



Comprehensive Plan Amendment - Text and Map Franjo Activity Center (FAC)

Zoning Amendment Text and Map Palmetto Bay Downtown District § 30-50.23

Second Reading of Ordinance
July 27, 2020



Comprehensive Plan Process

Village of Palmetto Bay Local Planning Agency (LPA)

Recommendation Jan 13, 2020

Village of Palmetto Bay Mayor and Council

First Reading to Transmit Jan 27, 2020

Local government transmits three copies of the plan amendment to Department of Economic Opportunity (DEO) and one copy to each review agency within 10 business days
(local government may request review at transmittal)

Feb 10, 2020

Local government and agencies notified submittal is complete.
(within 5 working days)

Feb 17, 2020

Review agencies send comments to DEO and Village of Palmetto Bay
(within 30 days of receipt of complete amendment)

Mar 18, 2020

DEO sends Objections, Recommendations, Comments
(30 days of receipt of complete amendment)

Mar 18, 2020

Village Response on or before September 14, 2020
(180 days of receipt of DEO response)

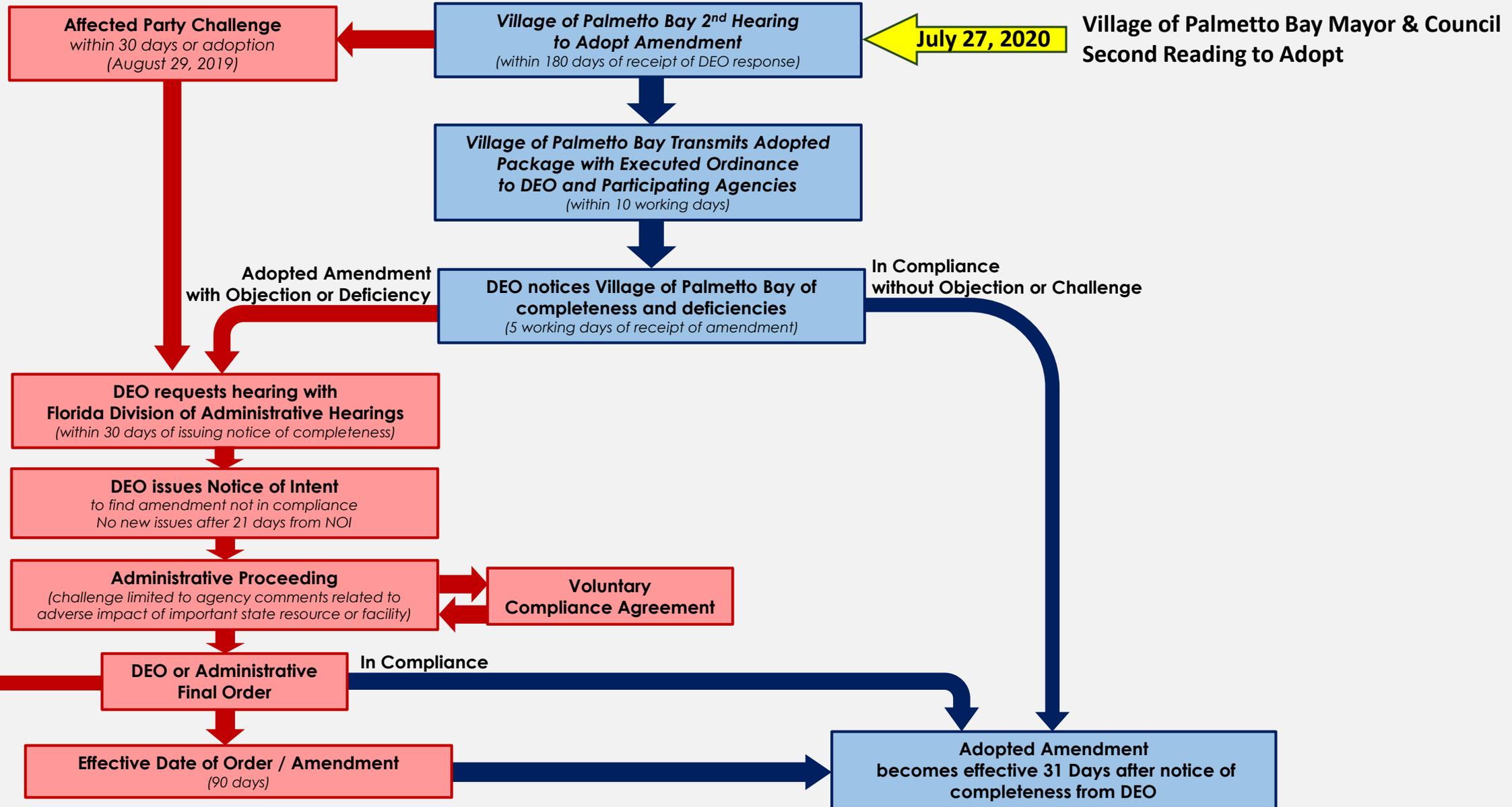
Affected person may request DEO to review impacts to affected party
Affected person includes:
• Affected local government
• Persons owning property, residing, or owning/operating a business within the Village
• Owners of real property that is the subject of the amendment
(must be within 30 days after transmittal)

- Miami Dade County
RER, DERM, WASA, DTPW
- South Florida Regional Planning Council
- South Florida Water Management District
- Florida Department of Transportation, D6
- Department of Environmental Protection
- Department of State
- Florida Fish and Wildlife Commission
- Department of Agriculture
(County only)
- Department of Education
(Education Element only)





Comprehensive Plan Process





Franjo Activity Center History

- FAC approved in 2015 by Ordinance 2015-18 for 5,389 residential units
 - of which 1,246 were held in reserve to be allocated by the Village Council
- and for 1,500,000 sq. ft. of “commercial/office/retail”,
 - of which 500,000 sq. ft. was held in reserve to be allocated by the Village Council at the time of site plan.
- In 2016, the number of residential units permitted within the entire FAC was adjusted to 5,661 by Ordinance 2016-11



Amend FAC Policy *(Text Amendment)*

Comprehensive Plan text amendment changes Future Land Use Element (FLUE) Policy 1.1.1. concerning the Franjo Activity Center (FAC), retaining existing FAC policy, and:

- 1) remove eligibility of FAC properties for transfer of development rights (TDR);
- 2) remove the allocation of floating Reserve Residential Units (RRU) and Commercial Reserve Units (CRU);
- 3) remove applicability of development bonus programs; and
- 4) reduce the total number of residential units in the FAC/Downtown District from 5,661 to 2,500. *(LPA meeting)*



FLUE Policy 1.1.1 - FAC (*Text Amendment*)

Franjo Activity Center (FAC): This designation encourages development or redevelopment that seeks to facilitate multi-use and mixed-use projects that encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, provide for the efficient use of land and infrastructure, provide for urban civic open space, and give definition to a pedestrian urban form. The Franjo Activity Center is intended to support the achievement of a residential to non-residential balance that increases the opportunities for transportation demand management alternatives including but not limited to walking and transit, reduced vehicle miles traveled, and reduced single use trips. The Franjo Activity Center shall serve as a significant, multifamily, employment, office and commercial center of the Village.

Development within the Franjo Activity Center shall:

1. Focus on the effective mix of office, service, retail, entertainment, residential, community facilities, open space and transportation uses that will promote a lively, livable, and successful downtown area;
2. Encourage a pedestrian oriented core;
3. Promote mass transit and other forms of transportation as an alternative to the automobile that will link to the Miami-Dade mass transit system and the Village's local I-bus service or any predecessor service thereto;
4. Encourage the integration of transportation and transit systems with land use;
5. Allow for development and redevelopment activities at varying density and intensity ranges, ~~and allow for the transfer of densities and intensities for properties within the boundaries of the FAC, as may be permitted by the Village;~~
6. Promote compact, innovative land development;
7. Promote creative siting of buildings, transportation routes, and open space to create vistas that will unite the downtown areas, link the downtown with the rest of Franjo Activity Center area, and



FLUE Policy 1.1.1 - FAC (*Text Amendment*) - continued

Total densities and intensities of development within the Franjo Activity Center shall be as follows:

Residential Land Uses – 2,500~~5,661~~ dwelling units, ~~of which 1,246 are to be held in reserve by the Village to be allocated by the Village at the time of site plan approval;~~

Commercial/Office/Retail – 1,500,000 square feet, ~~of which 500,000 square feet are held in reserve to be allocated by the Village at the time of site plan approval.~~

Urban Open Space/ Recreation Uses with a level of service within the FAC of .25 acres per 1,000 residents within the FAC.

Community facilities will continue to be permitted with the FAC designation. Industrial uses and those uses which are determined to be detrimental to the goals of the FAC Master Plan are prohibited.

~~The Village may use innovative land development regulations such as transit and pedestrian-oriented development, transfer development rights, development bonuses and minimum land use densities/intensities to ensure an appropriate land use pattern for the Franjo Activity Center. These regulations shall encourage the integration of transportation and transit systems with land use in order to promote effective multi-modal transportation.~~



Map Amendment

Comprehensive Plan Future Land Use Designation

re-designates 19.2-acre area

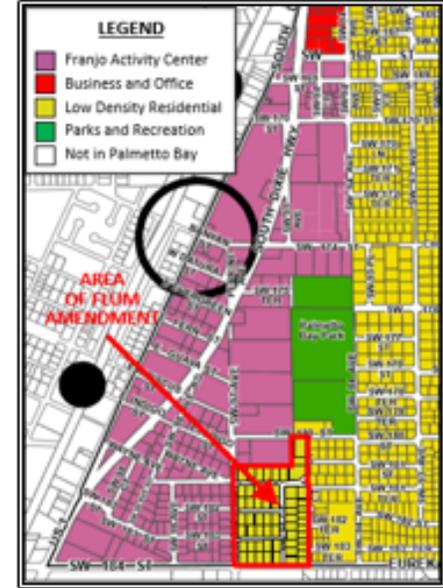
from:

Franjo Activity Center (FAC)

to:

Low Density Residential (LDR)

Future Land Use Category	FAC	LDR
Permitted Uses	Mixed uses per DUV zoning code	single-family housing and townhomes
Dwelling Units (DU) in Category	up to 5,661 DU total for category	not regulated for category
Commercial Space in Category	up to 1,500,000 square feet floor area	commercial uses not permitted
Density / Intensity	regulated by DUV zoning district 37 properties at 14 DU/acre gross 14 properties at 24 to 6 DU/acre gross	2.5 to 6 DU/acre gross



Zoning Map

re-designates 19.2-acre area

from:

Downtown Urban Village (DUV)

to:

Single Family Residential (R-1)

Future Land Use Category	DUV	R-1
Permitted Uses	Mixed uses per DUV zoning code	single-family housing and townhomes
Commercial Space in Category	FAR not regulated, commercial space limits defined by building form regulations by UV Sector and NV Sector of DUV zoning district	commercial uses not permitted
Density / Intensity	37 properties at 14 DU/acre gross 14 properties at 24 to 6 DU/acre gross	7,500 sq. ft. minimum lot area 5.8 DU/acre net





Intergovernmental Agency Responses

comprehensive plan amendment process



Agency Responses: types

- No comment without review responses – agency’s jurisdiction is not impacted by proposed amendment
- No comment with review response - agency’s jurisdiction is not impacted by proposed amendment and is confirmed by letter
- Review with Comments:
 - Finding of consistency with agency policies and programs
 - Comments may be non-mandatory comments to refine consistency of the amendment with the agency’s policies and resources. Where recommendations are included, the agency suggests positive action to address comments
 - Comments, referred to as objections are mandatory comments to refine consistency of the amendment with the agency’s policies and resources.



Agency Responses

Agency / Local Government	Response
Florida Department of Economic Opportunity (DEO)	Comments: 1) Demonstrate accommodation of middle-range (10-year) growth projection. 2) Consistency of pedestrian downtown while reducing residential population.
Florida Department of Transportation (FDOT)	No response
Florida Department of Environmental Protection (FDEP)	No response
Department of State (FDOS)	No response
Florida Fish and Wildlife Commission	No response
South Florida Water Management District (SFWMD)	Comments: 1) Village needs to complete its Water Supply Plan Update
South Florida Regional Planning Council (SFRPC)	Found consistent with Regional Plan (SFRPC board vote to approve 4-1)
Miami Dade County <i>RER (includes DERM, WASA, DTPW)</i>	Comments: 1) Map amendment reduces density within the Eureka Drive station area. 2) Reduction from 5,661 to 2,500 of overall residences that promote transit use.
City of Coral Gables	No response
Village of Pinecrest	No response
Town of Cutler Bay	No response



Agency Responses: Miami-Dade County RER CDMP Policy

- Generally consistent; however,
- County asks consideration of amendment impact on transit-supportive development within ½ mile of station.
- Reference to Miami-Dade CDMP Policy LU-7F

Objective LU-7

Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a safe, pedestrian and bicycle friendly environment that promotes mobility for people of all ages and abilities through the use of rapid transit services.

LU-7F.

Residential development around rail rapid transit station should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per acre within 1/4 mile walking distance from the station, 100 employees per acre within 700 feet, and minimum of 50 employees per acre between 1/4 and 1/2 mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy.



Agency Responses: Miami-Dade County RER

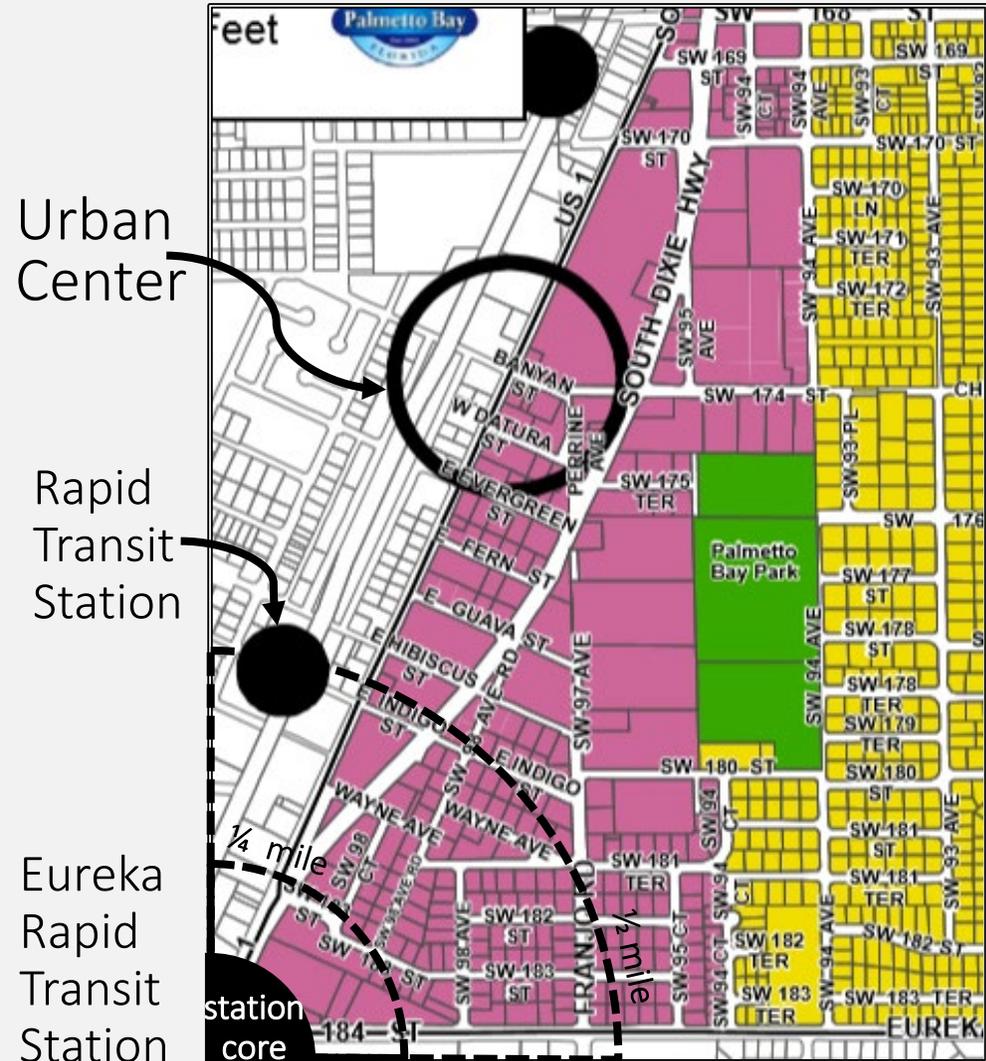
CDMP Policy

Objective LU-7

Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a safe, pedestrian and bicycle friendly environment that promotes mobility for people of all ages and abilities through the use of rapid transit services.

LU-7F.

Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per acre within 1/4 mile walking distance from the station, 100 employees per acre within 700 feet, and minimum of 50 employees per acre between 1/4 and 1/2 mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy.





Agency Responses: Miami-Dade County RER

Explanatory excerpt from Miami-Dade RER Review

Adherence to the minimum standards established in CDMP Policy LU-7F is essential to ensuring adequate transit ridership to support transit investments along the South Dade Transitway, as well as allowing the County to compete for federal funding. The U.S. Department of Transportation, Federal Transit Administration has issued Final Interim Policy Guidance related to funding through the Capital Investment Grant Program which includes the New Starts, Small Starts and Core Capacity Programs. The guidance provides breakpoints used to evaluate applications requesting funding through the Capital Investment Grant Program which includes consideration of population and employment densities within ½ mile of proposed station areas. It is important for the County to be able to demonstrate that the land use policies for areas within ½ mile of proposed station locations support the density and intensity thresholds necessary to compete for federal funding. Given the importance of these minimum thresholds, CDMP Policy LU-7G provides that priority for station development or improvement shall be for those municipalities that have established zoning standards that ensure minimum average residential density and non-residential intensity in accordance with Policy LU-7F.



Agency Responses: Staff Recommendation

1. Instruct staff to address comments
 - Rigorous approach *(revisit 2,500 residential unit limit)*
 - Open –ended approach *(work with County and DEO to maintain flexibility, monitor needs and update in near future)*

2. Define Village policy toward South Corridor rapid mass transit
 - Consider planning for future
 - Consider 2022 update of Village Comprehensive Plan
 - Balance future possibilities with current needs and directions
 - Consider alternatives *(such as Smart Mobility Hubs Plan and First / Last Mile plans)*

3. Define Village Policy toward walkable environment



Amend Zoning Code §30-50.23 (Text Amendment)



DOWNTOWN PALMETTO BAY

PROPOSED

ZONING CODE

FIRST READING AMENDED January 27, 2020

AMENDED FIRST READING March 16, 2020 (continued)

Verified with all Council votes May 1, 2020 (staff)

5/15/20 Verification (staff)

Second Reading July 28, 2020

based on Draft 1, October 28, 2019 with changes in response to all Workshops

Village of Palmetto Bay
Second Reading

Page 2 of 62
June 15, 2020

Table of Contents

- Downtown Palmetto Bay Code §30-50.23.13
 - Purpose and Intent §30-50.23.1-013
 - Application §30-50.23.1-023
 - Nonconforming Uses and Structures §30-50.23.1-034
 - Organization §30-50.23.1-043
 - Village Design Review Procedure §30-50.23.1-055
- Regulating Plans7
 - Purpose and Intent §30-50.23.2-01-7
 - Downtown Zoning District Limits §30-50.23.2-027
 - Sector Plan §30-50.23.2-039
 - Streets Plan §30-50.23.2-0410
 - Open Space §30-50.23.2-0513
 - Uses §30-50.23.2-0615
 - Densities and Intensities §30-50.23.2-0721
 - Parking §30-50.23.2-0823
- Downtown Design Standards29
 - Purpose and Intent §30-50.23.3-0129
 - Downtown Sectors §30-50.23.3-0230
 - Main Street Sector §30-50.23.3-02.130
 - Island Sector §30-50.23.3-02.232
 - Eureka Sector §30-50.23.3-02.334
 - Neighborhood Sector §30-50.23.3-02.436
- Architectural Standards38
 - Purpose and Intent §30-50.23.4-0138
 - Building Types §30-50.23.4-0238
 - Vertical Mixed-Use Building - Uses by Story §30-50.23.4-0338
 - Building Massing §30-50.23.4-0439
 - Frontage Standards §30-50.23.4-0540
 - Service Standards §30-50.23.4-0647
 - Access Standards §30-50.23.4-0747
 - Lighting Standards §30-50.23.4-0847
 - Other General Development Standards §30-50.23.4-0948
- Sustainability & Resiliency49
 - Purpose and Intent §30-50.23.5-0149
 - Green Building Requirements §30-50.23.5-0249
- Landscape Standards50
 - Purpose and Intent §30-50.23.650
 - Tree Removal and Preservation §30-50.23.6-B50
 - Minimum Landscape Standards §30-50.23.6 C50
 - Downtown Tree Trust Fund §30-50.23.6 D51
 - Tree Protection §30-50.23.6 E53
 - Buffers between the Downtown District and residential zones §30-50.23.6 F53
 - Landscape Areas in Permanent Parking Lots §30-50.23.6 G53
 - Landscape Installation §30-50.23.6 H54
 - Landscape Lighting §30-50.23.6 I54
 - Irrigation §30-50.23.6 J54
 - Landscape Maintenance §30-50.23.6 K54
 - Enforcement and Penalties §30-50.23.6 L54
- Definitions55



Amend Zoning Code §30-50.23 (Text Amendment)

Table of Contents

- 1. Procedures →
- 2. Pertinent to the entire district →
now includes Downtown Zoning District residential limit of 2,500
- 3. Pertinent to each sector →
- 4. Architectural and form regulations →
- 5. Sustainability & Resiliency *(new section)* →
- 6. Landscape *(new section)* →
- 7. Definitions *(additional changes forthcoming)* →

Downtown Palmetto Bay Code §30-50.23.1	
Purpose and Intent §30-50.23.1-01	3
Application §30-50.23.1-02	3
Nonconforming Uses and Structures §30-50.23.1-03	4
Organization §30-50.23.1-04	3
Village Design Review Procedure §30-50.23.1-05	5
Regulating Plans	7
Purpose and Intent §30-50.23.2-01	7
Downtown Zoning District Limits §30-50.23.2-02	7
Sector Plan §30-50.23.2-03	9
Streets Plan §30-50.23.2-04	10
Open Space §30-50.23.2-05	13
Uses §30-50.23.2-06	15
Densities and Intensities §30-50.23.2-07	21
Parking §30-50.23.2-08	23
Downtown Design Standards	29
Purpose and Intent §30-50.23.3-01	29
Downtown Sectors §30-50.23.3-02	30
Main Street Sector §30-50.23.3-02.1	30
Island Sector §30-50.23.3-02.2	32
Eureka Sector §30-50.23.3-02.3	34
Neighborhood Sector §30-50.23.3-02.4	36
Architectural Standards	38
Purpose and Intent §30-50.23.4-01	38
Building Types §30-50.23.4-02	38
Vertical Mixed-Use Building - Uses by Story §30-50.23.4-03	38
Building Massing §30-50.23.4-04	39
Frontage Standards §30-50.23.4-05	40
Service Standards §30-50.23.4-06	47
Access Standards §30-50.23.4-07	47
Lighting Standards §30-50.23.4-08	47
Other General Development Standards §30-50.23.4-09	48
Sustainability & Resiliency	49
Purpose and Intent §30-50.23.5-01	49
Green Building Requirements §30-50.23.5-02	49
Landscape Standards	50
Purpose and Intent §30-50.23.6	50
Tree Removal and Preservation §30-50.23.6-B	50
Minimum Landscape Standards §30-50.23.6 C	50
Downtown Tree Trust Fund §30-50.23.6 D	51
Tree Protection §30-50.23.6 E	53
Buffers between the Downtown District and residential zones §30-50.23.6 F	53
Landscape Areas in Permanent Parking Lots §30-50.23.6 G	53
Landscape Installation §30-50.23.6 H	54
Landscape Lighting §30-50.23.6 I	54
Irrigation §30-50.23.6 J	54
Landscape Maintenance §30-50.23.6 K	54
Enforcement and Penalties §30-50.23.6 L	54
Definitions	55

Residential Density: Existing

DUV Sector Plan



DUV Density Plan





Residential Density: Proposed

DUV Density Plan

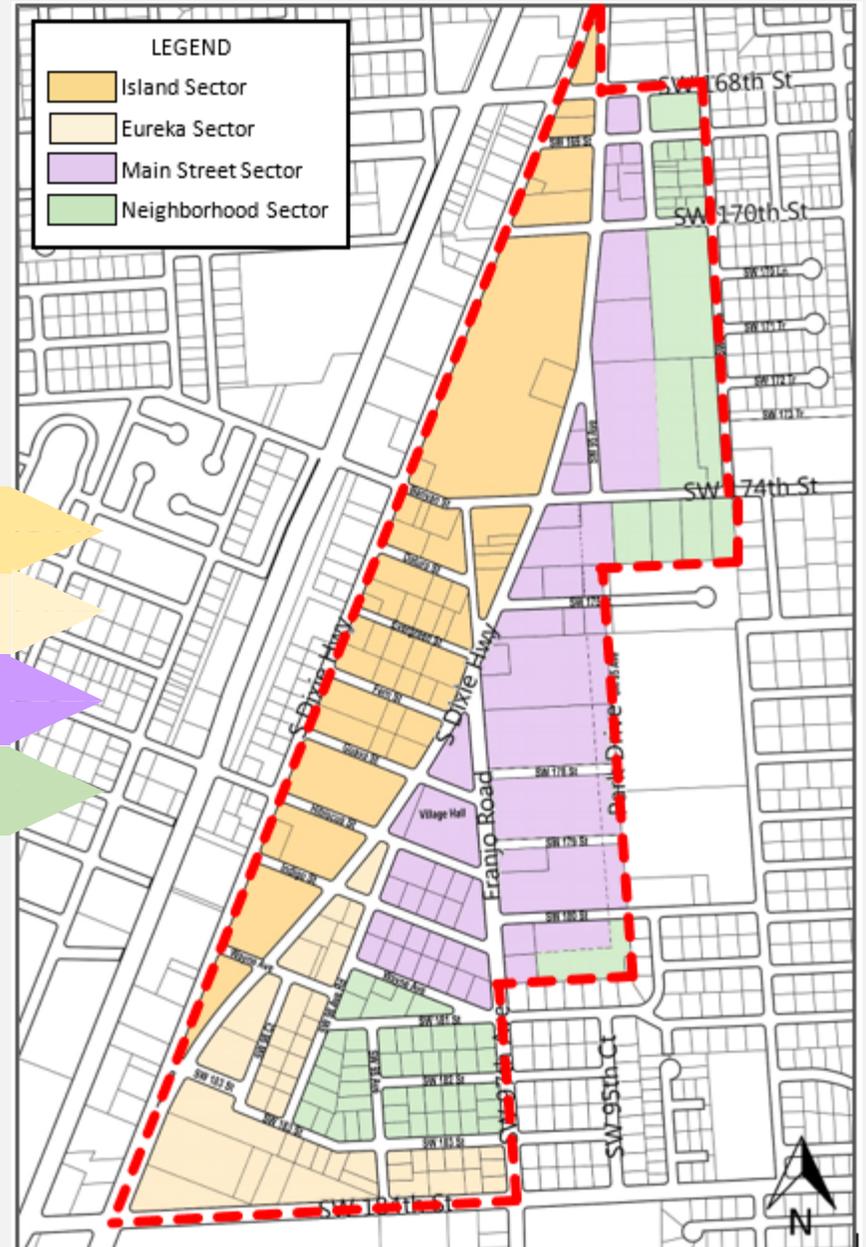
Blue: 24 DU/acre gross
Yellow: 14 DU/acre gross



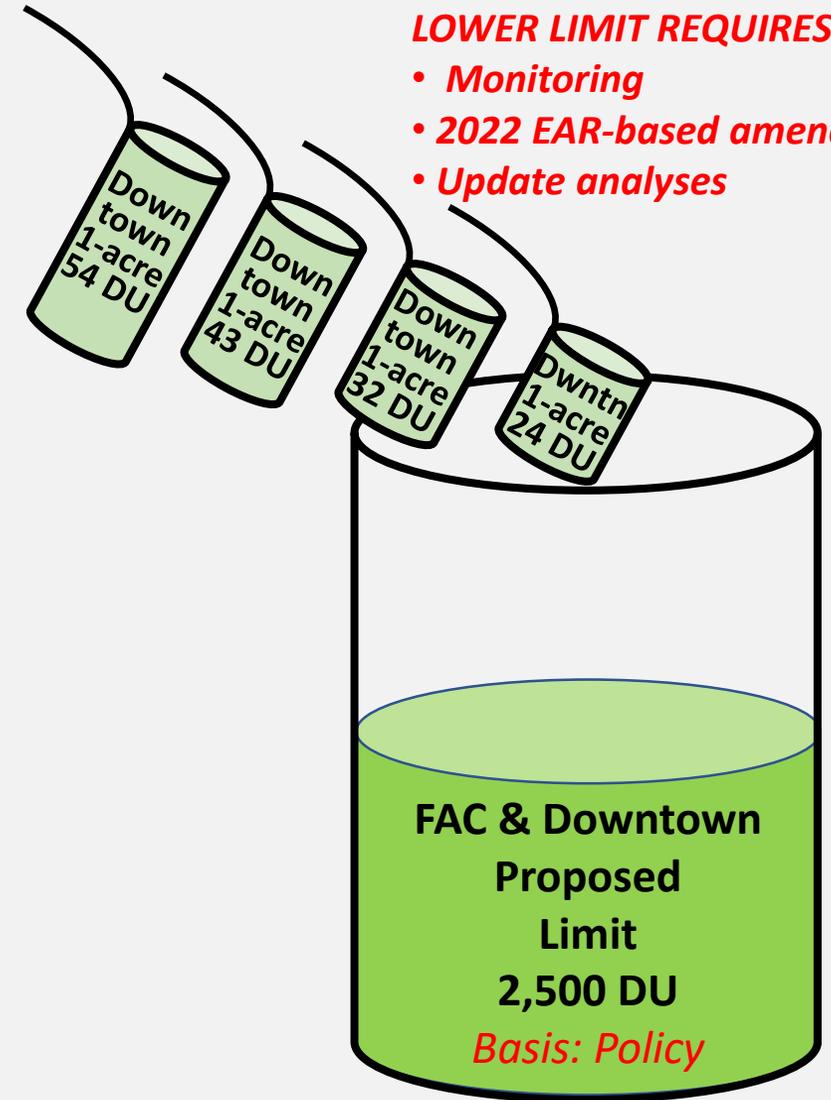
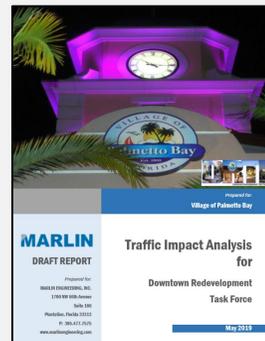
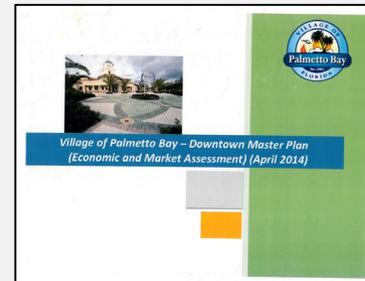
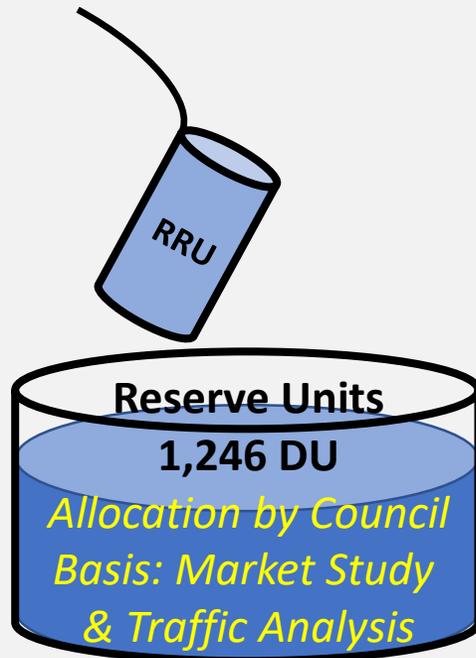
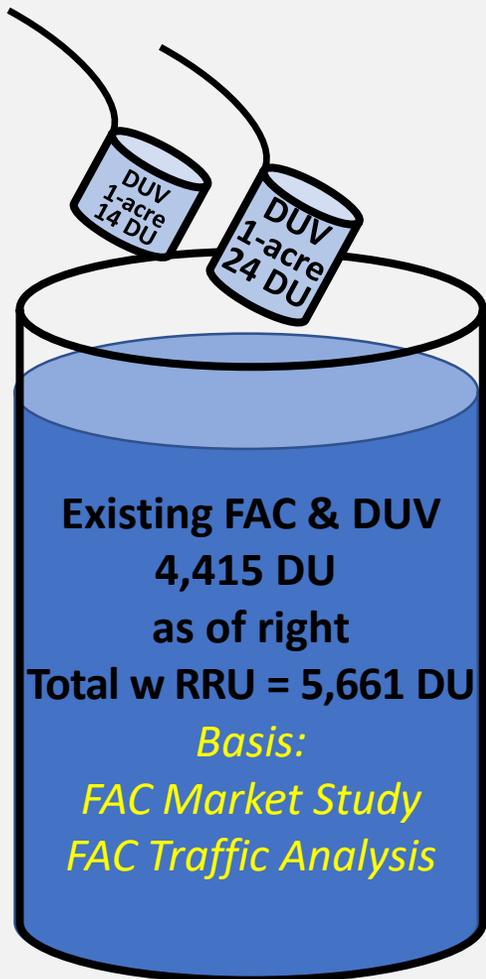
Proposed Downtown Zoning District Sector Plan regulates residential density

Island Sector	54 DU/acre gross
Eureka Sector	43 DU/acre gross
Main Street Sector	32 DU/acre gross
Neighborhood Sector	24 DU/acre gross

Downtown Maximum:
2,500 total residential units
Reduced from 5,661



Residential Density: relationship between site-specific density and district limit



LOWER LIMIT REQUIRES:

- **Monitoring**
- **2022 EAR-based amendment**
- **Update analyses**



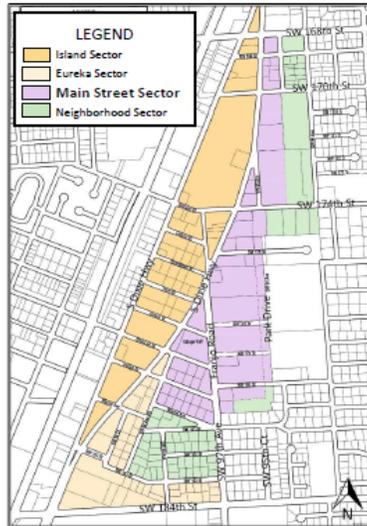
Proposed Zoning

Main Street Sector

Section 30-50.23.3-02 Downtown Sectors

Section 30-50.23.3-02.1 Main Street Sector

Figure 5 Main Street Sector



Main Street Intent of the Sector

The Main Street Sector applies to the primary area of the Downtown which is composed of the most vital pedestrian and bike-oriented blocks with commercial components scaled to the pedestrian. Building typologies are suitable to satisfy the broad assortment of retail, office, service and residential uses that create the Village's mixed-use Downtown District. Franjo Road is the main street and shall be developed with mixed-use developments that provide a continuous pedestrian walk with ground-level retail and offices or multi-family residential units above. Landscaping reflects the pedestrian character, emphasizes pedestrian and bike protection, and accentuates the architectural character of the area.

Table 7
Main Street Sector

Building Type	Mixed-use	Single Use Commercial	Single Use Stacked Apartment	Town House	Single-Family Detached
Franjo Road Frontage Types	• Gallery • Storefront • Service • Canopy	• Gallery • Storefront • Service	not permitted	not permitted	not permitted
Other Street Frontage Types	• Gallery • Storefront • Service • Canopy	• Gallery • Storefront • Service	• Gallery • Storefront • Forecourt • Service	not permitted	not permitted
Franjo Road 1 st Story Use	Retail or Eatery any use permitted	Retail or Eatery any use permitted	not permitted residential	not permitted	not permitted
Other Street 1 st Story Use	any use permitted	any use permitted	residential	permitted	permitted
Residential Density (maximum)	32 DU/acre _{GROSS}	not applicable	32 DU/acre _{GROSS}	not permitted	not permitted
Minimum Residential Unit Area	625 sf.	not applicable	625 sf.	not permitted	not permitted
Average Residential Unit Area	750 sf.	not applicable	750 sf.	not permitted	not permitted

Table 8
Main Street Sector

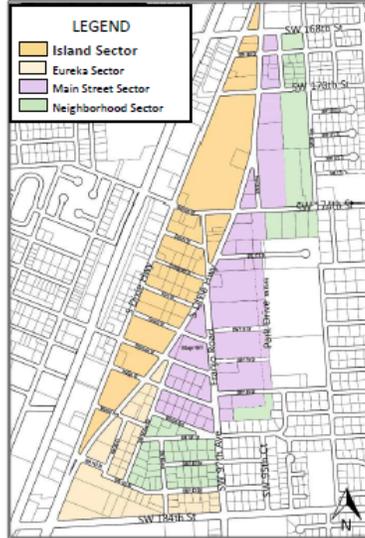
Building Type	Mixed-use	Single Use Commercial	Stacked Apartment	Town House	Single-Family Detached
<i>Lot width measured along frontage.</i>					
Lot Width, Minimum	80 ft.	80 ft.	80 ft.	not applicable	not applicable
Lot Width, Maximum	not applicable	200 ft.	200 ft.	not applicable	not applicable
Lot Depth, Minimum	100 ft.	100 ft.	100 ft.	not applicable	not applicable
Height					
Building Height (max. to roof)	65 ft.	50 ft.	50 ft.	not applicable	not applicable
Number of Stories (maximum)	5	4	4	not applicable	not applicable
Number of Stories (minimum)	2	2	2	not applicable	not applicable
Accessory Structure Height	not permitted	not permitted	25 ft.	not applicable	not applicable
Setbacks from Build-To Line or interior property line					
Front	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Street Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Interior Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Rear	15 ft.	15 ft.	15 ft.	not applicable	not applicable
Building Separation Distance	20 ft.	20 ft.	20 ft.	not applicable	not applicable
Stepbacks from Build-To Line or interior property line					
Vertical Location					
Franjo Road	above 3 rd story	above 2 nd story	above 2 nd story	not applicable	not applicable
Front (not Franjo Road)	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Street Side	15 ft.	15 ft.	15 ft.	not applicable	not applicable
Interior Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Rear	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Neighborhood Sector Transition	25' @ 2 nd flr.	25 ft.	25 ft.	not applicable	not applicable
Residential Zone Transition	25' @ 2 nd flr.	25 ft.	25 ft.	not applicable	not applicable
Open Space percent of net lot area, public open space to be located on net lot area, private open space may be rooftop					
Lot Coverage (max.)	80%	80%	85%	not applicable	not applicable
Public Open Space (min.)	20%	20%	15%	not applicable	not applicable
Pervious Landscape Area(min.)	15%	15%	10%	not applicable	not applicable
Hardscape Area (max.)	5%	5%	5%	not applicable	not applicable
Private Open Space (min.)	15%	15%	15%	not applicable	not applicable
Façade					
Frontage Occupation (min.)	80%	80%	80%	not applicable	not applicable
Continuous Frontage (max.)	300 ft.	160 ft.	160 ft.	not applicable	not applicable
Paseo Width (min.)	20 ft.	not applicable	not applicable	not applicable	not applicable
Glazing at Street Level (min.)	70%	70%	not required	not applicable	not applicable
Encroachments horizontal projection from façade (h) and vertical clearance from ground (v)					
Signage	24-in. h x 8-ft. v	24-in. h x 8-ft. v	not applicable	not applicable	not applicable
Lighting	24-in. h x 8-ft. v	24-in. h x 8-ft. v	24-in. h x 8-ft. v	not applicable	not applicable
Awning	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	not applicable	not applicable
Balcony	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	not applicable	not applicable
Window	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	not applicable	not applicable
Parking Location and Setbacks					
Surface Parking Location	not along Franjo Road			not applicable	not applicable
Parking Access	not along Franjo Road			not applicable	not applicable
Services Location	not along Franjo Road			not applicable	not applicable
Front Setback (min.)	30 ft.	30 ft.	30 ft.	not applicable	not applicable
Street Side Setback (min.)	10 ft.	10 ft.	10 ft.	not applicable	not applicable
Interior Side or Rear Setback	5 ft.	5 ft.	5 ft.	not applicable	not applicable



Proposed Zoning

Section 30-50.23.3-02.2 Island Sector

Figure 6 Island Sector



**Island Sector
Intent of the Sector**

The Island Sector applies to the area of the Downtown that is between the northbound and southbound lanes of the bifurcated segment of South Dixie Highway (US-1). It is the sector that is closest to the South Dade Transitway. This sector provides for the most flexible mixed-use building types, with small and larger-scale retail at the ground level and offices or multi-unit residential on the stories above. Stand-alone commercial uses may be accommodated in the Island Sector with other compatible uses integrated in a form that meets the development and design standards required in this section. Landscaping should consist of a more Village scale and pattern of planting and pedestrian hardscape.

Table 9
Island Sector

Building Type	Mixed-use	Single Use Commercial	Single Use Stacked Apartment	Town House	Single-Family Detached
US-1 Frontage Types	<ul style="list-style-type: none"> Gallery Storefront Service Canopy 	<ul style="list-style-type: none"> Gallery Storefront Service 	not permitted	not permitted	not permitted
Other Street Frontage Types	<ul style="list-style-type: none"> Gallery Storefront Service Canopy 	<ul style="list-style-type: none"> Gallery Storefront Service 	<ul style="list-style-type: none"> Gallery Storefront Forecourt Service 	not permitted	not permitted
Franjo Road 1 st Story Use	Retail or Eatery	Retail or Eatery	not permitted	not permitted	not permitted
Other Street 1 st Story Use	any use permitted	any use permitted	residential	not permitted	not permitted
Residential Density (max.)	54 DU/acre _{gross}	not applicable	54 DU/acre _{gross}	not permitted	not permitted
Minimum Residential Unit Area	625 sf.	not applicable	625 sf.	not permitted	not permitted
Average Residential Unit Area	750 sf.	not applicable	750 sf.	not permitted	not permitted

Table 10
Island Sector

Building Type	Mixed-use	Single Use Commercial	Stacked Apartment	Town House	Single-Family Detached
<i>Lot width measured along frontage.</i>					
Lot Width, Minimum	80 ft.	80 ft.	80 ft.	not applicable	not applicable
Lot Width, Maximum	not applicable	200 ft.	200 ft.	not applicable	not applicable
Lot Depth, Minimum	100 ft.	100 ft.	100 ft.	not applicable	not applicable
Height					
Building Height (max. to roof)	65 ft.	65 ft.	65 ft.	not applicable	not applicable
Number of Stories (max.)	5	5 w/ Council approval	5	not applicable	not applicable
Number of Stories (max.)	2	2	2	not applicable	not applicable
Accessory Structure Height	not permitted	not permitted	25 ft.	not applicable	not applicable
Setbacks from Build-To Line or interior property line					
Front	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Street Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Interior Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Rear	20 ft.	20 ft.	25 ft.	not applicable	not applicable
Building Separation Distance	20 ft.	20 ft.	20 ft.	not applicable	not applicable
Stepbacks from Build-To Line or interior property line					
Vertical Location	above 4 th story	above 4 th story	above 4 th story	not applicable	not applicable
Front (US-1, Southbound)	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Front (US-1, Northbound)	15 ft.	15 ft.	15 ft.	not applicable	not applicable
East – West Street Side	15 ft.	15 ft.	15 ft.	not applicable	not applicable
Interior Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Rear	0 ft.	0 ft.	15 ft.	not applicable	not applicable
Open Space percent of net lot area, public open space to be located on net lot area, private open space may be rooftop					
Lot Coverage (max.)	80%	80%	85%	not applicable	not applicable
Public Open Space (min.)	20%	20%	15%	not applicable	not applicable
Pervious Landscape Area (min.)	15%	15%	10%	not applicable	not applicable
Hardscape Area (max.)	5%	5%	5%	not applicable	not applicable
Private Open Space (min.)	15%	15%	15%	not applicable	not applicable
Façade					
Frontage Occupation (min.)	80%	80%	80%	not applicable	not applicable
Continuous Frontage (max.)	300 ft.	160 ft.	160 ft.	not applicable	not applicable
Paseo Width (min.)	20 ft.	not applicable	not applicable	not applicable	not applicable
Glazing at Street Level (min.)	70%	70%	not required	not applicable	not applicable
Encroachments horizontal projection from façade (h) and vertical clearance from ground (v)					
Signage	24-in. h x 8-ft. v	24-in. h x 8-ft. v	not applicable	not applicable	not applicable
Lighting	24-in. h x 8-ft. v	24-in. h x 8-ft. v	24-in. h x 8-ft. v	not applicable	not applicable
Awning	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	not applicable	not applicable
Balcony	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	not applicable	not applicable
Window	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	not applicable	not applicable
Parking Location and Setbacks					
Surface Parking Location	at rear of property			not applicable	not applicable
Parking Access	not on US-1 or Franjo Road			not applicable	not applicable
Services Location	not on US-1 or Franjo Road			not applicable	not applicable
Front Setback (min.)	30 ft.	30 ft.	30 ft.	not applicable	not applicable
Street Side Setback (min.)	10 ft.	10 ft.	10 ft.	not applicable	not applicable
Interior Side or Rear Setback	5 ft.	5 ft.	5 ft.	not applicable	not applicable

Island Sector

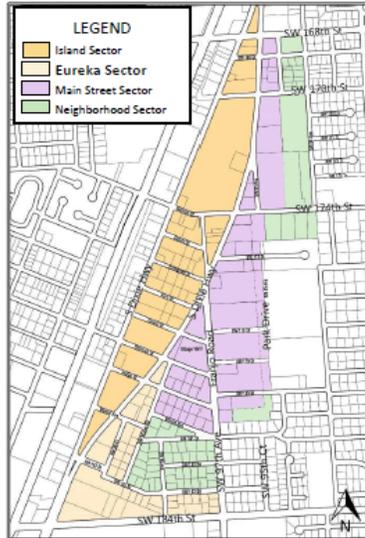


Proposed Zoning

Eureka Sector

Section 30-50.23.3-02.3 Eureka Sector

Figure 7 Eureka Sector



**Eureka Sector
Intent of the Sector**

The Eureka Sector applies to the area of the Downtown that is south of Indigo Street and immediately east of the Island Sector and the corridor along the SW 184th Street. Eureka provides transition from the large-scale development along US-1 to the smaller scale main street mixed-use environment and residentially-focused Neighborhood Sector. This sector provides for flexible building types to accommodate commercial/retail at the ground level and offices or multi-unit residential on the stories above, while respecting transitions to the east edge of the sector. Landscaping should consist of a more Village scale and pattern of planting along US-1 and SW 184th Street, while emphasizing safe and convenient pedestrian and bike paths along other streets.

Table 11
Eureka Sector

Building Type	Mixed-use	Single Use Commercial	Single Use Stacked Apartment	Town House	Single-Family Detached
US-1 Frontage Types	<ul style="list-style-type: none"> Gallery Storefront Service Canopy 	<ul style="list-style-type: none"> Gallery Storefront Service 	not permitted	not permitted	not permitted
Other Street Frontage Types	<ul style="list-style-type: none"> Gallery Storefront Service 	<ul style="list-style-type: none"> Gallery Storefront Service 	<ul style="list-style-type: none"> Gallery Storefront Forecourt Service 	not permitted	not permitted
Franjo Road 1 st Story Use	Retail or Eatery	Retail or Eatery	not permitted	not permitted	not permitted
Other Street 1 st Story Use	any use permitted	any use permitted	residential	not permitted	not permitted
Residential Density (max.)	43 DU/acre _{gross}	not applicable	43 DU/acre _{gross}	not permitted	not permitted
Minimum Residential Unit Area	625 sf.	not applicable	625 sf.	not permitted	not permitted
Average Residential Unit Area	750 sf.	not applicable	750 sf.	not permitted	not permitted

Table 12
Eureka Sector

Building Type	Mixed-use	Single Use Commercial	Single Use Stacked Apartment	Town House	Single-Family Detached
<i>Lot width measured along frontage.</i>					
Lot Width, Minimum	80 ft.	80 ft.	80 ft.	not applicable	not applicable
Lot Width, Maximum	not applicable	200 ft.	200 ft.	not applicable	not applicable
Lot Depth, Minimum	100 ft.	100 ft.	100 ft.	not applicable	not applicable
Height					
Building Height (max. to roof)	65 ft.	65 ft.	65 ft.	not applicable	not applicable
Number of Stories (max.)	5	5	5	not applicable	not applicable
Number of Stories (min.)	2	2	2	not applicable	not applicable
Accessory Structure Height	not permitted	not permitted	25 ft.	not applicable	not applicable
Setbacks from Build-To Line or Interior property line					
Front	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Street Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Interior Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Rear	20 ft.	20 ft.	25 ft.	not applicable	not applicable
Building Separation Distance	20 ft.	20 ft.	20 ft.	not applicable	not applicable
Stepbacks from Build-To Line or Interior property line					
Vertical Location	above 4 th story	above 4 th story	above 4 th story	not applicable	not applicable
Front	15 ft.	15 ft.	15 ft.	not applicable	not applicable
Street Side	15 ft.	15 ft.	15 ft.	not applicable	not applicable
Interior Side	0 ft.	0 ft.	0 ft.	not applicable	not applicable
Rear	0 ft.	0 ft.	15 ft.	not applicable	not applicable
Neighborhood Sector Transition	25' @ 2 nd flr.	25' @ 2 nd flr.	25' @ 2 nd flr.	not applicable	not applicable
Residential Zone Transition	25' @ 2 nd flr.	25' @ 2 nd flr.	25' @ 2 nd flr.	not applicable	not applicable
Open Space percent of net lot area, public open space to be located on net lot area, private open space may be rooftop					
Lot Coverage (max.)	80%	80%	85%	not applicable	not applicable
Public Open Space (min.)	20%	20%	15%	not applicable	not applicable
Pervious Landscape Area (min.)	15%	15%	10%	not applicable	not applicable
Hardscape Area (max.)	5%	5%	5%	not applicable	not applicable
Private Open Space (min.)	15%	15%	15%	not applicable	not applicable
Façade					
Frontage Occupation (min.)	80%	80%	80%	not applicable	not applicable
Continuous Frontage (max.)	300 ft.	160 ft.	160 ft.	not applicable	not applicable
Paseo Width (min.)	20 ft.	not applicable	not applicable	not applicable	not applicable
Glazing at Street Level (min.)	70%	70%	not required	not applicable	not applicable
Encroachments horizontal projection from façade (h) and vertical clearance from ground (v)					
Signage	24-in. h x 8-ft. v	24-in. h x 8-ft. v	not applicable	not applicable	not applicable
Lighting	24-in. h x 8-ft. v	24-in. h x 8-ft. v	24-in. h x 8-ft. v	not applicable	not applicable
Awning	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	not applicable	not applicable
Balcony	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	not applicable	not applicable
Window	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	not applicable	not applicable
Parking Location and Setbacks					
Surface Parking Location	at rear of property			not applicable	not applicable
Parking Access	not on US-1 or Franjo Road			not applicable	not applicable
Services Location	not on US-1 or Franjo Road			not applicable	not applicable
Front Setback (min.)	30 ft.	30 ft.	30 ft.	not applicable	not applicable
Street Side Setback (min.)	10 ft.	10 ft.	10 ft.	not applicable	not applicable
Interior Side or Rear Setback	5 ft.	5 ft.	5 ft.	not applicable	not applicable

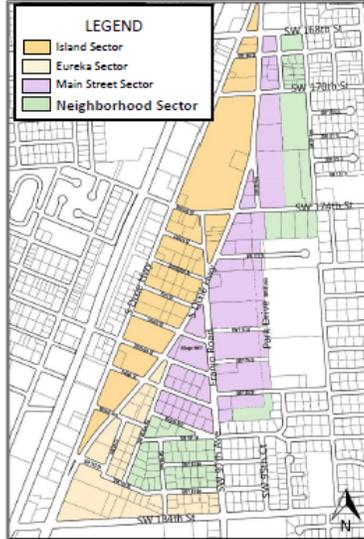


Proposed Zoning

Neighborhood Sector

Section 30-50.23.3-02.4 Neighborhood Sector

Figure 8 Neighborhood Sector



Neighborhood Sector
Intent of the Sector

The Neighborhood Sector is applied to lower intensity mixed-use and residentially-focused area within the Downtown that is compatible in the context of Downtown uses nearby, and provides transition to the residential neighborhoods to the east. Townhouse and low-rise residential building types maintain a compatible visual profile to the other sectors but establish scale compatibility to neighborhoods to the east. Single-family houses may be developed with a side-yard and courtyard that maintain the street edge, respect the public area, yet provide a protected private area expected of single-family types. Landscaping should be consistent with the neighborhood scale of the district and be more focused on green space than hardscape.

Table 13
Neighborhood Sector

Building Type	Mixed-use	Single Use Commercial	Single Use Stacked Apartment	Town House	Single-Family Detached
Franjo Road Frontage Types	• Gallery • Storefront • Service	• Gallery • Storefront • Service	not permitted	not permitted	not permitted
Other Street Frontage Types	• Gallery • Storefront • Service	• Gallery • Storefront • Service	• Gallery • Storefront • Forecourt • Service	• Forecourt • Porch • Forecourt	• Porch • Forecourt
Franjo Road 1 st Story Use	Retail or Eatery	Retail or Eatery	not permitted	not permitted	not permitted
Other Street 1 st Story Use	any use permitted	any use permitted	residential	residential	Residential
Residential Density (max.)	24 DU/acre _{gross}	not applicable	24 DU/acre _{gross}	24 DU/acre _{gross}	24 DU/acre _{gross}
Minimum Residential Unit Area	625 sf.	not applicable	625 sf.	1,400 sf.	2,000 sf.
Average Residential Unit Area	750 sf.	not applicable	750 sf.	1,400 sf.	2,000 sf.

Table 14
Neighborhood Sector

Building Type	Mixed-use	Single Use Commercial	Single Use Stacked Apartment	Town House	Single-Family Detached
<i>Lot width measured along frontage.</i>					
Lot Width, Minimum	80 ft.	80 ft.	80 ft.	80 ft.	45 ft.
Lot Width, Maximum	not applicable	200 ft.	200 ft.	125 ft.	100 ft.
Lot Depth, Minimum	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
Height					
Building Height (max. to roof)	36 ft.	36 ft.	36 ft.	36 ft.	36 ft.
Number of Stories (max.)	3	3	3	3	3
Number of Stories (min.)	2	2	2	2	1
Accessory Structure Height	not permitted	not permitted	20 ft.	20 ft.	0 ft.
Setbacks from Build-To Line or interior property line					
Front	10 ft.	10 ft.	10 ft.	10 ft.	20 ft.
Street Side	10 ft.	10 ft.	10 ft.	10 ft.	15 ft.
Interior Side	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Rear	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.
Building Separation Distance	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Stepbacks from Build-To Line or interior property line					
Vertical Location					
Front	not required	not required	not required	not required	not required
Street Side	not required	not required	not required	not required	not required
Interior Side	not required	not required	not required	not required	not required
Rear	not required	not required	not required	not required	not required
Open Space percent of net lot area, public open space to be located on net lot area, private open space may be rooftop					
Lot Coverage (max.)	80%	80%	80%	80%	40%
Public Open Space (min.)	20%	20%	20%	0%	0%
Pervious Landscape Area(min.)	20%	20%	20%	10%	60%
Hardscape Area (max.)	5%	5%	5%	0%	0%
Private Open Space (min.)	15%	15%	10%	400 s.f.	10%
Façade					
Frontage Occupation (min.)	70%	60%	60%	80%	60%
Continuous Frontage (max.)	140 ft.	120 ft.	120 ft.	100 ft.	60 ft.
Paseo Width (min.)	20 ft.	not applicable	not applicable	not applicable	not applicable
Glazing at Street Level (min.)	70%	70%	not required	not required	not required
Encroachments horizontal projection from façade (h) and vertical clearance from ground (v)					
Signage	24-in. h x 8-ft. v	24-in. h x 8-ft. v	not applicable	not applicable	not applicable
Lighting	24-in. h x 8-ft. v	24-in. h x 8-ft. v	24-in. h x 8-ft. v	24-in. h x 8-ft. v	24-in. h x 8-ft. v
Awning	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v	6-ft. h x 10-ft. v
Balcony	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v	6-ft. h x 12-ft. v
Window	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v	4-ft. h x 12-ft. v
Parking Location and Setbacks					
Surface Parking Location		at rear of property		at front of property	
Parking Access		not on Franjo Road		at front of property	
Services Location		not on Franjo Road		not applicable	
Front Setback (min.)	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Street Side Setback (min.)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Interior Side or Rear Setback	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.



Building Heights by Sector

DUV Sector Plan



Proposed Downtown Zoning District Sector Plan regulates building height

- Island Sector: 5 stories & 65'
- Eureka Sector: 5 stories & 65'
- Main Street: mixed use: 5 stories & 65'
single use: 4 stories & 50'
- Neighborhood: 3 stories & 36'





Permitted Uses

in Section 3: 30-50.23.2-06



Table of Contents

Downtown Palmetto Bay Code §30-50.23.1	
Purpose and Intent §30-50.23.1-01	3
Application §30-50.23.1-02	3
Nonconforming Uses and Structures §30-50.23.1-03	4
Organization §30-50.23.1-04	3
Village Design Review Procedure §30-50.23.1-05	5
Regulating Plans	7
Purpose and Intent §30-50.23.2-01	7
Downtown Zoning District Limits §30-50.23.2-02	7
Sector Plan §30-50.23.2-03	9
Streets Plan §30-50.23.2-04	10
Open Space §30-50.23.2-05	13
Uses §30-50.23.2-06	15
Densities and Intensities §30-50.23.2-07	21
Parking §30-50.23.2-08	23
Downtown Design Standards	29
Purpose and Intent §30-50.23.3-01	29
Downtown Sectors §30-50.23.3-02	30
Main Street Sector §30-50.23.3-02.1	30
Island Sector §30-50.23.3-02.2	32
Eureka Sector §30-50.23.3-02.3	34
Neighborhood Sector §30-50.23.3-02.4	36
Architectural Standards	38
Purpose and Intent §30-50.23.4-01	38
Building Types §30-50.23.4-02	38
Vertical Mixed-Use Building - Uses by Story §30-50.23.4-03	38
Building Massing §30-50.23.4-04	39
Frontage Standards §30-50.23.4-05	40
Service Standards §30-50.23.4-06	47
Access Standards §30-50.23.4-07	47
Lighting Standards §30-50.23.4-08	47
Other General Development Standards §30-50.23.4-09	48
Sustainability & Resiliency	49
Purpose and Intent §30-50.23.5-01	49
Green Building Requirements §30-50.23.5-02	49
Landscape Standards	50
Purpose and Intent §30-50.23.6	50
Tree Removal and Preservation §30-50.23.6-B	50
Minimum Landscape Standards §30-50.23.6 C	50
Downtown Tree Trust Fund §30-50.23.6 D	51
Tree Protection §30-50.23.6 E	53
Buffers between the Downtown District and residential zones §30-50.23.6 F	53
Landscape Areas in Permanent Parking Lots §30-50.23.6 G	53
Landscape Installation §30-50.23.6 H	54
Landscape Lighting §30-50.23.6 I	54
Irrigation §30-50.23.6 J	54
Landscape Maintenance §30-50.23.6 K	54
Enforcement and Penalties §30-50.23.6 L	54
Definitions	55



Permitted Uses: Residential

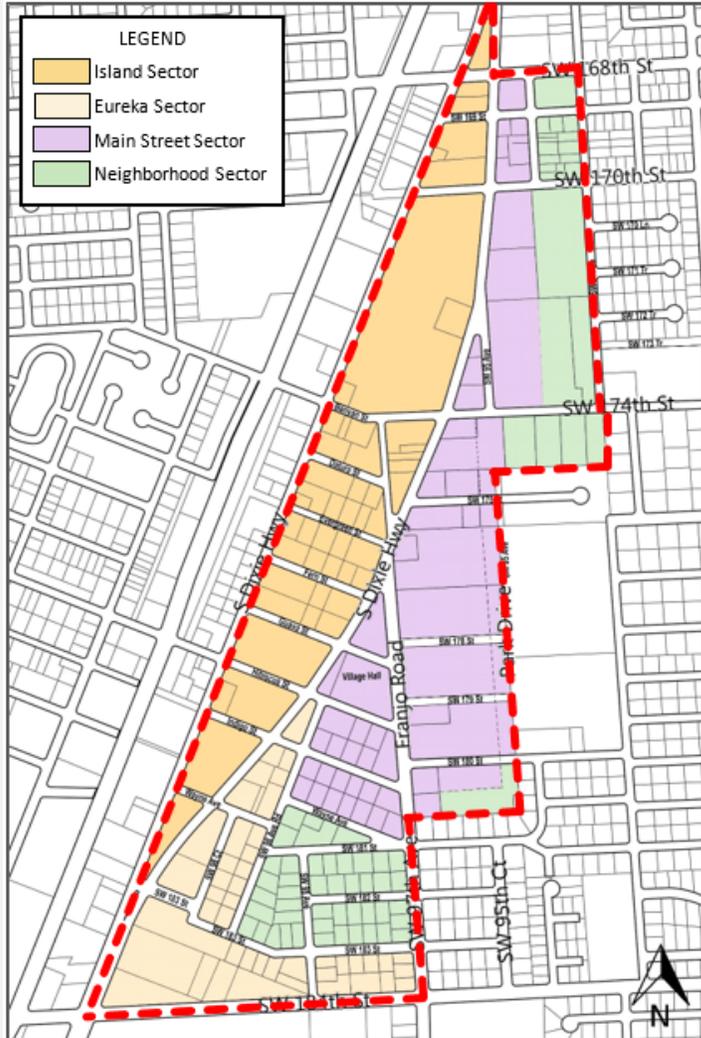


Table 4
Permitted and Conditional Residential Uses by Sector

	Main Street	Island	Eureka	Neighborhood
Detached Single-Family House	not permitted	not permitted	not permitted	permitted
Attached Single-Family (townhouse, duplex)	not permitted	not permitted	not permitted	permitted
Multi-Family Residential (stacked apartment)	Permitted	permitted	permitted	permitted
Assisted Living Facility	Permitted	permitted	permitted	permitted
Residential Group Homes	Permitted	permitted	permitted	permitted

Table 6
Accessory Buildings, Uses and Accessory Dwellings

	Main Street	Island	Eureka	Neighborhood
Detached Garage, Storage, Workshop or Cabana				
Mixed-use	not permitted	not permitted	not permitted	not permitted
Commercial	not permitted	not permitted	not permitted	not permitted
Stacked Apartment	permitted	permitted	permitted	permitted
Townhouse	not applicable	not applicable	not applicable	permitted
Single Family Detached	not applicable	not applicable	not applicable	permitted
Accessory Dwellings				
Mixed-use	not permitted	not permitted	not permitted	not permitted
Commercial	not permitted	not permitted	not permitted	not permitted
Stacked Apartment	permitted	not permitted	permitted	permitted
Townhouse	not applicable	not applicable	not applicable	permitted
Single Family Detached	not applicable	not applicable	not applicable	permitted



Permitted Uses: Non-Residential & Mixed Use

Table 3
Criteria to Determine Mixed Use

Ground Floor Use	Upper Floor Use
Retail, Eating and Drinking Establishments	Residential
Office and Professional Services	Hotel / Motel
Civic Uses	Office and Professional Services
Recreation Uses	
Live-Work Units	

- Mixed Use is defined more clearly
- Live-Work Units are added and defined

Table 5
Permitted and Conditional Non-Residential Uses by Sector

	Main Street	Island	Eureka	Neighborhood
Civic Uses:				
Religious Facility	Permitted	permitted	permitted	conditional
Schools (K-12)	Permitted	permitted	permitted	conditional
Day Care	Permitted	permitted	permitted	conditional
College and University	Permitted	permitted	permitted	not permitted
Museum and Cultural Center	Permitted	permitted	permitted	not permitted
Municipal Recreation Facility	Permitted	permitted	permitted	not permitted
Parking Structure <i>(municipal, commercial)</i>	Permitted	permitted	permitted	not permitted
Office Uses:				
Professional Office	Permitted	permitted	permitted	live-work only
Medical Office	Permitted	permitted	permitted	live-work only
Retail Office <i>(storefront offices)</i>	Permitted	permitted	permitted	live-work only
Commercial and Retail Uses:				
Big Box Retail <i>(greater than 10,000 s.f. gla)</i>	Permitted	permitted	permitted	not permitted
Supermarket <i>(greater than 10,000 s.f. gla)</i>	Permitted	permitted	permitted	not permitted
General Retail <i>(10,000 s.f. gla or less)</i>	Permitted	permitted	permitted	Franjo Rd. only
Personal Service <i>(10,000 s.f. gla or less)</i>	Permitted	permitted	permitted	live-work only
Bank with Drive Through	Permitted	permitted	permitted	not permitted
Neighborhood Proprietor	Permitted	permitted	permitted	Franjo Rd. only
Eating and Drinking Establishments:				
Full-Service Restaurant	Conditional	permitted	conditional	Franjo Rd. only
Café, Counter & Take-Out Food	Conditional	permitted	conditional	Franjo Rd. only
Food Service with Drive Through	Conditional	permitted	conditional	not permitted
Recreation:				
Theater	Conditional	permitted	conditional	not permitted
Clubs	Conditional	permitted	conditional	not permitted
Athletic Center (commercial)	Permitted	permitted	permitted	not permitted
Other Uses:				
Hotel	Permitted	permitted	permitted	not permitted
Motel	not permitted	not permitted	not permitted	not permitted
Enclosed Self Storage	not permitted	conditional	conditional	not permitted
Automotive Use	Conditional	conditional	conditional	not permitted
Gas / Service Station	not permitted	not permitted	not permitted	not permitted



Permitted Uses: Non-Residential & Mixed Use

Live-Work Units Defined

- Minimum area of 625 sq. ft.
- Ground story use
- Counts as $\frac{1}{2}$ of a residential unit for density calculations
- Commercial part separated by partition wall on a single level or by mezzanine or two levels
- Work area greater than 200 sq. ft. or 32% of area (not a home office)
- External door to street for commercial use
- Internal door to building for residential use
- Full kitchen
- At least 1 full bath
- Sign on outside door transom or 2 sq. ft. plaque
- All supplies completely contained within
- No variances may be granted for above
- Parking = residential component + $\frac{1}{2}$ commercial part
- Annually renewed Certificate of Use required
- Permitted occupations criteria provided in code





Parking

Table of Contents

Downtown Palmetto Bay Code §30-50.23.1	
Purpose and Intent §30-50.23.1-01	3
Application §30-50.23.1-02	3
Nonconforming Uses and Structures §30-50.23.1-03	4
Organization §30-50.23.1-04	3
Village Design Review Procedure §30-50.23.1-05	5
Regulating Plans	7
Purpose and Intent §30-50.23.2-01	7
Downtown Zoning District Limits §30-50.23.2-02	7
Sector Plan §30-50.23.2-03	9
Streets Plan §30-50.23.2-04	10
Open Space §30-50.23.2-05	13
Uses §30-50.23.2-06	15
Densities and Intensities §30-50.23.2-07	21
Parking §30-50.23.2-08	23
Downtown Design Standards	29
Purpose and Intent §30-50.23.3-01	29
Downtown Sectors §30-50.23.3-02	30
Main Street Sector §30-50.23.3-02.1	30
Island Sector §30-50.23.3-02.2	32
Eureka Sector §30-50.23.3-02.3	34
Neighborhood Sector §30-50.23.3-02.4	36
Architectural Standards	38
Purpose and Intent §30-50.23.4-01	38
Building Types §30-50.23.4-02	38
Vertical Mixed-Use Building - Uses by Story §30-50.23.4-03	38
Building Massing §30-50.23.4-04	39
Frontage Standards §30-50.23.4-05	40
Service Standards §30-50.23.4-06	47
Access Standards §30-50.23.4-07	47
Lighting Standards §30-50.23.4-08	47
Other General Development Standards §30-50.23.4-09	48
Sustainability & Resiliency	49
Purpose and Intent §30-50.23.5-01	49
Green Building Requirements §30-50.23.5-02	49
Landscape Standards	50
Purpose and Intent §30-50.23.6	50
Tree Removal and Preservation §30-50.23.6-B	50
Minimum Landscape Standards §30-50.23.6 C	50
Downtown Tree Trust Fund §30-50.23.6 D	51
Tree Protection §30-50.23.6 E	53
Buffers between the Downtown District and residential zones §30-50.23.6 F	53
Landscape Areas in Permanent Parking Lots §30-50.23.6 G	53
Landscape Installation §30-50.23.6 H	54
Landscape Lighting §30-50.23.6 I	54
Irrigation §30-50.23.6 J	54
Landscape Maintenance §30-50.23.6 K	54
Enforcement and Penalties §30-50.23.6 L	54
Definitions	55

in Section 3: 30-50.23.2-07





Parking: Requirement

Parking to be provided by:

On-Site:

- Surface or multi-level structure
- Roof of structure programmed with:
 - amenity deck (private open space),
 - green roof as defined in Section 30-50.23.6,
 - renewable energy generation, and/or
 - renewable water heating systems
 - water reclamations systems.

Off-Site:

- Within 1,000 feet of front entrance
- By covenant
- Parking structure requirements same as on-site

On Street:

- Adjacent street, perimeter of property only

Within Structures:

- Mechanized Parking
- Valet Parking
- Tandem Parking

Table 7
Number of Parking Spaces Required

	Parking Spaces	On-Site	Off-Site	On Street	Shared
Residential Uses:					
Detached Single-Family Residential	2	permitted	not permitted	permitted	not permitted
Townhouse, Duplex	2	permitted	not permitted	permitted	not permitted
Multi-Family Residential	sum of residential + guest spaces Studio Unit: 1½ 1 Bedroom Unit: 2 2 or more Bedroom Unit: 2 Guests: +1 sp. per 9 residences	permitted	permitted	not permitted	permitted
Assisted Living Facility	1 per room	permitted	not permitted	not permitted	not permitted
Residential Group Homes	1 per room	permitted	not permitted	not permitted	not permitted
Civic Uses:					
Religious Facility	1 per 100 sf. patron area	permitted	permitted	permitted	permitted
Elementary & Middle Schools (K-8)	1½ per classroom	permitted	not permitted	not permitted	not permitted
High Schools (9-12)	1 per 4 students	permitted	not permitted	not permitted	not permitted
Day Care	2 per classroom	permitted	permitted	not permitted	permitted
College and University	1 per 250 sf. gla	permitted	permitted	permitted	permitted
Museum and Gallery	1 per 250 sf. gla	permitted	permitted	permitted	permitted
Municipal Recreation Facility	1 per 100 sf. class area	permitted	permitted	permitted	permitted
Parking Structure (municipal, commercial)	not applicable	permitted	not applicable	not applicable	not applicable
Office Uses:					
Professional Office	1 per 425 sf. gla	permitted	permitted	permitted	permitted
Medical Office	1 per 350 sf. gla	permitted	permitted	permitted	permitted
Retail Office (storefront offices)	1 per 450 sf. gla	permitted	permitted	permitted	permitted
Commercial and Retail Uses:					
Big Box Retail (greater than 10,000 s.f. gla)	1 per 350 sf. gla	permitted	permitted	permitted	permitted
Supermarket (greater than 10,000 s.f. gla)	1 per 250 sf. gla	permitted	not permitted	not permitted	not permitted
General Retail (10,000 s.f. gla or less)	1 per 350 sf. gla	permitted	permitted	permitted	permitted
Personal Service (10,000 s.f. gla or less)	1 per 250 sf. gla	permitted	permitted	permitted	permitted
Bank with Drive Through	1 per 450 sf. gla	permitted	permitted	permitted	permitted
Neighborhood Proprietor	1 per 350 sf. gla	permitted	permitted	permitted	permitted
Eating and Drinking					
Full Service Restaurant	1 per 50 sf. patron area	permitted	permitted	permitted	permitted
Café, Counter & Take-Out Food Service	1 per 50 sf. patron area	permitted	permitted	permitted	permitted
Food Service with Drive Through	1 per 50 sf. patron area	permitted	permitted	permitted	permitted
Outdoor Café Service Area	1 per 200 sf. over 400 sf.	permitted	permitted	permitted	permitted
Other Uses:					
Theaters	1 per 100 sf. seating area	permitted	permitted	permitted	permitted
Clubs	1 per 100 sf. patron area	permitted	permitted	permitted	permitted
Athletic Center (commercial)	1 per 100 sf. class area	permitted	permitted	permitted	permitted
Other Uses:					
Hotel	1 per room	permitted	permitted	permitted	permitted
Enclosed Self Storage	1 per 5,000 sf. gla	permitted	not permitted	not permitted	not permitted
Automotive Use (new car sales)	1 per 500 sf. patron area	permitted	not permitted	not permitted	not permitted



Parking: Special Needs

Table 9 Special Needs:

- Counts toward total requirement

Bicycle:

- 1 bicycle space for every 10 vehicular spaces required
- Minimum 25% of the spaces along primary street
- Adequate and accessible bicycle racks at all public buildings and public spaces

Table 9
Special Needs Parking Components

Number of Total required Spaces → Type of Parking:	1 to 25	26 to 50	51 to 75	76 to 100	101 to 150	151 to 200	201 to 300	301 to 400	401 to 500	Over 500
Accessible Spaces	1	2	3	4	5	6	7	8	9	2% of total
Stroller Spaces	1	1	1	1	2	2	2	2	2	3
Veteran Spaces	1	1	1	1	2	2	2	2	2	3
Electric Vehicle Plug-In Spaces	0	1	2	2	3	4	6	8	9	2% of total
Low Speed Electric Vehicle Plug-In Spaces	0	1	1	1	2	2	3	4	5	1% of total
Two-Wheeled Vehicle Spaces	2	2	4	4	6	8	12	16	20	4% of total



Parking: Shared Use

- Counted toward parking requirements with the following conditions:
- Based on temporal complimentary use in which one use occupies the space at a different time than another.
- Based on internal capture in which persons walk from one use to another.
- Within a mixed-use property or among adjacent properties, pursuant to Table 8, and
 - Adjacent property with one common property line or
 - Located directly across a street, intersection or other public right-of-way
 - Covenant required

➤ Director shall approve any shared parking spaces, and the number that may be shared shall be calculated by Table 8:

The parking required for any two functions is calculated by dividing the number of spaces required by the lesser of the two uses by the appropriate factor from Table 8 and adding the result to the greater use parking requirement. If there is another use that is not indicated in the sharing factor chart, then the sharing factor of 1.1 shall be used.

**Table 8
Shared Parking Factors**

FUNCTION	Residential	Lodging	Office	Commercial
Residential	1	1.1	1.4	1.2
Lodging	1.1	1	1.7	1.3
Office	1.4	1.7	1	1.2
Commercial	1.2	1.3	1.2	1



Architecture

in Section 4: 30-50.23.4



Table of Contents

Downtown Palmetto Bay Code §30-50.23.1	
Purpose and Intent §30-50.23.1-01	3
Application §30-50.23.1-02	3
Nonconforming Uses and Structures §30-50.23.1-03	4
Organization §30-50.23.1-04	3
Village Design Review Procedure §30-50.23.1-05	5
Regulating Plans	7
Purpose and Intent §30-50.23.2-01	7
Downtown Zoning District Limits §30-50.23.2-02	7
Sector Plan §30-50.23.2-03	9
Streets Plan §30-50.23.2-04	10
Open Space §30-50.23.2-05	13
Uses §30-50.23.2-06	15
Densities and Intensities §30-50.23.2-07	21
Parking §30-50.23.2-08	23
Downtown Design Standards	29
Purpose and Intent §30-50.23.3-01	29
Downtown Sectors §30-50.23.3-02	30
Main Street Sector §30-50.23.3-02.1	30
Island Sector §30-50.23.3-02.2	32
Eureka Sector §30-50.23.3-02.3	34
Neighborhood Sector §30-50.23.3-02.4	36
Architectural Standards	38
Purpose and Intent §30-50.23.4-01	38
Building Types §30-50.23.4-02	38
Vertical Mixed-Use Building - Uses by Story §30-50.23.4-03	38
Building Massing §30-50.23.4-04	39
Frontage Standards §30-50.23.4-05	40
Service Standards §30-50.23.4-06	47
Access Standards §30-50.23.4-07	47
Lighting Standards §30-50.23.4-08	47
Other General Development Standards §30-50.23.4-09	48
Sustainability & Resiliency	49
Purpose and Intent §30-50.23.5-01	49
Green Building Requirements §30-50.23.5-02	49
Landscape Standards	50
Purpose and Intent §30-50.23.6	50
Tree Removal and Preservation §30-50.23.6-B	50
Minimum Landscape Standards §30-50.23.6 C	50
Downtown Tree Trust Fund §30-50.23.6 D	51
Tree Protection §30-50.23.6 E	53
Buffers between the Downtown District and residential zones §30-50.23.6 F	53
Landscape Areas in Permanent Parking Lots §30-50.23.6 G	53
Landscape Installation §30-50.23.6 H	54
Landscape Lighting §30-50.23.6 I	54
Irrigation §30-50.23.6 J	54
Landscape Maintenance §30-50.23.6 K	54
Enforcement and Penalties §30-50.23.6 L	54
Definitions	55



Architectural Standards

Frontages:

1. Gallery



2. Storefront



3. Forecourt





Architectural Standards

Frontages:

4. Canopy



5. Porch (*only in Neighborhood Sector*)



6. Service (*not on frontage*)





Architectural Standards

Other Regulations:

- Section also includes subsections on:
 - Service location, placement, safety, screening and other aesthetic standards for trash and utilities
 - Access standards for parking and general services
 - Lighting – on site and street
 - General development standards



Sustainability & Resiliency

Table of Contents

Downtown Palmetto Bay Code §30-50.23.1	
Purpose and Intent §30-50.23.1-01	3
Application §30-50.23.1-02	3
Nonconforming Uses and Structures §30-50.23.1-03	4
Organization §30-50.23.1-04	3
Village Design Review Procedure §30-50.23.1-05	5
Regulating Plans	7
Purpose and Intent §30-50.23.2-01	7
Downtown Zoning District Limits §30-50.23.2-02	7
Sector Plan §30-50.23.2-03	9
Streets Plan §30-50.23.2-04	10
Open Space §30-50.23.2-05	13
Uses §30-50.23.2-06	15
Densities and Intensities §30-50.23.2-07	21
Parking §30-50.23.2-08	23
Downtown Design Standards	29
Purpose and Intent §30-50.23.3-01	29
Downtown Sectors §30-50.23.3-02	30
Main Street Sector §30-50.23.3-02.1	30
Island Sector §30-50.23.3-02.2	32
Eureka Sector §30-50.23.3-02.3	34
Neighborhood Sector §30-50.23.3-02.4	36
Architectural Standards	38
Purpose and Intent §30-50.23.4-01	38
Building Types §30-50.23.4-02	38
Vertical Mixed-Use Building - Uses by Story §30-50.23.4-03	38
Building Massing §30-50.23.4-04	39
Frontage Standards §30-50.23.4-05	40
Service Standards §30-50.23.4-06	47
Access Standards §30-50.23.4-07	47
Lighting Standards §30-50.23.4-08	47
Other General Development Standards §30-50.23.4-09	48
Sustainability & Resiliency	49
Purpose and Intent §30-50.23.5-01	49
Green Building Requirements §30-50.23.5-02	49
Landscape Standards	50
Purpose and Intent §30-50.23.6	50
Tree Removal and Preservation §30-50.23.6-B	50
Minimum Landscape Standards §30-50.23.6 C	50
Downtown Tree Trust Fund §30-50.23.6 D	51
Tree Protection §30-50.23.6 E	53
Buffers between the Downtown District and residential zones §30-50.23.6 F	53
Landscape Areas in Permanent Parking Lots §30-50.23.6 G	53
Landscape Installation §30-50.23.6 H	54
Landscape Lighting §30-50.23.6 I	54
Irrigation §30-50.23.6 J	54
Landscape Maintenance §30-50.23.6 K	54
Enforcement and Penalties §30-50.23.6 L	54
Definitions	55

in Section 5: 30-50.23.5





Sustainability and Resiliency

Green Building Standards

- 🌿 For all governmental buildings
- 🌿 For all non-governmental buildings over 10,000 sq. ft.
- 🌿 Developments that request a right-of-way encroachment
- 🌿 Achieve baseline 3rd party certification to promote sustainable practices
 - LEED
 - Energy Star for Buildings
 - National Green Building Standard
 - Florida Green Building Coalition
 - Other similar ratings
- 🌿 Reserved section for green building bonding



Landscape

Table of Contents

Downtown Palmetto Bay Code §30-50.23.1	
Purpose and Intent §30-50.23.1-01	3
Application §30-50.23.1-02	3
Nonconforming Uses and Structures §30-50.23.1-03	4
Organization §30-50.23.1-04	3
Village Design Review Procedure §30-50.23.1-05	5
Regulating Plans	7
Purpose and Intent §30-50.23.2-01	7
Downtown Zoning District Limits §30-50.23.2-02	7
Sector Plan §30-50.23.2-03	9
Streets Plan §30-50.23.2-04	10
Open Space §30-50.23.2-05	13
Uses §30-50.23.2-06	15
Densities and Intensities §30-50.23.2-07	21
Parking §30-50.23.2-08	23
Downtown Design Standards	29
Purpose and Intent §30-50.23.3-01	29
Downtown Sectors §30-50.23.3-02	30
Main Street Sector §30-50.23.3-02.1	30
Island Sector §30-50.23.3-02.2	32
Eureka Sector §30-50.23.3-02.3	34
Neighborhood Sector §30-50.23.3-02.4	36
Architectural Standards	38
Purpose and Intent §30-50.23.4-01	38
Building Types §30-50.23.4-02	38
Vertical Mixed-Use Building - Uses by Story §30-50.23.4-03	38
Building Massing §30-50.23.4-04	39
Frontage Standards §30-50.23.4-05	40
Service Standards §30-50.23.4-06	47
Access Standards §30-50.23.4-07	47
Lighting Standards §30-50.23.4-08	47
Other General Development Standards §30-50.23.4-09	48
Sustainability & Resiliency	49
Purpose and Intent §30-50.23.5-01	49
Green Building Requirements §30-50.23.5-02	49
Landscape Standards	50
Purpose and Intent §30-50.23.6	50
Tree Removal and Preservation §30-50.23.6-B	50
Minimum Landscape Standards §30-50.23.6 C	50
Downtown Tree Trust Fund §30-50.23.6 D	51
Tree Protection §30-50.23.6 E	53
Buffers between the Downtown District and residential zones §30-50.23.6 F	53
Landscape Areas in Permanent Parking Lots §30-50.23.6 G	53
Landscape Installation §30-50.23.6 H	54
Landscape Lighting §30-50.23.6 I	54
Irrigation §30-50.23.6 J	54
Landscape Maintenance §30-50.23.6 K	54
Enforcement and Penalties §30-50.23.6 L	54
Definitions	55

in Section 6: 30-50.23.6





Landscape Intent:

- Prevent destruction of existing tree canopy and promote its expansion
- Improve aesthetic appearance of new development
- Protect existing landscape
- Promote using drought and salt-tolerant species
- Promote use of trees and shrubs for energy conservation
- Provide more tree canopy for shade
- Improve stormwater management
- Ameliorate noise and light pollution
- Mandate the use of native species per the *Miami-Dade Landscape Manual*
- Eradicate invasive and non-native species per the *Miami-Dade Landscape Manual*



Issues

brought by individuals



thank you!