2009) - 5.2 acres per 1,000 population Long Term (2013) - 5.5 acres per 1,000 population

<p>Transportation - UIA TCEA</p>	<p>All development applications within the Urban Infill Area Transportation Concurrency Exception Area are exempt from transportation concurrency requirements; however the flowing level of service thresholds are establish for reviewing projects within the UIA TCEA:</p> <ul style="list-style-type: none"> a. The level of service (LOS) threshold within the UIA is LOS E (100% capacity) b. Where public transit service exists in the UIA operating with headways of 20 minutes or less, roadway located less than one-half mile of the service may operate at 120% of their capacity. c. Roadways parallel to exceptional transit service (i.e. commuter rail/express bus) are defined within an acceptable level of service at 150% of their capacity. <p>These thresholds are used for evaluation of transportation impacts; however, in all cases, only development applications that result in an increase in peak period traffic on an FHHS roadway operating below the adopted level of service standard, now or in the future, would require a proposed project to implement and maintain trip reduction measure sufficient to reduce travel by single occupant automobiles so that they resultant increase in traffic volume does not exceed two percent of the defined maximum service volume.</p>
<p>Transportation-UDB</p>	<p>All major roadways within the Urban Development Boundary must operate at LOS D (90% of capacity) except State urban minor arterials (SUMA), which may operate at LOS E (100% capacity). Where public transit service exists in the UDB operating with headways of 20 minutes or less, roadways located less than one-half mile of the service may operate at LOS E (100% capacity). Furthermore, on roadways parallel to exceptional transit service (i.e. commuter rail/express bus) the acceptable level of service is LOS E+20 (120% of capacity).</p>
<p>Transportation-Empowerment Zone</p>	<p>All development applications located within an Empowerment Zone established pursuant to Chapter 290 of the Florida Statutes are exempt from transportation concurrency requirements.</p>
<p>Transportation- Rapid Transit Node</p>	<p>The Miami-Dade County 2005 and 2015 Land Use Plan identifies five existing rapid transit stops and two urban centers (both community) within close proximity of the Village. Development applications within one-quarter mile of these rapid transit centers that promote the efficient use of the existing/planned rapid transit system along the Miami Busway could be exempt from traffic concurrency requirements.</p>
<p>Schools</p>	<p>New residential development with the future availability of public school facilities (1) consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintain the adopted level of service standards throughout the planning period.</p> <p>Beginning January 1, 2008, the adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (with Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools. The adopted LOs standard for Magnet Schools is 100% of FISH (with relocatable classrooms), which shall be calculated on a district wide basis.</p>
<p>Notes</p>	<p>1. Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to charter schools. However, the actual enrollment (October Full Time Equivalent (FTE)) of both charter and magnet schools as a percent of the total district enrollment will be credited against the impact of development.</p>

<p>Concurrency Management and Public Facility Monitoring</p>	<p>Concurrency management controls the timing and location of development by conditioning development approval upon a showing that sufficient facilities and services are present or will be provided in order to maintain adopted LOS standards. Concurrency may make development approval contingent on the local government's ability to provide facilities and services or may require the developer to furnish facilities and services in order to maintain adopted LOS standards. Additionally, adoption of a concurrency management system may offer the following benefits:</p> <ul style="list-style-type: none"> a. Support consistency of the Capital Improvements Element with the Future Land Use Element and Water Supply Element; b. Provide for the orderly and cost-effective expansion of public facilities; c. Supplement capital improvements expenditures and taxing structures for capital improvements; and d. Reduce the possibility of damage to the environment from the use of overburdened facilities. <p>Typically, concurrency is applied during the development approval process to condition zoning, subdivision or planned unit development approval on demonstrated compliance with the local concurrency ordinance. Concurrency may also function at the building permit stage where it controls development in areas that are already approved but not yet built out, such as pre-platted lands. The Village has adopted the Miami-Dade County Concurrency Management System, which is in effect in Palmetto Bay through its Land Development Code process. This system may be amended in the future, consistent with the Comprehensive Plan, to better serve the needs of Palmetto Bay and its residents.</p> <p>A Concurrency management system (CMS) is incorporated in the Land Use Element, Water Supply Element, and Capital Improvements Element. The CMS shall assure the proper timing, location, and design of supportive urban service systems concurrent with the impacts of new development. this management program stipulates that no new development will be approved unless the applicant has presented plans demonstrating that the new development shall:</p> <ul style="list-style-type: none"> - Be serviced with all requisite public facilities concurrent with the impacts of development; - Provide LOS for all requisite facilities which is compliant with the Village's adopted LOS standards; and - Shall not cause a reduction of levels of service for existing infrastructure below minimum adopted thresholds.
<p>Plan Monitoring, Evaluation and Appraisal</p>	<p>The Village of Palmetto Bay will formally evaluate and appraise this Comprehensive Plan every 5-7 years, pursuant to State Statute, beginning with the original Plan adoption in 2005 under the 1985 State Growth Management Act, as amended. The components of this comprehensive process are the updating of socioeconomic and development data, which is evaluated to determine if projections were accurate and what trends have developed over the past five years. The Goals, Objectives, and Policies of the adopted Plan are then examined for updating, compliance with current law and introduction of new initiatives for the next planning period. Village staff will also conduct annual monitoring of Plan implementation with respect to goals, objectives and policies as part of the budgeting process.</p> <p>Public participation is built into the entire process, which results in a final Evaluation and Appraisal Report (EAR) that is reviewed and adopted by the Local Planning Agency and Village Council, and transmitted to the Florida Department of Community Affairs (FDCA) for review. Once the final EAR is approved by all agencies, EAR-based amendments are initiated and completed through the State-mandated process.</p>

5 Year Schedule of Capital Improvements

Project	Need Classification	Planning Level Cost Estimate	Implementation year	Funding Source	Proposed Changes
Transportation					
Street Repaving Program (Village Wide)	OM	\$8,000.00	2004-2008	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Done/Ongoing
Signal Warrant Analysis @ SW 148th Street and US 1	ED	\$26,000.00	2005	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Done
Traffic Calming (SW 164th Street)	ED	\$195,000.00	2005-2006	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Done
Traffic Calming Program (Mangowood)	ED	\$195,000.00	2005-2006	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Done/Not Constructed
Traffic Calming Program (Southwood)	ED	\$195,000.00	2005-2006	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Done
Traffic Calming (SW 84th Ave)	ED	\$29,000.00	2005-2014	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Ongoing Analysis just completed

Traffic Calming (SW 148th St)	ED	\$135,000.00	2005-2006	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Done
Sidewalk Improvements (ADA Compliant)	ED	\$8,000.00	2005-2008	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Ongoing
Crosswalks Along US 1	ED	\$19,000.00	2005-2014	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	FDOT Planned Improvements - In Process
SW 164th Street Sidewalk	ED	\$76,000.00	2005-2006	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Done
Bus Pullout Bays	ED	\$120,000.00	2005-2006	New local option gas tax, local option gas tax, half-cent transit sales tax, general fund	This policy can be removed
Connect All Transit Stops with Sidewalks	ED	\$8,000.00	2005-2014	New local option gas tax, local option gas tax, half-cent transit sales tax, general fund	Ongoing
Old Cutler Road Intersection Improvements	ED	\$295,000.00	2006-2007	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Done

Widen SW 184th Street	FN	\$6,610,000.00	2005-2015	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	This policy can be removed
Bicycle Lane (SW 152nd Street)	ED	\$165,000.00	2005-2016	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	County Jurisdiction, Village provided recommendation
Bicycle Lane (SW 168th Street)	ED	\$210,000.00	2005-2016	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	County Jurisdiction, Village provided recommendation
Bicycle Lane (SW 87th Avenue)	ED	\$95,000.00	2005-2016	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	County Jurisdiction, Village provided recommendation
Bicycle Lane (SW 82nd Avenue)	ED	\$190,000.00	2005-2015	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Has been studied Need Date
Bicycle Lane (SW 184th Street)	ED	\$210,000.00	2005-2016	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	County Jurisdiction, Village provided recommendation
US 1 Median Beautification	FN	\$551,000.00	2006-2007	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Ongoing

Left Turn Signal at SW 82nd Avenue and SW 136th Street	FN	\$5,000.00	2006-2008	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Done
WB Right Turn Lane for SW 168th St at US 1	FN	\$345,000.00	2007-2008	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Request sent to County, Study by County, not warranted
WB Right Turn Lane for SW 144th St at US 1	FN	\$345,000.00	2007-2008	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Request sent to County, Study by County, not warranted
WB Right Turn Lane for SW 97th Ave at US 1	FN	\$345,000.00	2007-2008	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Request sent to County, Study by County, not warranted
Intersection Operation Improvements (SW 152nd Street at US 1)	FN	\$680,000.00	2007-2008	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Designed, not constructed
Intersection Operation Improvements (SW 157th Terrace at Old Cutler Road)	FN	\$9,400.00	2007-2008	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Done
Intersection Operation Improvements (SW 136th St at Old Cutler Road)	FN	\$680,000.00	2007-2015	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Still Under Review, Plan and design work anticipated to commence in

FY 13-14					
WB Right Turn Lane for SW 184th St at US 1	FN	\$345,000.00	2008-2009	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Request sent to County, Study by County, not warranted
Move Hospital Entrance on SW 97th Ave	FN	\$295,000.00	2008-2009	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Remove from list
Greenway Network	FN	\$30,000.00	2008-2009	New local option gas tax, local option gas tax, half-cent transportation sales tax, general fund	Master Plan Incorporated in Bike/Ped Master Plan
Recreation					
Coral Reef Park - tennis/racquetball courts, reconfigure baseball field and parking areas, amphitheater	FN	n.a	n.a	awaiting grant request, with additional dollars from vendor agreement	On hold
Bayside Park - library, passive park area, recreational trails	FN	\$330,000.00	n.a	Recreational Trails and Safe Neighborhood grants	Done
Perrine Park - softball/baseball fields, playground, outdoor multiuse courts, skating/plaza area	FN	\$990,000.00	n.a	grants, County bond, and Village Budget	Done
Neighborhood Park - tot-lot, landscaping, enhance/expand existing community house	FN	n.a	n.a	allocation from 2006 Village budget	Not Done, was reduced for MP but would like to bring it back

Hass/Bayfront Park - ADA, safety, and parking renovations	FN	\$17,000.00	n.a	2005 Village budget, FCT grant, and partnership with SFWMD	Done with carriage house, main house in progress
Perrine Wayside Park - approved parks master plan (dog park with perimeter fencing, gazebo, enhanced parking, restroom/storage)	FN	n.a	n.a	private funding, sponsorships, 2005 Village budget, membership dues	Done
Acquire 1.4 acre County Water and Sewer Department property designated for park use	FN	n.a	2009	Village impact fees, developer Constrictions, state grants, and General Fund	Not done - but would like to leave for future
Enhance Park areas at the 80 acre Palmetto Bay Village Center and enable full public access	FN	n.a	n.a	Village impact fees, developer Constrictions, state grants, and General Fund	Not done - but would like to leave for future
Acquire right-of-way on SW 87th Ave, North of C-100 Canal (near SW 163rd St) for small pocket park	FN	n.a	n.a	Village impact fees, developer Constrictions, state grants, and General Fund	Not done - but would like to leave for future
Public Buildings					
New Village Hall facilities	FN	\$5,000,000.00	2006-2009	n/a	Done
Stormwater Drainage					
Improvements to Sub-basin #1	ED	\$580,000.00	2005-2006	State Grants, transportation funds, stormwater utility fees	Done

Improvements to Sub-basin #2	ED	\$260,000.00	2006-2007	State Grants, transportation funds, stormwater utility fees	Done
Improvements to Sub-basin #3	ED	\$50,000.00	2008-2009	State Grants, transportation funds, stormwater utility fees	
Improvements to Sub-basin 3d	ED	\$50,000.00	2008-2009	State Grants, transportation funds, stormwater utility fees	
Improvements to Sub-basin 3e	ED	\$20,000.00	2008-2009	State Grants, transportation funds, stormwater utility fees	
Improvements to Sub-basin 3f	ED	\$80,000.00	2008-2009	State Grants, transportation funds, stormwater utility fees	
Improvements to Sub-basin 4a	ED	\$220,000.00	2009-2010	State Grants, transportation funds, stormwater utility fees	Done
Improvements to Sub-basin 5	ED	\$340,000.00	2007-2008	State Grants, transportation funds, stormwater utility fees	Done
Improvements to Sub-basin 6	ED	\$490,000.00	2008-2009	State Grants, transportation funds, stormwater utility fees	Done (localized areas)

Improvements to Sub-basin 7	ED	\$420,000.00	2005-2006	State Grants, transportation funds, stormwater utility fees	Done
Improvements to Sub-basin 8	ED	\$280,000.00	2007-2008	State Grants, transportation funds, stormwater utility fees	Done (localized areas)
Improvements to Sub-basin 9	ED	\$330,000.00	2006-2007	State Grants, transportation funds, stormwater utility fees	Done
Improvements to Sub-basin 10	ED	\$310,000.00	2007-2008	State Grants, transportation funds, stormwater utility fees	Planned/designed pending construction in FY13-14
Improvements to Sub-basin 11A	ED	\$330,000.00	2006-2007	State Grants, transportation funds, stormwater utility fees	
Improvements to Sub-basin 12	ED	\$60,000.00	2008-2009	State Grants, transportation funds, stormwater utility fees	Done (localized project)
Improvements to Sub-basin 13	ED	\$190,000.00	2008-2009	State Grants, transportation funds, stormwater utility fees	
Improvements to Sub-basin 14		\$360,000.00	2009-2010	State Grants, transportation funds, stormwater utility fees	

Improvements to Sub-basin 15A	ED	\$270,000.00	2009-2010	State Grants, transportation funds, stormwater utility fees	
Improvements to Sub-basin 17	ED	\$150,000.00	2007-2008	State Grants, transportation funds, stormwater utility fees	
Annual Operations and Management	OM	\$2,065,000.00	2004-2009	Stormwater Utility Fees	Ongoing

Conclusion and Recommendations

This element is required to be reviewed and updated on an annual basis. A suggested modification to the 5-year Schedule of Capital Improvements is provided in the previous table.

Educational Facilities Element

Element Overview

The goal of the educational facilities element include developing, operating, and maintaining a system of public education, as well as obtaining suitable sites for the development and expansion of public education facilities..

Element Assessment

The goal of the element provides the basis for seven objectives and supporting policies related to developing and maintaining the educational facilities in the Village of Palmetto Bay. Objectives and Policies under each identified Goal within this element were assessed to identify the objectives and policies which had been completed, required updated milestone dates, and/or required additional action from Staff. The recommended element updates are summarized in the Element Recommendation tables.

Educational Facilities Element		Proposed Changes
Goal 10	DEVELOP, OPERATE, AND MAINTAIN A SYSTEM OF PUBLIC EDUCATION BY MIAMI-DADE COUNTY PUBLIC SCHOOLS, IN COOPERATION WITH THE COUNTY AND OTHER APPROPRIATE GOVERNMENTAL AGENCIES, WHICH WILL STRIVE TO IMPROVE THE QUALITY AND QUANTITY OF PUBLIC EDUCATIONAL FACILITIES AVAILABLE TO THE CITIZENRY OF MIAMI-DADE COUNTY, FLORIDA.	Ongoing
Objective 10.1	Work with Miami-Dade County Public Schools towards the reduction of the overcrowding which currently exist in Miami-Dade County Public Schools, while striving to attain an optimum level of service pursuant to Objective 2. Provide additional solutions to overcrowding so that county-wide enrollment in Miami-Dade County's public schools which meet state requirements for class size by September 1, 2010.	No change
Policy 10.1.1	Cooperate with Miami-Dade County Public Schools in their efforts to continue to provide new student stations through the Capital Outlay program, in so far as funding is available.	No change
Policy 10.1.3	Miami-Dade County shall collect impact fees from new development, with proof given to the City prior to issuance of building permits, for transfer to Miami-Dade County Public Schools to offset the impacts of these additional students on the capital facilities of the school system.	No change
Policy 10.1.4	Cooperate with Miami-Dade County Public Schools in their efforts to develop and implement alternative educational facilities, such as primary learning centers, which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit	No change
Policy 10.1.5	Cooperate with Miami-Dade County Public Schools in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of school concurrency.	No change
Policy 10.1.6	Miami-Dade County Public Schools comments shall be sought and considered on comprehensive growth management plan amendments and other land use and zoning decisions, or Development of Regional Impact with the terms of the state mandated Interlocal Agreement pursuant to Sections 1013.33 and 163.31777 Florida Statutes.	No change
Policy 10.1.7	In accordance with Section 163.3174(1), Florida Statutes the School Board of Miami-Dade County shall be invited to appoint a non-voting member to the Village's Local Planning Agency in order to receive comment on applications which could impact the school district.	No change

<p>Policy 10.1.8</p>	<p>Capital improvement programming by Miami-Dade Public Schools should be based on future enrollment projections and demographic shifts and targeted to enhance the effectiveness of the learning environment. The future enrollment projections should utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136 Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments, the State Office of Educational Facilities and the State SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request the School Board will coordinate with the Cities and County regarding development trends and future population projections.</p>	<p>No change</p>
<p>Policy 10.1.9</p>	<p>It is the policy of the Village of Palmetto Bay that Miami-Dade Public Schools should give priority to the Urban Infill Area (UIA) identified in the Growth Management Plan when allocating resources toward the attainment of the level of service objective for public educational facilities (Objective 1), followed by more recently developed and newly developing areas outside the UIA and within the Urban Development Boundary (UDB).</p>	<p>No change</p>
<p>Policy 10.1.10</p>	<p>The Village will, through the Staff Working Group of the Interlocal Agreement for Public School Facilities, coordinate with Miami-Dade County Public Schools, Miami-Dade County, and other applicable cities to review annually the Educational Facilities Element and School enrollment projections.</p>	<p>No change</p>
<p>Objective 10.2</p>	<p>The Village of Palmetto Bay shall coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.</p>	<p>Ongoing</p>
<p>Policy 10.2.1:</p>	<p>Beginning January 1, 2008 the adopted level of service ILOSI standard for all Miami-Dade County public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity With Reloadable Classrooms. This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.</p>	<p>Ongoing; procedural</p>

	<p>The adopted LOS standard for Magnet Schools is 100% of FISH (with relocatable classrooms), which shall be calculated on a district-wide basis.</p>	
<p>Policy 10.2.2:</p>	<p>It is the goal of the Village of Palmetto Bay, Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the interlocal Agreement for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution. Beginning January 1 2013, the Miami-Dade County Public Schools will implement a schedule to eliminate all remaining relocatable classrooms by January 1 2018.</p> <p>By December 2010, the Village in cooperation with Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the Interlocal Agreement will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH for all CSAs.</p>	<p>Ongoing; procedural; recommended milestone date modification.</p>
<p>Policy 10.2.3:</p>	<p>In the event the adopted LOS standard of a GSA cannot be met as a result of a proposed development's impact, the development may proceed provided at least one of the following conditions is met:</p> <p>a) The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Geographic Areas (Northwest Northeast Southeast, or Southwest (See Figures 1 and 1 A through 1 D)) as the proposed development, or</p> <p>b) The development's impact is mitigated, proportionate to the demand for public schools created through a combination of one or more appropriate proportionate share mitigation options as defined in Section 163.3180 (13)(e)1, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement through mechanisms that include, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the Creation of a mitigation</p>	<p>No change</p>

	<p>bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits, The proportionate share mitigation agreement. is subject to approval by Miami-Dade County School Board and Miami-Dade County Board of County Commission and must be identified in the Miami-Dade County Public Schools facilities Work Program.</p> <p>c) The development's impacts are phased to occur when sufficient capacity will be available.</p> <p>If none of the above conditions is met, the development shall not be approved.</p>	
<p>Policy 10.2.4:</p>	<p>Concurrency Service Areas (CSA) shall be delineated to: 1) maximize capacity utilization of the facility, 2) limit maximum travel times and reduce transportation costs, 3) acknowledge the effect of court approved desegregation plans, 4) achieve socio-economic, racial, cultural and diversity objectives, and 5) achieve other relevant objectives as determined by the School Board's policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments or updates to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning.</p>	<p>No change</p>
<p>Policy 10.2.5:</p>	<p>The County through the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities shall ensure that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the 5-year schedule of capital improvements</p>	<p>No change</p>
<p>Policy 10.2.6:</p>	<p>The Miami-Dade County Public Schools Facilities Works Program dated September 2007, will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.</p>	<p>Ongoing; procedural</p>
<p>Policy 10.2.7:</p>	<p>At a minimum, the Village in conjunction with Miami-Dade County Public Schools shall adopt the annual updates, adding a fifth year, to the Miami-Dade County Public Schools Facilities Work Program, update the feasible schools capital facilities work program, and coordinate capital facilities with the work program. Additionally, the Village shall coordinate its Comprehensive Plan with the plans of</p>	<p>No change</p>

	other local governments.	
Policy 10.2.8:	The Village shall adopt as an annual update to the Comprehensive Plan updates to the Miami-Dade County Public Schools Facilities Work Program.	This is done in the Annual CIE
Objective 10.3	Obtain suitable sites for the development and expansion of public education facilities.	No change
Policy 10.3.1	It is the policy of the Village that Miami-Dade County Public Schools shall not purchase sites for schools nor build new schools outside of the Urban Development Boundary (UDB), and that new elementary schools constructed should be located at least 1/4 mile inside the UDB; new middle schools should be located at least 1/2 mile inside the UDB. And; new senior high schools should be located at least one mile inside the UDB. In substantially developed areas of the County where suitable sites in full conformance with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location criteria and the principal school buildings and entrances should be placed as far as functionally practical from the UDB. The same criteria of this paragraph that apply to public schools also pertain to private schools.	No change
Policy 10.3.2	In the selection of sites for future educational facility development, the Village encourages Miami-Dade County Public Schools to consider whether a school is in close proximity to residential areas and is in a location that would provide a logical focal point for community activities.	No change
Policy 10.3.3	Where possible, Miami-Dade County Public Schools should seek sites which are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses for the purpose of encouraging joint use facilities or the creation of logical focal points for community activity.	No change
Policy 10.3.4	The Village acknowledges and concurs that. When selecting a site, Miami-Dade County Public Schools will consider if the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.	No change

Policy 10.3.5	When considering a site for possible use as an educational facility, Miami-Dade County Public Schools should review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, transportation, fire flow, and portable water sanitary sewers, drainage, solid waste, police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization.	No change
Policy 10.3.6	When considering a site for possible use as an educational facility Miami-Dade County Public Schools should consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.	No change
Policy 10.3.7	The Village shall encourage and cooperate with Miami-Dade County Public Schools in their effort for public school siting reviews to help accomplish the objectives and policies of this element and other elements of the Comprehensive Plan. The Village shall cooperate with Miami-Dade County Public Schools to establish provisions for a scoping or pre-application meeting as part of the educational facilities review process, if determined to be warranted.	No change
Policy 10.3.8	Permitting of school facilities for Miami-Dade County Public Schools requires that a building permit application be made to the Miami-Dade County Public School Building Official prior to commencing any work, regardless of cost.	No change
Policy 10.3.9	The Village will continue to cooperate with Miami-Dade County Public Schools in utilizing Miami-Dade County Public Schools as emergency shelters during county emergencies.	No change
Objective 10.4	Miami-Dade County Public Schools, in conjunction with the Village, Miami-Dade County, and other appropriate agencies, will strive to improve security and safety for students and staff.	No change
Policy 10.4.1	Continue to cooperate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the incidence of violence, weapons, and vandalism on school campuses. Encourage the design of facilities, which do not encourage criminal behavior and provide clear sight lines from the street.	No change
Policy 10.4.2	Continue to cooperate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the number of incidents related to hazardous conditions as reported by the Environmental Protection Agency (EPA), the fire marshal, the State Department of Education (DOE), and other appropriate sources.	No change

Policy 10.4.3	Continue to cooperate with Miami-Dade County Public Schools to provide for the availability of alternative programs for at-risk students at appropriate public educational facilities.	No change
Policy 10.4.4	Coordinate with Miami-Dade County Public Schools and municipalities to provide for pedestrian and traffic safety in the area of schools, and signalization for educational facilities.	No change
Policy 10.4.5	Coordinate with Miami-Dade County Public Schools Division of School Police and other law enforcement agencies, where appropriate, to improve and provide for a secure learning environment in the public schools and their vicinity.	No change
Policy 10.4.6	Cooperate with Miami Dade County Schools Division of School Police and other law enforcement agencies to provide additional support or security, when appropriate.	No change
Objective 10.5	Continue to develop programs and opportunities to bring the schools and community closer together.	No change
Policy 10.5.1	Cooperate with Miami-Dade County Public Schools in their efforts to provide "full service" schools, parent resource centers, adult and community schools and programs as appropriate.	No change
Policy 10.5.2	Cooperate with Miami-Dade County Public Schools in their efforts to continue to provide opportunities for community and business leaders to serve on committees and task forces, which relate to the development of improved provision of public educational facilities.	No change
Policy 10.5.3	Cooperate with Miami-Dade County Public Schools to continue to work with the development industry to encourage partnerships in the provision of sites and educational facilities including early childhood centers.	No change
Policy 10.5.4	Cooperate with Miami Dade County Public Schools through agreement with appropriate agencies to increase medical, psychological, and social services for children and their families as appropriate.	No change
Objective 10.6	Miami-Dade County Public Schools will continue to enhance effectiveness of the learning environment.	No change
Policy 10.6.1	Miami-Dade County Public Schools is encouraged to continue the design and construction of educational facilities which create the perception of feeling welcome, secure, and positive about the students' school environment and experiences.	No change
Policy 10.6.2	Miami-Dade County Public Schools is encouraged to continue to design and construct facilities which better provide student access to technology designed to improve learning, such as updated media centers and science laboratories.	No change

Policy 10.6.3	Miami-Dade County Public Schools is encouraged to continue to Miami-Dade County Public Schools is encouraged to continue to improve existing educational facilities, in so far as funding is available through renovation and expansion to better accommodate increasing enrollment new educational programs and other activities, both curricular and extra-curricular.	No change
Objective 10.7	The Village of Palmetto Bay, Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the Interlocal Agreement shall establish and implement mechanisms for on going coordination and communication. To ensure the adequate provision of public educational facilities.	No change
Policy 10.7.1	The Village shall coordinate and cooperate with Miami-Dade County Public Schools, the State of Florida, Miami Dade County and other municipalities and other appropriate agencies to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.	No change
Policy 10.7.2	The location of future educational facilities should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.	No change
Policy 10.7.3	Miami-Dade County Public Schools should coordinate school capital improvement plans with the planned capital improvement projects of the Village and other County and municipal agencies.	No change
Policy 10.7.4	The Village shall cooperate with Miami-Dade County Public Schools in their efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs.	No change
Policy 10.7.5	The Village, the County, other municipalities and Miami-Dade Public Schools shall periodically review the Educational Facilities Impact Fee Ordinance to strive to ensure that the full eligible capital costs associated with the development of public school capacity (new schools and expansion of existing ones) are identified when updating the impact fee structure. Pursuant to the terms of the state mandated Interlocal Agreement, the Village, other municipalities the County and School Board shall annually review the Ordinance, its formula, the Educational Facilities Impact Fee methodology and technical report, in order to make recommendations for revisions to the Board of County Commissioners and the Miami-Dade County School Board.	No change

Policy 10.7.6	The Village and Miami-Dade County Public Schools will annually review the Educational Element and make amendments, if necessary, through the process of updating the Comprehensive Plan in accordance with the Interlocal Agreement for Public School Facility Planning.	No change
Policy 10.7.7	The Village shall seek to coordinate with Miami-Dade County Public Schools in formalizing criteria for appropriate sharing of responsibility for required off-site facility improvements attributable to construction of new public schools or expansion of existing ones. The criteria should be prepared prior to the next full review of the School Impact Fee Ordinance.	No change
Policy 10.7.8	The Village shall coordinate with Miami-Dade County Public Schools, the County and other local governments to eliminate infrastructure deficiencies surrounding existing school sites.	No change
Policy 10.7.9	The Village and Miami-Dade County Public Schools shall coordinate efforts to ensure the availability of adequate sites for the required educational facilities.	No change
Policy 10.7.10	The Village and Miami-Dade County Public Schools shall coordinate the appropriate roles and responsibilities of affected governmental Jurisdictions in ensuring the timely, orderly, and efficient provision of adequate educational facilities.	No change
Policy 10.7.11	The Village, where appropriate, will account for the infrastructure needs of new, planned or expanded educational facilities when formulating and implementing its own capital improvement plans.	No change

The following measures are used to monitor the Educational Facilities Element.

<p>Monitoring Measure 1</p>	<p>Policies relating to the maintenance and Improvement of specific level of service for public educational facilities, as specified in the Educational Facilities Impact Fee Ordinance, shall be reviewed annually. Each year, Miami-Dade County Public Schools will compare the official enrollment of the school system with the number of student stations available to determine the current operating LOS.</p>
<p>Monitoring Measure 2</p>	<p>An annual review of the latest adopted Miami-Dade County Public Schools Facility Works program will be conducted pursuant to the interlocal Agreement in order to determine if the adopted concurrency level of service standard (including the Interim LOS standards) is being achieved. The number of development orders approved, those disapproved and those that have achieved LOS standards through mitigation options will also be reviewed. The City may also request the Works Program in order to monitor progress.</p>
<p>Monitoring Measure 3</p>	<p>Objective 3 will be monitored through the annual inventory and assessment by Miami-Dade County Public Schools of School Board owned property. The number of new sites shall be reported annually and in the full review period reported in the EAR.</p>
<p>Monitoring Measure 4</p>	<p>Objective 4 will be monitored through the review and analysis of the statistics relating to school safety, as compiled annually, by the MDCPS Division of Police. A review and analysis of new and existing reactive and proactive safety and crime prevention programs will also be conducted on an annual basis.</p>
<p>Monitoring Measure 5</p>	<p>Objective 5 shall be monitored by Miami-Dade County Public Schools by reporting and reviewing the progress and number of new and existing community oriented programs, including an enrollment analysis, by age and ethnicity, of adult, community and vocational programs.</p>
<p>Monitoring Measure 6</p>	<p>Objective 6 shall be monitored by Miami-Dade County Public Schools by reporting the number of educational facility enhancements such as media centers, art/music suite, and science laboratories.</p>
<p>Monitoring Measure 7</p>	<p>Objective 7 will be addressed by implementing and tracking the development of appropriate mechanisms, including interlocal agreements and coordination efforts, which serve to expedite the provision or enhancement of public educational facilities.</p>

Conclusion and Recommendations

This element had only one recommended modification associated with changing the milestone date outlined in the below Policy.

Policy has recommended modifications to milestone dates or maintenance schedule

Policy 10.2.2

It is the goal of the Village of Palmetto Bay, Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the interlocal Agreement for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution. Beginning January 1 2013, the Miami-Dade County Public Schools will implement a schedule to eliminate all remaining relocatable classrooms by January 1 2018.

By December 2010, the Village in cooperation with Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the Interlocal Agreement will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH for all CSAs.

Water Supply Facilities Element

Element Overview

The goal of the water supply facilities element is to provide a quality, dependable potable water supply. This supply should meet the existing and future needs of Village residents and businesses. It should also help protect, conserve, and manage the quality and quantity of natural groundwater resources.

Element Assessment

The goal of this element provides the basis for nine objectives and supporting policies related to developing and maintaining the water supply facilities in the Village of Palmetto Bay. Objectives and Policies under each identified Goal within this element were assessed to identify the objectives and policies which had been completed, required updated milestone dates, and/or required additional action from Staff. The recommended element updates are summarized in the Element Recommendation tables.

Water Supply Facilities Element		Proposed Changes
Goal 11	PROVIDE A QUALITY, DEPENDABLE POTABLE WATER SUPPLY SUFFICIENT TO MEET THE EXISTING AND FUTURE NEEDS OF VILLAGE RESIDENTS AND BUSINESSES ON A TIMELY BASIS. AT A REASONABLE COST AND IN COMPLIANCE WITH UTILITY REGULATORY STANDARDS; CONTINUE TO SUPPORT AN MONITOR STATE, COUNTY, AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT EFFORTS TO PROTECT, CONSERVE, AND MANAGE THE QUALITY AND QUANTITY OF NATURAL GROUNDWATER RESOURCES.	No change
Objective 11.1	<u>Potable Water Level of Service</u> Coordinate effectively with the Village’s water service provider Miami-Dade County Water and Sewer Department (WASD), to ensure that potable water service to the Village will meet to exceed the adopted level-of-service (LOS) standard throughout the planning period.	No change
Policy 11.1.1	The adopted level-of-service standard established by WASD for potable water service within the Village: a. Regional Treatment. System shall operate with rated capacity that is no less than two (2) percent above the maximum daily flow for preceding year. b. User LOS, Maintain capacity to produce and deliver 155 gallons/per capita/per day. c. Water Quality. Meet all federal, state, and county primary potable water standards. d. Countywide Storage. Storage capacity for finished water shall equal no less than 15 percent of countywide average daily demand.	No change
Policy 11.1.2	Monitor and assess periodically, the planning, capital programming, and construction programs of WASD, as well as service complaints, to help ensure that Village residents, businesses, and other Village users are provided with potable water services in compliance with the adopted LOS standard.	No change
Policy 11.1.3	Coordination of land uses and future land use changes with the availability of water supplies and water supply facilities.	No change
Policy 11.1.4	All Village development order approvals must ensure that the Village’s adopted potable water LOS standard will be maintained from planning through to construction and operation.	No change
Policy 11.1.5	Revise potable water level of service standards for residential and nonresidential users.	No change

Objective 11.2	Existing and Efficient Expansion of Water Facilities Coordinate with WASD to help ensure cost-efficient use of existing facilities and coordinate prudent future expansion plan consistent with projected needs to accommodate development at the densities and intensities proscribed in the Future Land Use Element.	No change
Policy 11.2.1	Encourage future development and redevelopment in areas that are already served, or programmed to be served, by WASD potable water facilities.	No change
Policy 11.2.2	Coordinate with WASD to provide potable water service to those areas within municipal limits that are currently dependent upon private wells to satisfy potable water needs, including those areas that may be subject to salt water intrusion as a priority and those areas without potable water.	No change
Policy 11.2.3	Coordinate population projections as documented in the Village's Data Inventory and Analysis, Table 1; commercial growth, land use changes and development approvals with WASD to assist that agency in effectively planning the Village's future potable water needs.	No change
Policy 11.2.4	Include the review and comment of WASD in the development review process for Village Plan amendments, rezoning's, site plan and plat approvals to help ensure the cost-efficient use of existing County waste facilities and extension of new water service.	No change
Policy 11.2.5:	Continue to encourage expedited installation of potable water infrastructure improvements targeted for the area bounded by SW 164th Street to the north, the Miami-Dade County Busway to the west, SW 184th Street to the south, and SW 95th Avenue to the east as part of the project entitled "Perrine Park-Cutler Ridge Water and Sewer Improvements" included in the Building Better Communities Bond Program approved by the Miami-Dade County voters in November 2004.	Upgrades to Perrine Cutler Ridge water distribution system consisting of Basin A, B and C commenced construction in 2008; implementation of final phase in process.
Policy 11.2.6	Coordinate with, and revise, as recommended by WASD and other agencies, as appropriate, the priorities for the replacement of facilities, correction of existing water supply and facility deficiencies, and provision for future water supply and facility needs.	No change
Policy 11.2.7	Coordinate for improved or additional coordination between WASD and the Village concerning the sharing and updating of information to meet the Village concerning the ongoing water supply needs.	No change
Policy 11.2.8	The Village shall undertake periodic, specific actions to coordinate with the County to continue to develop consistent population projects and to amend and/or revise the Water Supply Plan in the future based upon those coordinated efforts.	No change
Objective 11.3	Water Conservation Actively enact regulations to ensure all residents and businesses in Palmetto Bay conserve potable and non-potable water to the maximum extent possible.	No change

Policy 11.3.1	Village Hall shall serve as a central distribution point for South Florida Water Management District (SFWMD), Florida Department of Environmental Protection (FDEP), and WASD news releases, brochures, and public presentations on ways for homeowners, businesses, and industry to conserve all forms of water resources.	No change
Policy 11.3.2	The Village's Land Development Code (LDC) shall contain regulations requiring the use of all feasible water-saving devices in new and renovation building construction.	No change
Policy 11.3.3	The Village shall implement water-saving "xeriscape" and/or "Florida Friendly" plantings, watering techniques, and landscape design ordinances in existing and future developed areas of the Village including adopting the Florida Yards and Neighbors Program, modify the Village's landscaping ordinances and implementing emergency water restriction policies. The Village has already adopted water restriction ordinances, State of Florida Yards and Neighbors Program, and modified its landscaping ordinances relating Florida Friendly plantings.	No change
Policy 11.3.4	Enact landscaping and water restriction ordinances requiring homeowners and businesses in the Village to use non-potable and/or reuse water for landscaping and lawn care.	No change
Policy 11.3.5	Coordinate with WASD to install treated re-used (grey) water lines in the Village for use on road rights-of way and other appropriate landscaped areas within Village limits.	No change
Policy 11.3.6	Cooperate fully with emergency water conservation measure mandated by the SFWMD.	No change
Policy 11.3.7	Other programs and activities to implement conservation measures that require a longer implementation time frame will be prepared for future adoption.	No change
Objective 11.4	Treated Wastewater Re-Use Coordinate with WASD to promote reuse of treated wastewater and other by-products for public open space and golf course irrigation, fertilization, and aquifer recharge.	No change
Policy 11.4.1	Coordinate with WASD to install treated re-used (grey) water lines in the Village of Palmetto Bay for use on road rights-of way and other appropriate landscaped areas within the municipal limits.	No change
Policy 11.4.2	Investigate the possibility of using fertilizers and other reuse product on public landscaped areas within the Village.	No change
Policy 11.4.3	Require developers seeking development approvals to fully investigate and use, if viable, grey water in project open space and recreation irrigation.	No change

Objective 11.5	Future Growth Needs Accommodate the future growth needs of the Village through proper planning and effective coordination with the appropriate water management agencies.	Ongoing
Policy 11.5.1:	Encourage future development into areas that are already served, or programmed to be served, by under-capacity stormwater management facilities.	No change
Policy 11.5.2:	Update the Stormwater Master Plan every five (5) years in order to ensure that future growth needs of the Village are prudently accommodated and planned for.	Ongoing
Policy 11.5.3:	Actively coordinate the Village's stormwater planning, programming, and construction with the Federal Emergency Management Agency (FEMA), SFWMD, Miami-Dade County Department of Environmental Resource Management (DERM), and the Miami-Dade County Public Work Department.	Department of Regulatory and Economic Resources to be revised throughout document.
Policy 11.5.4:	Coordination of land uses with available and projected fiscal resource and a financially feasible schedule of capital improvements for waste supply and facility projects.	No change
Policy 11.5.5:	Coordinate with Miami-Dade County to seek additional revenue sources to fund water supply and facility projects.	No change
Policy 11.5.6:	Coordinate with the regional water supply plan approved for this region.	No change
Policy 11.5.7:	The Village shall update the plan within 18 months following the approval of an updated regional water supply plan.	Amendments relating to the updated water supply plan to include a new water supply element approved December 2008.
Policy 11.5.8:	Concurrency relating to water supply shall be completed prior to the anticipated date of Issuance a certificate of occupancy. The Village shall consult with Miami-Dade County to determine that water supplies will be available at the time the certificate of occupancy is issued.	No change
Policy 11.5.9:	Coordinate land uses with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects.	No change
Policy 11.5.10:	Coordinate between local governments and WASD in the implementation of alternative water supply projects; establish a level service standard and resource allocation, changes in service areas, and potential for annexation in coordination with the County.	No change
Policy 11.5.11:	Miami-Dade County Water Supply Facilities Work Plan, revised March 2008 as prepared by Camp, Dresser, and McKee, Inc. is hereby adopted by the Village.	The Village of Palmetto Bay's work plan has the same planning time schedule as the Miami-Dade County's 20 year work plan. Note this timeframe

Objective 11.6:	Recharge Groundwater and Water Quality Use the Stormwater Master Plan process and prudent land development regulations to ensure that private development and public infrastructure projects maintain required surface water quality standards and serve to recharge the groundwater aquifer.	No change
Policy 11.6.1:	A primary objective of the Stormwater Master Plan is protection of surface water quality through the LDC requirements that mandate acceptable paving and drainage plans, adequate open (pervious) space areas, and stormwater detention and retention in private development projects.	No change
Policy 11.6.2:	Review the LDC on a regular basis to ensure that all feasible options are being utilized to protect water quality and enhance groundwater recharge.	No change
Policy 11.6.3:	Provide for the protection of water quality in the traditional and new alternative water supply sources, in conjunction with Miami-Dade County, and other agencies.	No change
Objective 11.7	Natural Groundwater Aquifer Recharge/ Recharge Deficiencies In coordination with state, regional, and county water management agencies, correct any documented recharge deficiencies identified in the Village's Stormwater Master Plan and outside agencies.	No change
Policy 11.7.1:	As part of the Stormwater Master Plan process, identify groundwater recharge deficiencies, if any, in the Village.	No change
Policy 11.7.2:	Maintain and enhance, where appropriate, the capacity and period of natural surface water drainage and recharge.	No change
Policy 11.7.3:	Assist State, Regional, and County efforts, where appropriate, in protecting the functions of natural groundwater recharge areas and natural drainage features in the Village.	No change
Policy 11.7.4:	Continue to enforce the Village's on-site water retention and pervious open space standards for new development and redevelopment projects.	No change
Policy 11.7.5:	All development projects shall use retention, infiltration, and detention systems as required by the LDC, and applicable State, and regional standards.	No change
Objective 11.8	Potable Water Conservation Increase potable water conservation in order to better meet present and projected needs of all consumers and reduce demands on water service.	No change
Policy 11.8.1	The Village, coordinating with Miami-Dade County shall provide for conserving potable water resources, including the implementation of reuse programs and potable water conservation strategies and techniques, including but not limited to: Emergency Water Restrictions, SFWMD rules relating to irrigation and	No change

	watering, Florida Neighborhood and Yards standards relating to native and xeriscape landscaping.	
Objective 11.9	<u>Concurrency and Level-of-Service (LOS) Standards</u> Make the availability of high-quality public facilities at adopted LOS standards concurrent with the impacts of development an important basis for future land planning and capital decisions.	No change
Policy 11.9.1	Coordinate with the County and other local governments and WASD in the implementation of alternative water supply projects, establishment of level-of-service standards and resource allocations, changes in service areas, and potential for annexation.	No change

Conclusion and Recommendations

This element had a few policies with recommended modifications. The following is a summary of the Future Land Use Objectives and Policies with recommended modifications.

Policy has recommended modifications to milestone dates or maintenance schedule

Policy 11.5.7

The Village shall update the plan within 18 months following the approval of an updated regional water supply plan.

Policy 11.5.11

Miami-Dade County Water Supply Facilities Work Plan, revised March 2008 as prepared by Camp, Dresser, and McKee, Inc. is hereby adopted by the Village.

Policy has recommended modifications to content

Policy 11.2.5

Continue to encourage expedited installation of potable water infrastructure improvements targeted for the area bounded by SW 168th Street to the north, the Miami-Dade County Busway to the west, SW 184th Street to the south, and SW 97th Avenue and US-1 northbound to the east as part of the project entitled "Perrine Park-Cutler Ridge Water and Sewer Improvements" included in the Building Better Communities Bond Program approved by the Miami-Dade County voters in November 2004

CHAPTER 3 – RECOMMENDATIONS

Summary of Recommendations

The full element assessments for each element in the Village of Palmetto Bay Comp Plan are provided in, Chapter 2 – Element Assessment. This chapter outlines all of the recommended modifications to the Objectives and Policies for each Element in the Comp Plan.

Future Land Use Element

Policy has been completed or is obsolete and is recommended for removal

Policy 1.2.2

Utilize creative, yet proven, land development techniques in the new Land Development Code that will allow developers to generate the unique mixed-use character expressed in the community charrettes and the future land use designations for the Franjo Road/U.S. 1 Commercial Area and Palmetto Bay Village Center focus areas.

Policy 1.2.3

Incorporate the recommendations of the Signage Master Plan into the new LDC, by September 2006, effectively regulating the location, size and aesthetic-quality of on-premise signs, off-premise signs, including billboards, and community identification feature sites within The Village.

Policy has recommended modifications to milestone dates or maintenance schedule

Policy 1.2.4

By September 2007, prepare a Master Village Design Plan for incorporation into the LDC, addressing such unique design features as entry identification statements, beautification of transportation corridors, bike and pedestrian ways, landscape palettes, waterway vistas, public buildings, architectural guidelines, and public open space.

Policy 1.5.1

Ensure that the new LDC incorporates all relevant wetland, coastal and native upland protection requirements from the Miami-Dade County Department of Environmental Resources Management, South Florida Water Management District, and the Florida Department of Environmental Protection, and that the applicable permitting requirements of these agencies are met for all development applications in the Village.

Policy 1.5.3

By January 2006, evaluate the unique low rock walls along SW 152 Street for possible designation as a unique and historic transportation feature in the Village, and if found appropriate, implement protective measures.

Policy 1.6.4

By June 2007, develop a Village Emergency Plan addressing disaster-preparedness, hurricane evacuation, and post-disaster redevelopment plans, procedures and personnel duties.

Objective 1.7 - Street Tree Master Plan:

Develop and implement A Street Tree Master Plan to create an attractive street environment that will complement private and public properties, create beauty within the public right-of-way, and be comfortable and create street canopy for energy efficiency for residents and visitors.

Policy 1.7.1

Continue to implement the Village's street tree program under the Village's Street Tree Master Plan, dated June 21, 2006.

Policy 1.7.2

Review the list of street trees and phase out trees that do not adapt well to the requirements of an urban environment and introduce new trees that are more suitable

Policy 1.7.12

Become a Tree City USA participant and provide additional street tree placement in conjunction with supporting Tree City USA program.

Policy has recommended modifications to content

Policy 1.1.4

Houses of worship are allowed in all land use categories on the FLUM; however, if located in or near neighborhoods, adverse impacts to the tranquility of the residents around the church and the surrounding neighborhood must be minimized to the maximum extent possible. Therefore, in residential land use areas, churches are allowed on a conditional basis.

Policy 1.1.8

Discourage land use patterns indicative of urban sprawl in the FLUM and any amendment applications by dictating compact development, mixed use where appropriate, and efficient use of public facility capacity and resources, while protecting single-family neighborhoods.

Policy 1.1.13

Encourage Medium Density Residential (MDR) and Medium High Density residential (MHDR) development along the business district in order to promote future land use patterns that will minimize the amount of greenhouse gas (GHG) emission generated within the Village, and concentrate future development in areas with adequate infrastructure and facilities, thus discouraging urban sprawl.

Policy 1.4.1

Public schools are allowed in all land use categories shown on the adopted FLUM and all zoning districts contained in the LDC. However, if located in or near neighborhoods, adverse impacts to the tranquility of the residents around the school and in the surrounding neighborhood must be minimized to the maximum extent possible. Therefore, in residential land use areas, schools are allowed on a conditional basis.

Policy 1.7.1

Continue to implement the Village's street tree program under the Village's Street Tree Master Plan, dated June 21, 2006.

Policy 1.7.2

Review the list of street trees and phase out trees that do not adapt well to the requirements of an urban environment and introduce new trees that are more suitable.

Transportation Element

Policy has been completed or is obsolete and is recommended for removal

Policy 2A.5.6

By January 2010, complete a Greenway Master Plan for the Village that considers the potential of existing canal rights-of-way and power line easements to support a greenway network and linear park system for pedestrians and bicyclists to connect residents of Palmetto Bay with local recreation and open space amenities, schools, and commercial destinations.

Policy 2A.5.7

By January 2007, coordinate with the Miami-Dade County MPO to upgrade the multiuse trail along the east side of Old Cutler Road (i.e. "Old Cutler Trail") within municipal boundaries to become a viable link within the trail network planned between downtown Miami and points south.

Policy 2A.5.10

By January 2006, amend the Land Development Code to require bicycle parking be provided for all new development and redevelopment of non-residential uses on a site.

Policy 2B.1.4

By January 2007, a Village-wide master plan for locating and designing new bus shelters and bus bay pullouts will be completed for existing and planned service corridors envisioned by Miami-Dade Transit. Shelters will be attractively designed to further reinforce an image for Palmetto Bay that is being implemented through urban design.

Policy 2C.1.4

By January 2006, coordinate with Miami-Dade County to determine the feasibility for widening SW 184th Street from two lanes to five lanes with bicycle lanes and sidewalks to enhance access to the Florida Turnpike and relieve pressure on the already over-capacity section of Old Cutler Road within municipal boundaries. Furthermore, emphasis for improvements to this corridor should also consider a streetscape master plan for the corridor with common signage, landscaping, street lighting, and pavement treatments that help reinforce this street as a gateway into Palmetto Bay.

Policy 2C.3.1

By 2011, design standards for major and minor transportation corridors within Village boundaries shall be developed to include the following, provided they do not conflict with requirements found in other elements of this Comprehensive Plan:

- (1) Pedestrian connections and surfaces with delineated paving surfaces, using brick pavers and landscaping at intersections for beautification and increased safety.
- (2) Planting of trees at intersections to differentiate as focal points.
- (3) Comply with the Village's Comprehensive Street Tree Master Plan, and meet the standards of the Tree City USA requirements.
- (4) Landscaping to provide character and screen undesirable views.
- (5) Planting of trees and landscaping on major and minor corridors consistent with the Village's Street Tree Master Plan.
- (6) Planting of trees and landscaping throughout major and minor corridors to reduce the amount of greenhouse gas emissions (GHG) generated in the Village primarily by automobile and truck traffic.

Policy has recommended modifications to milestone dates or maintenance schedule

Policy 2A.2.6

By January 2006, designate a single staff person as a "transportation liaison" to improve coordination with the Florida Department of Transportation, Miami-Dade County Metropolitan Planning Organization (MPO), Miami-Dade Transit (MDT), Miami-Dade Public Works Department, and Citizens Independent Transportation Trust (CITT) of the Peoples Transportation Plan (PTP). Among other duties, this staff person will be responsible for informing the Village Council of important transportation issues or decisions made at the county or state level that impact the Village, submit an annual transportation plan to the CITT for disbursement of PTP funds, oversee transportation plans, programs, and projects implemented within the Village, and represent the Village at various MPO meetings.

Objective 2A.3

Increase Vehicle Occupancy Increase the vehicle occupancy rate from the current 1.34 persons per vehicle to 1.41 persons per vehicle by 2012 for commuting residents of Palmetto Bay.

Policy 2A.4.1

The Village of Palmetto bay strongly opposes the widening of SW 87th Avenue, north of SW 184th Street, identified in the Miami-Dade MPO 203 Long Range Transportation Plan. To this end, the Village will formally apply to the Miami-Dade MPO and Miami-Dade County in October 2006 for removal of this project from the Long Range Transportation Plan in conformance with the formal amendment cycle established by the agencies.

Policy 2A.4.4

By January 2006, act upon the conclusions and recommendations contained in the Village of Palmetto Bay Transportation Master Plan to conduct formal traffic calming studies for the Mangewood and Southwood Neighborhoods and the areas immediately surrounding SW 164th Street and SW 148th Street.

Policy 2A.5.1

By January 2010, construct approximately 2,373 lineal feet of sidewalk in accordance with recommendations from the Village Sidewalk Inventory completed in 2004 that addresses missing links and/or gaps in the current sidewalk network.

Policy 2A.5.2

By January 2007, coordinate with the Florida Department of Transportation to target pedestrian improvements for intersections along US 1 including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, better lighting for nighttime use, improved "count down" pedestrian signals, and safe pedestrian refuge areas.

Policy 2A.5.3

By January 2006, target improvements to the pedestrian network consistent with the Americans with Disabilities Act (ADA) for non-compliant facilities identified in either the Village's Sidewalk Inventory or Transportation Master Plan completed in 2004.

Policy 2A.5.8

By January 2010, implement approximately 9.25 miles of on-street bicycle lanes recommended in the Village of Palmetto Bay Transportation Master Plan (adopted October 2004) with assistance from Miami-Dade county and the Florida Department of Transportation.

Policy 2B.2.2

By January 2007, complete a local transit circulator study to examine existing conditions, measure the support for local transit service, and prepare cost estimates for implementation of route and/or system alternatives recommended in the study. Upon completion of the study, the Village will act upon the conclusions and reasonable recommendations made in the report to implement a local transit circulator service that provides a viable alternative to the single-occupant automobile for short trips within the Village.

Policy 2B.2.3

By January 2007, complete a local transit circulator study for school-aged children, and their parents, who both live and attend school with Palmetto Bay to service as one viable alternative to automobiles for picking up and dropping off students. Off peak school time may provide an opportunity to use the local transit circulator to provide on-call transportation to the elderly, handicapped, and shut-in population of the Village. Upon completion of the study, the Village will act upon the conclusions and reasonable recommendation made in the report and coordinate with local school officials to implement the school transit circulator service.

Policy 2C.1.2

By January 2007, coordinate with the Florida Department of Transportation to implement a master landscape plan for the US 1 transportation corridor within municipal boundaries to further reinforce the character of Palmetto Bay through urban design.

Policy has recommended modifications to content

Policy 2A.4.1

The Village of Palmetto bay strongly opposes the widening of SW 87th Avenue, north of SW 184th Street, identified in the Miami-Dade MPO 203 Long Range Transportation Plan. To this end, the Village will formally apply to the Miami-Dade MPO and Miami-Dade County in October 2006 for removal of this project from the Long Range Transportation Plan in conformance with the formal amendment cycle established by the agencies.

Policy 2C.1.3

By January 2006, request that SW 87th Avenue, between SW 184th Street and SW 168th Street, be transferred from control of Miami-Dade County to the Village and then reclassified as a local street to further reinforce the neighborhood character of the land uses depicted in the Future Land Use Map and discourage the avoidable intrusion of "cut-through" traffic that is currently destroying the residential character of the corridor through implementation of traffic calming and other streetscape improvements.

Policy 2C.1.4

By January 2006, coordinate with Miami-Dade County to determine the feasibility for widening SW 184th Street from two lanes to five lanes with bicycle lanes and sidewalks to enhance access to the Florida Turnpike and relieve pressure on the already over-capacity section of Old Cutler Road within municipal boundaries. Furthermore, emphasis for improvements to this corridor should also consider a streetscape master plan for the corridor with common signage, landscaping, street lighting, and pavement treatments that help reinforce this street as a gateway into Palmetto Bay.

Policy 2C.3.2

Implement a garden club with the assistance of the Village's Tree Board Advisory Committee as an added incentive for supporting the Village's Tree City USA designation and further support for the Village's Street Tree Master Plan.

Housing Element

Policy has recommended modifications to milestone dates or maintenance schedule

Policy 3.1.5

By September 2007 evaluate the feasibility of inclusionary zoning regulations, which requires a certain percentage of units of new development or redevelopment to be set aside for low or moderate income housing.

Policy 3.1.9

Encourage the protection of all identified, and yet unidentified, historical and archeological structures and sites within the Village (see Housing Element 3.1.8) through appropriate land development regulations, comprehensive review of development applications, public acquisition decisions, and historic designations.

Policy 3.1.10

By January 2008, evaluate the appropriateness of allowing accessory apartments (aka: granny flats) in existing neighborhoods provided adequate setbacks, parking, drainage, septic system, and other requirements and level of service standards are maintained.

Policy 3.2.1

By January 2008, finalize the Village's role in a regional solution (Regional Fair Share) to ensure the availability of adequate affordable housing for all income ranges within a reasonable commute distance from employment centers.

Policy 3.2.2

By January 2008, coordinate with Miami-Dade County to address affordable housing opportunities and needs utilizing concrete and specific strategies and initiatives, including active participation in task forces and/or standing committees.

Policy 3.3.1

Create development regulations and policies to promote and encourage private development of affordable housing in the Village of Palmetto Bay.

Policy has recommended modifications to content

Policy 3.1.6

By September 2007, consider density bonuses for the provision of affordable housing.

Policy 3.1.8

By July 2007, survey existing housing stock for historically significant structures and determine whether or not the village should implement a historic preservation program.

Policy 3.2.3

The Village shall coordinate and actively participate, where feasible, with the following regional agencies to identify additional resources for addressing affordable housing needs in the Village and surrounding region:

- Miami-Dade County Housing Agency;
- South Florida Regional Planning Council;
- Appropriate federal and state agencies.

Policy 3.3.2

By January 2008, decrease the cost and increase the efficiency of providing affordable housing by offering certain fee waivers, including building, site permit and/or local impact fees, and streamlining of development processes for affordable housing development applications.

Policy 3.3.3

By September 2007, consider density bonuses for the provision of affordable housing on infill sites, particularly for small renter households.

Infrastructure Element

Policy has recommended modifications to milestone dates or maintenance schedule

Policy 4C.1.2

Allocate sufficient funds to address existing stormwater deficiencies identified in the Stormwater Master Plan. Evaluate the feasibility of establishing a Stormwater Utility to help fund Village-wide public drainage projects.

Policy 4C.2.2

Update the Stormwater Master Plan every five (5) years in order to ensure that future growth needs of the Village are prudently accommodated and planned for.

Policy has recommended modifications to content

Policy 4C.1.1

The storm water management LOS standards for Village of Palmetto Bay are: Water Quality Standard. Storm water facilities shall be designed to meet the design and performance standards established in C. 62-25, 25.025, F.A.C., with treatment of first one (1) inch of rainfall runoff to meet water quality standards required by Ch. 62-302, 862-302.500, F.A.C. Water Quality Standard. Where two or more standards impact a specific development, the most restrictive standard shall apply: 1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration. b. Treatment of the runoff from the first one (1) inch of rainfall onsite or the first 0.5 inch of runoff, whichever is greater.

Coastal Management Element

Policy has recommended modifications to milestone dates or maintenance schedule

Objective 5.2 - Water-related Uses and Public Access

The Village shall increase the amount of shoreline devoted to water-dependent, water-related, and publicly accessible uses in Palmetto Bay by the Year 2010.

Policy has recommended modifications to content

Policy 5.2.1

The Village shall provide for more recreational access to the shoreline while assuring that activities associated with the land use minimize impact to natural areas.

Policy 5.2.2

Palmetto Bay will continue to place a high priority on the acquisition of unprotected coastal lands for use as parks and preserves that provide public access for residents and visitors alike to the shoreline.

Policy 5.2.3

The Village will place a high priority on maintaining existing water-dependent and water-related land uses for public access. Priority will be given in land planning by the Village for water-dependent land uses along the shoreline.

Conservation Element

Policy has recommended modifications to milestone dates or maintenance schedule

Policy 6.1.2

Utilize standards in the Land Development Regulations (revise by September 2006) that combat erosion, the generation of excessive dust from building sites and cleared areas, and nuisance odors from industrial and business uses.

Policy 6.2.1

In revising the Land Development Regulations (by September 2006), comply with the policies of the South Florida Water Management District (SFWMD) to conserve the potable water supply and protect the Village from saltwater intrusion, including groundwater recharge, water-saving devices and xeriscape concepts.

Policy 6.2.7

By January 2006, ensure the water conservation booklets and brochures are readily available at Village Hall and other public facilities to residents and businesses.

Policy 6.7.2

The Land Development Regulations (revise by November 2006) shall protect wildlife and vegetative habitats that are endangered, threatened, or species of special concern. The Village shall further protect these habitats by promoting public acquisition and the dedication of conservation easements or reservations.

Policy 6.8.1

By September 2006, revise the Land Development Regulations to prohibit mining of minerals except as incidental to the development of land for residential or nonresidential purposes.

Policy has recommended modifications to content

Policy 6.3.4

Revise the Land Development Regulations by November 2006 to ensure that adequate stormwater management standards for pervious area, retention and detention are included from the SFWMD and Miami-Dade Count DERM, and that the drainage LOS standard adopted in this Comprehensive Plan is met.

Policy 6.4.1

Revise the Land Development Regulations by November 2006 to preserve and enhance the functions of natural groundwater aquifer recharge and natural drainage features, and protect water quality.

Policy 6.4.4

By November 2006, adopt surface water management and flood damage prevention regulations into the Land Development Regulations by maintaining consistency with program policies of the Federal Insurance Administration.

Policy 6.9.2

Adopt and enforce land development regulations that incorporate development restrictions of uses and management of hazardous materials.

Policy 6.10.4

By September 2006, adopt regulations into the Land Development Code (LDC) that preserve identified historically significant resources to the maximum extent feasible, and legally permitted.

Recreation and Open Space Element

Policy has been completed or is obsolete and is recommended for removal

Policy 7.1.8

By January 2010, complete a Village Greenway Master Plan that considers the potential of existing canal rights-of-way and power line easements to support a greenway network and linear park system for pedestrians and bicyclists to connect residents of Palmetto Bay with local recreation and open space amenities, schools, and commercial destinations.

Policy 7.1.12

By 2009, update the Future Land Use Map as it relates to the protected Pineland Hammock within Coral Reef Park to reflect that five (5) acre area as Environmentally Protected Park land to ensure the protection of the native flora and fauna contained therein.

Policy has recommended modifications to milestone dates or maintenance schedule

Policy 7.1.9

By January 2007, coordinate with the Miami-Dade County MPO to upgrade the multiuse trail along the east side of Old Cutler Road (i.e. "Old Cutler Trail") within the municipal boundaries to become a viable link within the trail network planned between downtown Miami and points south.

Policy 7.1.11

By 2011, update the landscaping within all Village parks to provide additional tree canopy, and provide support for the indigenous flora and fauna, while adhering to the intent of the Village's Street Tree Master Plan, dated June 21, 2006, including by providing drought resistant, indigenous trees in the parks.

Policy 7.2.4

By January 2006, develop a schedule for providing parking spaces and bicycle racks at recreation sites where they are now lacking or inadequate.

Policy 7.3.2

By June 2006, finalize coordination with Miami-Dade County on plans to develop a potential park site on all surplus designated lands that are located within the Village.

Policy 7.3.3

By January 2007, coordinate with and actively participate in Miami-Dade County's regional greenways system.

Policy 7.4.2

By January 2006, investigate vacant property that could be suitable for future parks and/or linear open spaces.

Policy 7.4.3

By July 2007, investigate the possibility of acquiring the 0.25-acre site at SW 87th Avenue and SW 163rd Terrace on the north side of the C-100 Canal from the Florida Department of Transportation (FDOT) as a potential pocket park.

Policy 7.4.4

By January 2007, investigate the possibility of acquiring the 1.40-acre site located on the northeast corner of SW 160th Street and SW 89th Avenue from the Miami-Dade County Water and Sewer Department (WASD) as a potential pocket park.

Policy has recommended modifications to content

Policy 7.1.7

By January 2008, plan and commit funding for the development of Ludovici Park, property located at 17301 Old Cutler Road, and the undeveloped portion of Perrine Park. The Palmetto Bay Neighborhood Park, also known as Publix Park, is covered by a restrictive covenant running with the land to be used in perpetuity as open green space. The Village has decided not to acquire the property. Note: reference to Publix Park identified to be removed.

Intergovernmental Coordination Element

Policy has been completed or is obsolete and is recommended for removal

Policy 8.2.4

By January 2006, designate a single staff person as a "transportation liaison" to improve coordination with the Florida Department of Transportation, Miami-Dade County Metropolitan Planning Organization (MPO), Miami-Dade Public Works Department, and Citizens Independent Transportation Trust (CITT) of the Peoples Transportation Plan (PTP). Among other duties, this staff person will be responsible for informing the Village Council of important transportation issues or decisions made at the county or state level that impact the Village, submit an annual transportation plan to the CITT for disbursement of PTP funds, oversee transportation plans, programs, and projects implemented within the Village, and represent the Village at various MPO meetings.

Policy has recommended modifications to milestone dates, roadway references or maintenance schedule

Policy 8.1.17

By 2008, complete an evaluation of informal and formal coordination mechanisms between the Village, other units of local, regional, state, and federal government, and any private entity which provides an essential public service that affects level-of-service and/or land use planning in the Village. Improve any deficient mechanisms by 2010.

Policy 8.2.6

By January 2007, coordinate with the Florida Department of Transportation to target pedestrian improvements for intersections along US 1 including, but not limited to, freshly painted crosswalks and/or more appropriate paving materials, better lighting for nighttime use, and improved "count down" pedestrian signals.

Policy 8.2.10

By January 2007, coordinate with the Florida Department of Transportation to implement a master landscape plan for the US 1 transportation corridor within municipal boundaries to further reinforce the character of Palmetto Bay through urban design.

Policy 8.2.12

By January 2007, coordinate with Miami-Dade County to determine the feasibility for widening SW 184th Street from two lanes to five lanes with bicycle lanes and sidewalks to enhance access to the Florida Turnpike and relieve pressure on the already over-capacity section of Old Cutler Road within municipal boundaries. Furthermore, emphasis for improvements to this corridor should also consider a streetscape master plan for the

corridor with common signage, landscaping, street lighting, and pavement treatments that help reinforce this street as a gateway into Palmetto Bay. Note: reference to SW 184th Street to be removed.

Policy 8.3.3

By July 2006, provisions shall be made for review and comment on the Village of Palmetto Bay's land use plans by neighboring jurisdictions and facility planning for water, sewer, roads, and any other public facilities that may have an impact on other entities or cause inconsistencies between comprehensive plans.

Capital Improvement Element

This element is required to be reviewed and updated on an annual basis. A suggested modification to the 5-year Schedule of Capital Improvements is provided in the previous table.

Educational Facilities Element

Policy has recommended modifications to milestone dates or maintenance schedule

Policy 10.2.2

It is the goal of the Village of Palmetto Bay, Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the interlocal Agreement for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution. Beginning January 1 2013, the Miami-Dade County Public Schools will implement a schedule to eliminate all remaining relocatable classrooms by January 1 2018.

By December 2010, the Village in cooperation with Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the Interlocal Agreement will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH for all CSAs.

Water Supply Facilities Element

Policy has recommended modifications to milestone dates or maintenance schedule

Policy 11.5.7

The Village shall update the plan within 18 months following the approval of an updated regional water supply plan.

Policy 11.5.11

Miami-Dade County Water Supply Facilities Work Plan, revised March 2008 as prepared by Camp, Dresser, and McKee, Inc. is hereby adopted by the Village.

Policy has recommended modifications to content

Policy 11.2.5

Continue to encourage expedited installation of potable water infrastructure improvements targeted for the area bounded by SW 164th Street to the north, the Miami-Dade County Busway to the west, SW 184th Street to the south, and SW 95th Avenue to the east as part of the project entitled "Perrine Park-Cutler Ridge Water and Sewer Improvements" included in the Building Better Communities Bond Program approved by the Miami-Dade County voters in November 2004.



VILLAGE OF PALMETTO BAY

January ____, 2014

D. Ray Eubanks
Florida Department of Economic Opportunity
Division of Community Planning
The Caldwell Building
107 E Madison Street
Tallahassee, FL 32399-4120

Re: Evaluation and Appraisal Report Notification Letter

Mr. Eubanks:

Pursuant to Florida Statute 163.3191, please find enclosed the Evaluation and Appraisal Report (EAR) as adopted by the Village Council on January 6, 2013. This submittal is provided in advance of the March 1, 2013, EAR filing deadline as scheduled by the DEO. The plan identifies necessary updates reflective of the Village's accomplishments since adoption of its Comprehensive Plan in 2005. Other recommended changes are reflective of ongoing long range planning efforts of the Village.

The EAR is provided in three (3) sections; (1) an assessment of the General Trends experienced by the Village, (2) a review of the current Comprehensive Plan Elements, and (3) a summary of recommendations and amendments. The summary of the Recommendations Section outlines all of the recommended modifications to the Objectives and Policies for each Element within the Comprehensive Plan. The recommendations are divided into items which have been completed and/or are obsolete, recommended modifications to milestone dates or maintenance schedules, and recommended modifications to content.

If you have any questions, please feel free to contact me.

Sincerely,

Darby P. Delsalle, AICP, Director
Department of Planning and Zoning

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