



VILLAGE OF PALMETTO BAY 2035/2045 COMPREHENSIVE PLAN

MAY 2025



ACKNOWLEDGMENTS

Village Council

Karyn Cunningham, Mayor
Mark Merwitzer, Vice Mayor
Patrick Fiore, Councilmember
Steve Cody, Councilmember
Marsha Matson, Councilmember

Village Staff

Nick Marano, Village Manager
Javier Gonzalez, AICP, CFM, Planning Director
Andrea Candelaria, MPA, Resilience Coordinator
Dio Torres, Public Services Director
Fanny Carmona, Parks and Recreation Director

Stantec

Jared Beck, AICP / FRP
Amanda Brandon, AICP
Nicholas Perez-Alvarez, AICP, LEED AP ND, CFM
Joel Mann, AICP
Diane Quigley, AICP, CFM, WEDG
Matt Lewis, AICP
Erin Sturm, GISP
Joseph Velazquez



TABLE OF CONTENTS

INTRODUCTIONChapter 01

PURPOSE AND INTENT
VILLAGE MISSION STATEMENT AND FUTURE VISION
DEMOGRAPHICS, TRENDS, AND GEOGRAPHY

COMPREHENSIVE PLANNING.....Chapter 02

- 1 CONSERVATION & SUSTAINABILITY ELEMENT
- 2 COASTAL MANAGEMENT ELEMENT
- 3 FUTURE LAND USE ELEMENT
- 4 RECREATION AND OPEN SPACE ELEMENT
- 5 EDUCATIONAL FACILITIES ELEMENT
- 6 INFRASTRUCTURE ELEMENT
- 7 TRANSPORTATION ELEMENT
- 8 HOUSING ELEMENT
- 9 PUBLIC PARTICIPATION ELEMENT
- 10 PROPERTY RIGHTS ELEMENT

IMPLEMENTATION AND ACCOUNTABILITY.....Chapter 03

- 1 CAPITAL IMPROVEMENTS ELEMENT
- 2 INTERGOVERNMENTAL COORDINATION ELEMENT

DEFINITIONSChapter 04

DATA INVENTORY & ANALYSIS (DIA)

CONSERVATION & SUSTAINABILITY DIA
COASTAL MANAGEMENT DIA
FUTURE LAND USE DIA
RECREATION AND OPEN SPACE DIA
INFRASTRUCTURE DIA
TRANSPORTATION DIA
HOUSING DIA
INTERGOVERNMENTAL COORDINATION DIA
VILLAGE 2023-2028 CAPITAL IMPROVEMENT PROGRAM (CIP)



INTRODUCTION





01

CHAPTER





PURPOSE AND INTENT

The Village of Palmetto Bay's Comprehensive Plan expresses the future vision and guiding principles that will be utilized to achieve desired outcomes related to land use. This document is a planning policy document with initiatives and actionable tasks to meet the Village's overall planning. The Village of Palmetto Bay is a unique suburban community known as the "Village of Parks". The Village was incorporated in 2002 largely to be able to control its growth rate and preserve its combination of environmentally protected parks and large suburban lots that characterize over 80% of the municipality.

The Village does not expect its population to grow except in designated areas that are currently served or planned to be served by water, sewer, and transit along the US-1 corridor. This corridor, along the municipality's western boundary, is also the highest land with the least potential for flooding and sea level rise impacts. As a coastal jurisdiction, the Village may be impacted by the effects of climate change, sea level rise and warmer oceans leading to greater storm threats, flooding events, and high winds. The comprehensive plan balances the Village's unique sense of place geographically with the character desired by residents.

The purpose of the comprehensive plan is to guide predictable and sustainable growth patterns that have a positive economic impact for all who live, work, and play within the Village. The comprehensive plan encourages limited infill redevelopment away from the coastline and outside existing low-density single family housing areas. Florida Statute 163.3177 states that the comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and

fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented.

The sections of the comprehensive plan containing the goals, objectives, and policies describe how the Village's programs, activities, and land development regulations will be initiated, modified, or continued to implement the plan in a consistent manner. The plan establishes meaningful and predictable standards for the use and development of land and provides guidelines for future land development regulations. The comprehensive plan is based on current data, community vision, and public input. The comprehensive plan appropriately reacts to local conditions and respects home rule authority.

Per Florida Statute, the Village of Palmetto Bay will formally evaluate and appraise the comprehensive plan every 7 years. The components of the evaluation and appraisal process include updating socioeconomic and development data and evaluating this data to determine if projections were accurate and what trends have developed during the previous planning period. The Goals, Objectives, Policies and Implementation items of this comprehensive plan reflect current law and include the introduction of new initiatives for the future planning period. Village staff will also regularly monitor the plan's Implementation items as part of the budgeting process and reflected in the 5-year Capital Improvements Plan included within.



VILLAGE MISSION STATEMENT

To provide high-quality services and collaborative government that enhance our community's quality of life and preserve our Village character.

VILLAGE'S FUTURE VISION

The Village of Palmetto Bay strives to be the premier community committed to tranquility, sustainability and engagement to ensure that the "Village of Parks" remains the best place to live, work, learn, and play.

TRANSPARENT GOVERNMENT

Transparent, accessible and efficient government, energized by engaged and informed Residents.

LIFELONG LEARNING

Outstanding Opportunities for lifelong learning.

ENVIRONMENTAL STEWARDSHIP

Environmental stewardship and sustainability.

SAFE COMMUNITY

A consistent priority on ensuring Palmetto Bay is a safe community.

WALKABLE, BIKABLE COMMUNITY

A walkable, Bikable community with access to multimodal transportation.

FINANCIAL STABILITY

Financial stability secured by focused economic development.

ATTRACTIVE ENVIRONMENT

well planned and maintained public assets and an attractive built environment resulting from responsive land use planning and Zoning.



DEMOGRAPHICS, TRENDS, AND GEOGRAPHY

Palmetto Bay is a municipality in Miami-Dade County on the east coast of Florida, generally situated between the Village of Pinecrest and City of Coral Gables to the north, the Town of Cutler Bay to the south, Biscayne Bay to the east and South Dixie Highway to the west. The Village was incorporated in 2002, becoming the 33rd municipality in Miami-Dade County.

Now known as the “Village of Parks,” Palmetto Bay has a population of over 25,000 residents and is governed by a five-member Village Council operating under a Council-Manager form of government.



POPULATION- VILLAGE VS COUNTY

According to the University of Florida Bureau of Economic and Business Research (BEBR), the official population estimate of permanent residents in the Village of Palmetto Bay as of 2022 is **25,041 residents**. This is a growth of 602 persons (2.5% growth rate) since the 2020 recorded census population. The Shimberg Center for Housing Studies prepares population projections for all municipalities in Florida.

Palmetto Bay's future population is projected to be **25,219 residents by the year 2045**, with an average annual growth rate of 1%. This is in contrast with Miami-Dade County as a whole, which is projected to grow in population at an average annual rate of 3% through 2045. Palmetto Bay's share of the overall Miami-Dade County population has been 0.9% since 2010 and is projected to decrease to 0.8% of the overall County population by 2035.

According to the U.S. Census Bureau, the median age in Palmetto Bay is 42.

DEMOGRAPHIC SNAPSHOT

Palmetto Bay can expect to experience slight population growth through 2040, with the overall population plateauing between 2040 and 2045.



1%

Palmetto Bay projected average annual growth rate through 2045



3.12

Palmetto Bay average persons per household (2017-2021)



42

Median Age (2017-2021)

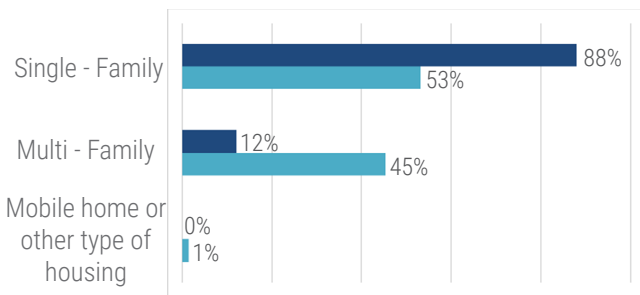
HOUSING

Housing Costs

	Palmetto Bay	Miami-Dade County
(2017 - 2021) ● Median Value of Owner-Occupied Housing Units	\$617,900	\$332,800
(2017 - 2021) ● Median Monthly Owner Cost - With a Mortgage	\$3,271	\$2,006
(2017 - 2021) ● Owner-occupied housing unit rate	79.2%	51.9%
(2017 - 2021) ● Median Gross Rent	\$1,499	\$1,470

Housing Unit by Type

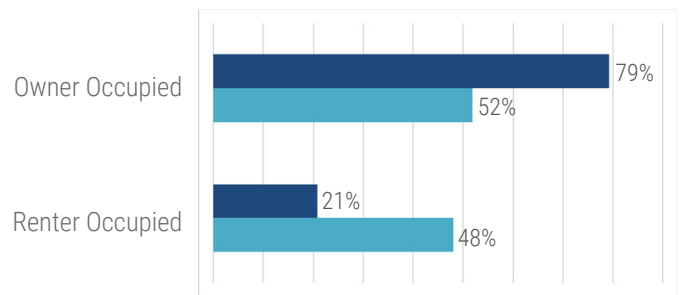
2017 - 2021



■ Palmetto Bay, FL ■ Miami-Dade County, FL

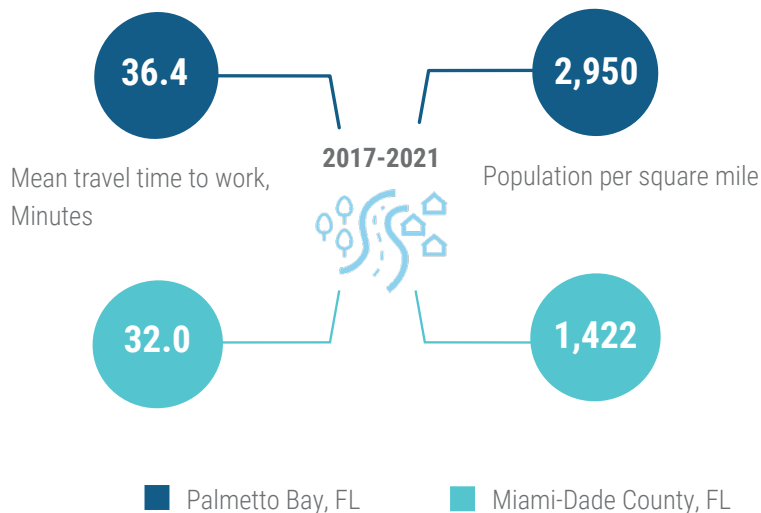
Housing Unit by Occupancy

2017 - 2021



■ Palmetto Bay, FL ■ Miami-Dade County, FL

TRANSPORTATION & GEOGRAPHY



■ Palmetto Bay, FL ■ Miami-Dade County, FL

COMPREHENSIVE PLANNING





02 CHAPTER





ELEMENT 1

Conservation & Sustainability (CON)

The Conservation and Sustainability Element (CON) has been identified by the Village as the first element of the Comprehensive Plan through the lens that all other elements are reflective of; and serves to establish the priorities of the village's residents.

The Village respects the natural environment and the conservation, use, and protection of natural resources in the area that include land, water and air quality. Florida Statutes identifies the "air, water, land, water recharge areas, wetlands, water wells, estuarine marshes, soils, beaches, shores, flood plains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals, and other natural and environmental resources, including factors that affect energy conservation" as primary required elements for all municipalities." Florida Statutes continues that "conservation, appropriate uses, and protection of the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters and protect from activities and land uses known to affect adversely the quality and quantity of identified water sources, including natural groundwater recharge areas, wellhead protection areas, and surface waters used as a source of public water supply." The Village will meet or exceed all state requirements and will maintain cooperation with adjacent local governments and relevant agencies to conserve, appropriately use, or protect unique vegetative communities located within the Village.

This element is divided into four themes: Land, Water, Air, Education. The Objectives and Policies in the Conservation and Sustainability Element are driven by the four overarching Goals below:



Promote Sustainability

The village shall promote sustainability, recycling, and healthy air quality in order to protect the community's natural resources and high quality of life.



Protect the Community's Flora and Fauna

In order to enhance the sustainability of the community and the quality of its natural systems, the Village shall protect, promote, and appropriately manage its diverse flora and fauna.



Protect Surface Waters, Wetlands, and Coastal Resources

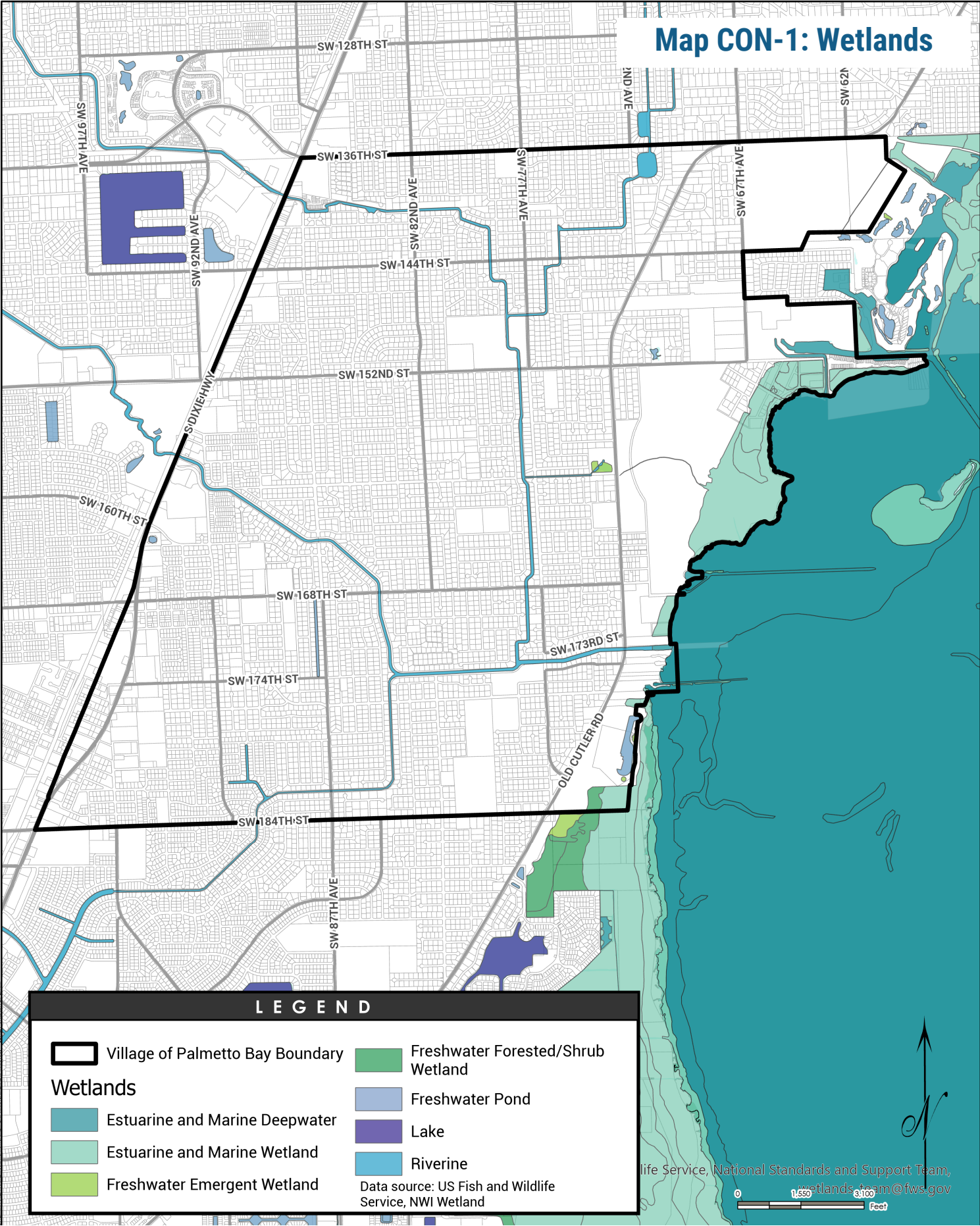
The Village shall protect the community's surface waters, wetlands, and coastal resources in order to protect water quality and preserve important natural resources.



Protect Potable Water Quality and Supply

The Village shall encourage water conservation and ensure that the community has a quality, dependable potable water supply.

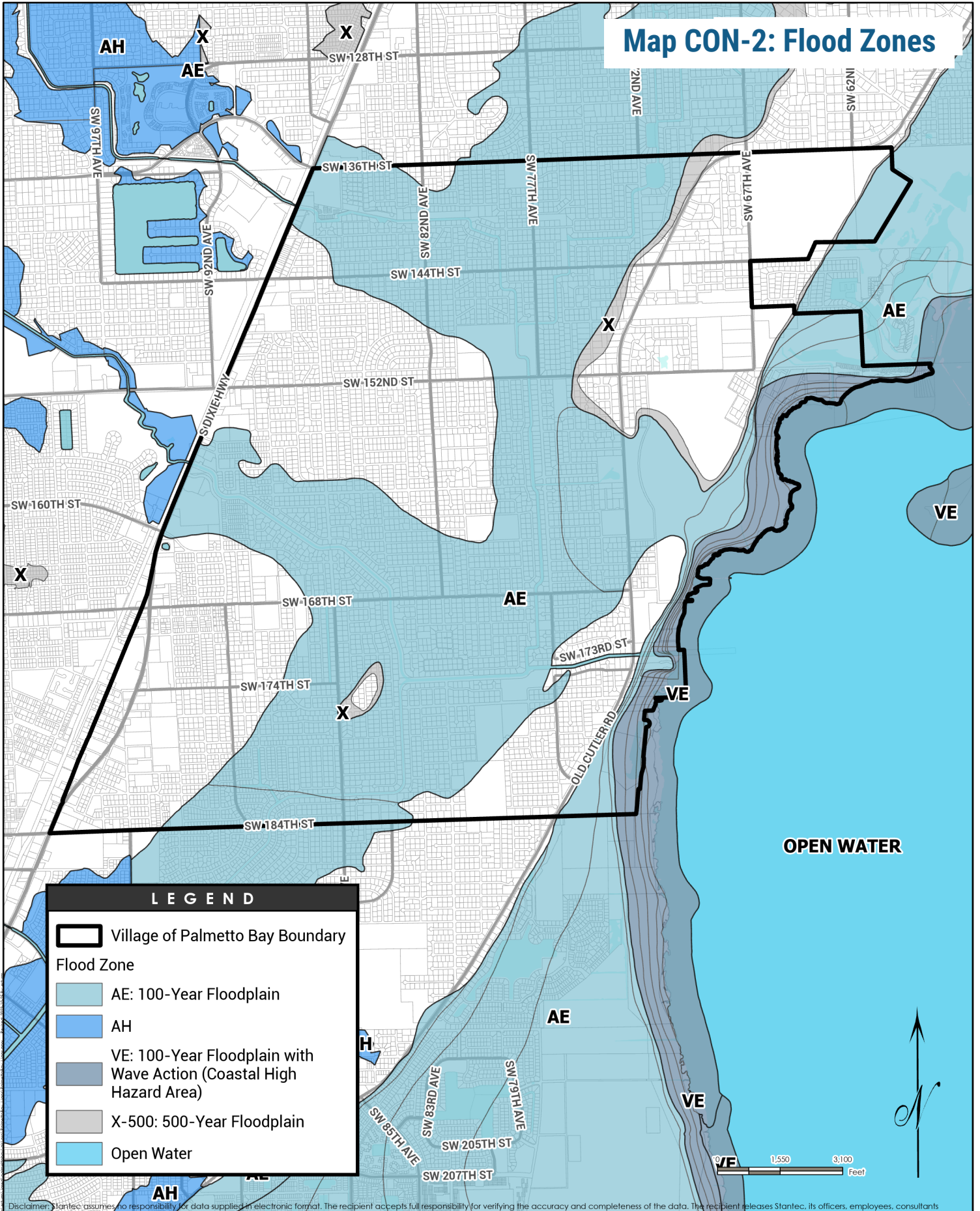
Map CON-1: Wetlands



The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all wetlands, nor to convey that all lands within these areas contain wetlands. This map should not be used to determine the location of jurisdictional wetlands for regulatory purposes, but instead as a guidance to determine if further investigation into the property conditions is warranted.



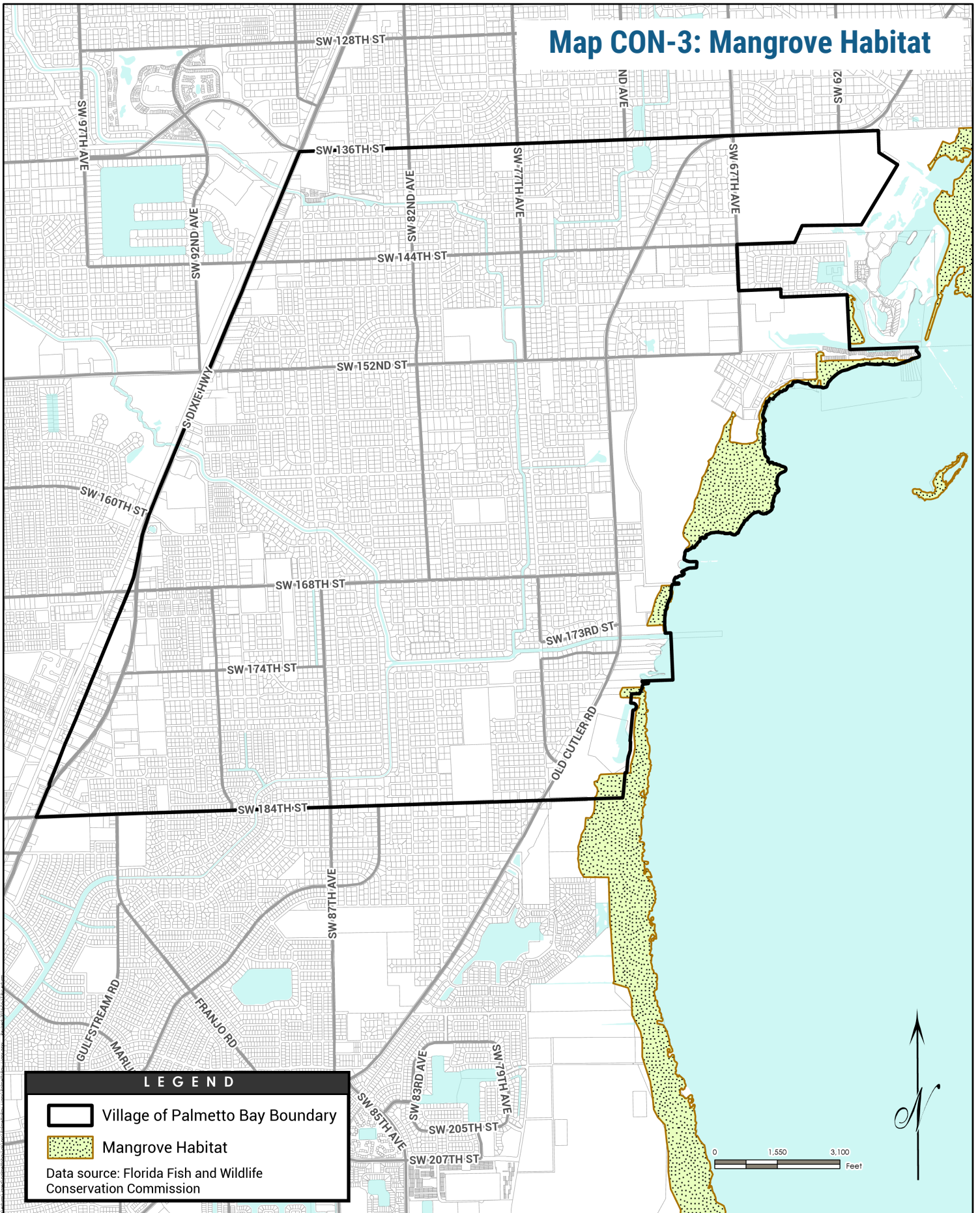
Map CON-2: Flood Zones



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents from all liability, claims, damages, costs and expenses, including reasonable attorneys' fees, arising from the use of this information. The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all flood zones, nor to convey that all lands within these areas are flood zones. This map should not be used to determine the location of flood zones for regulatory purposes, but instead as a guidance to determine if further investigation into the property conditions is warranted.



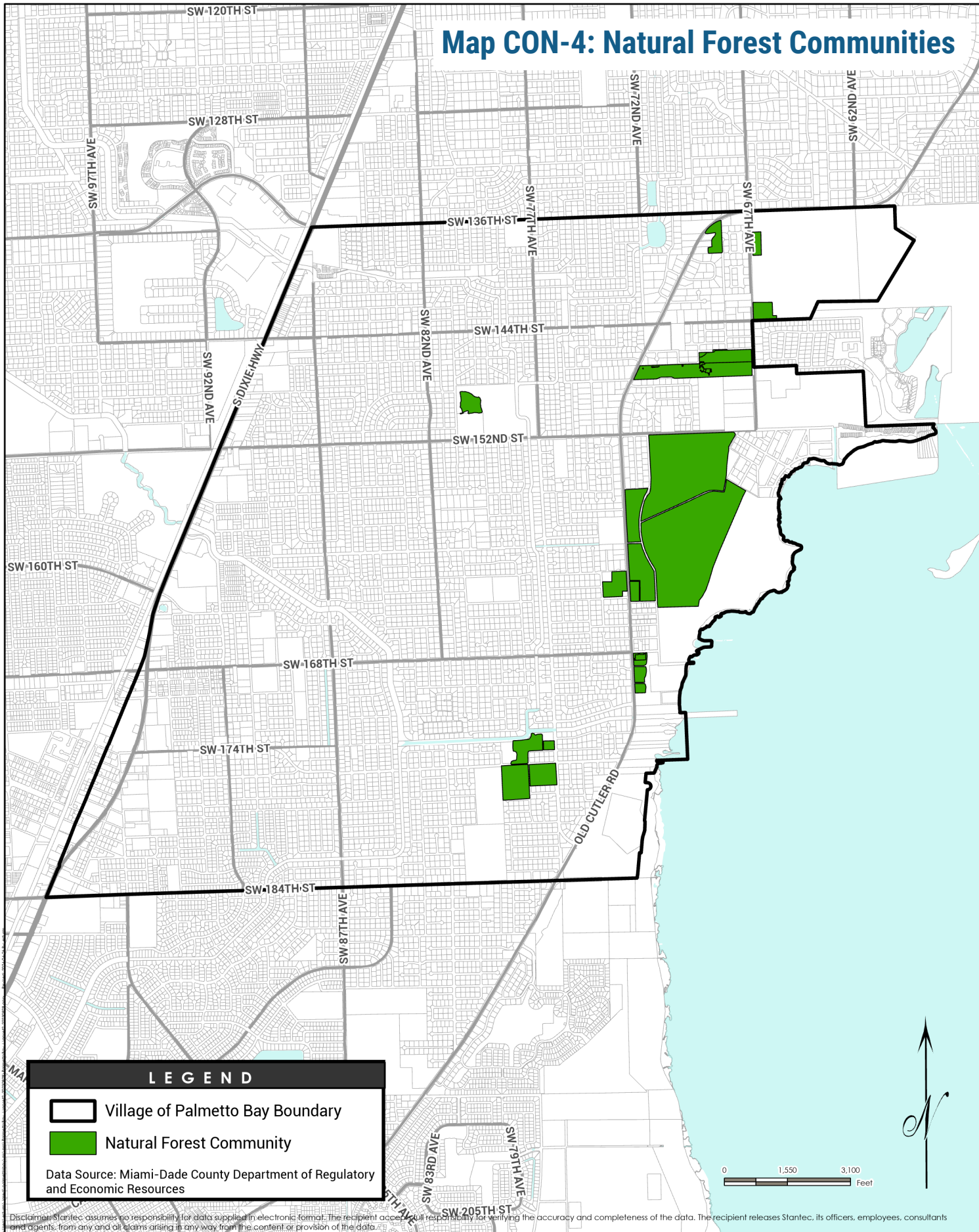
Map CON-3: Mangrove Habitat





The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of all mangrove habitat, nor to convey that all lands within these areas contain mangroves. This map should not be used to determine the location of mangrove habitat for regulatory purposes, but instead as a guidance to determine if further investigation into the property conditions is warranted.



Map CON-4: Natural Forest Communities



LEGEND

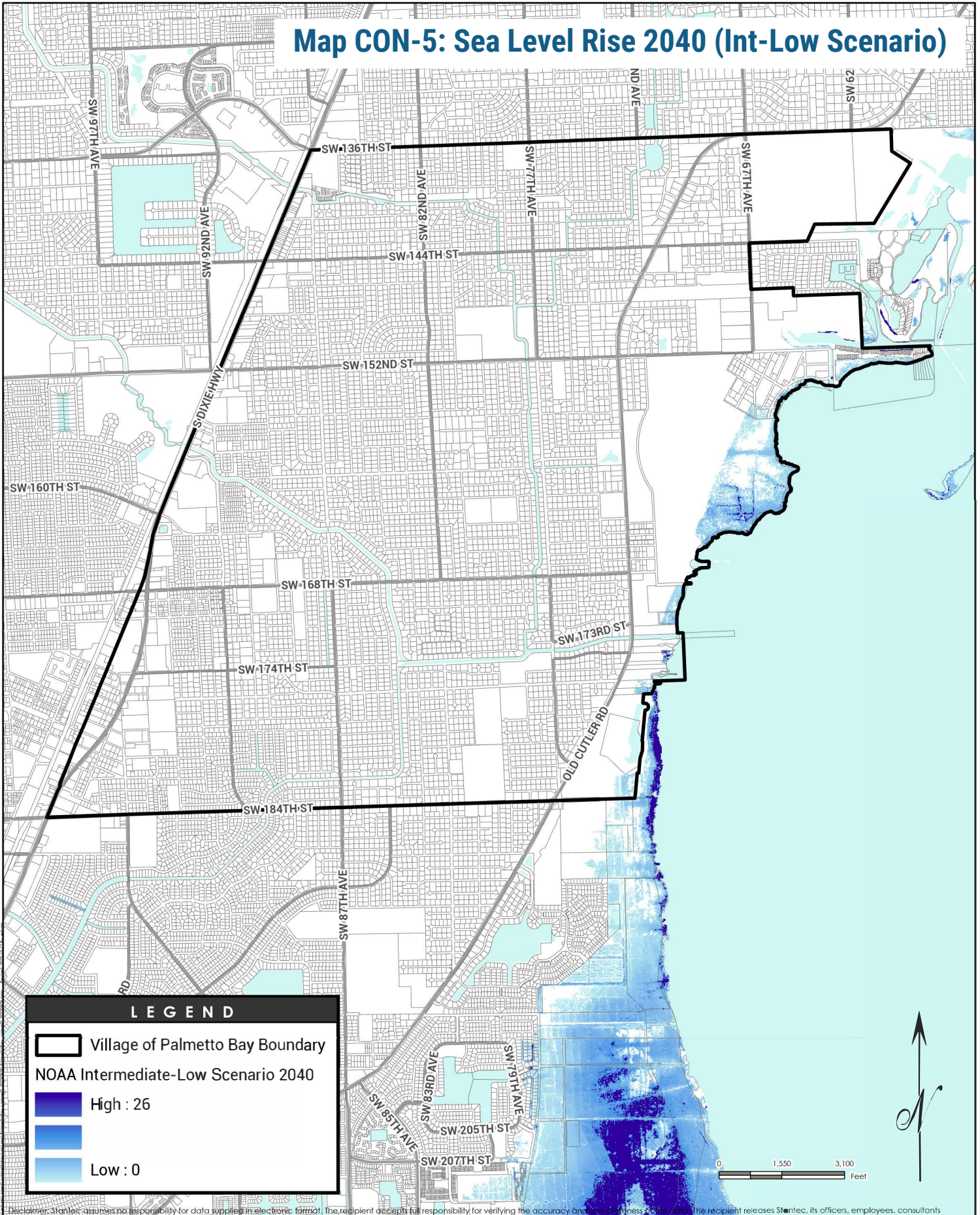
-  Village of Palmetto Bay Boundary
-  Natural Forest Community

Data Source: Miami-Dade County Department of Regulatory and Economic Resources

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



Map CON-5: Sea Level Rise 2040 (Int-Low Scenario)

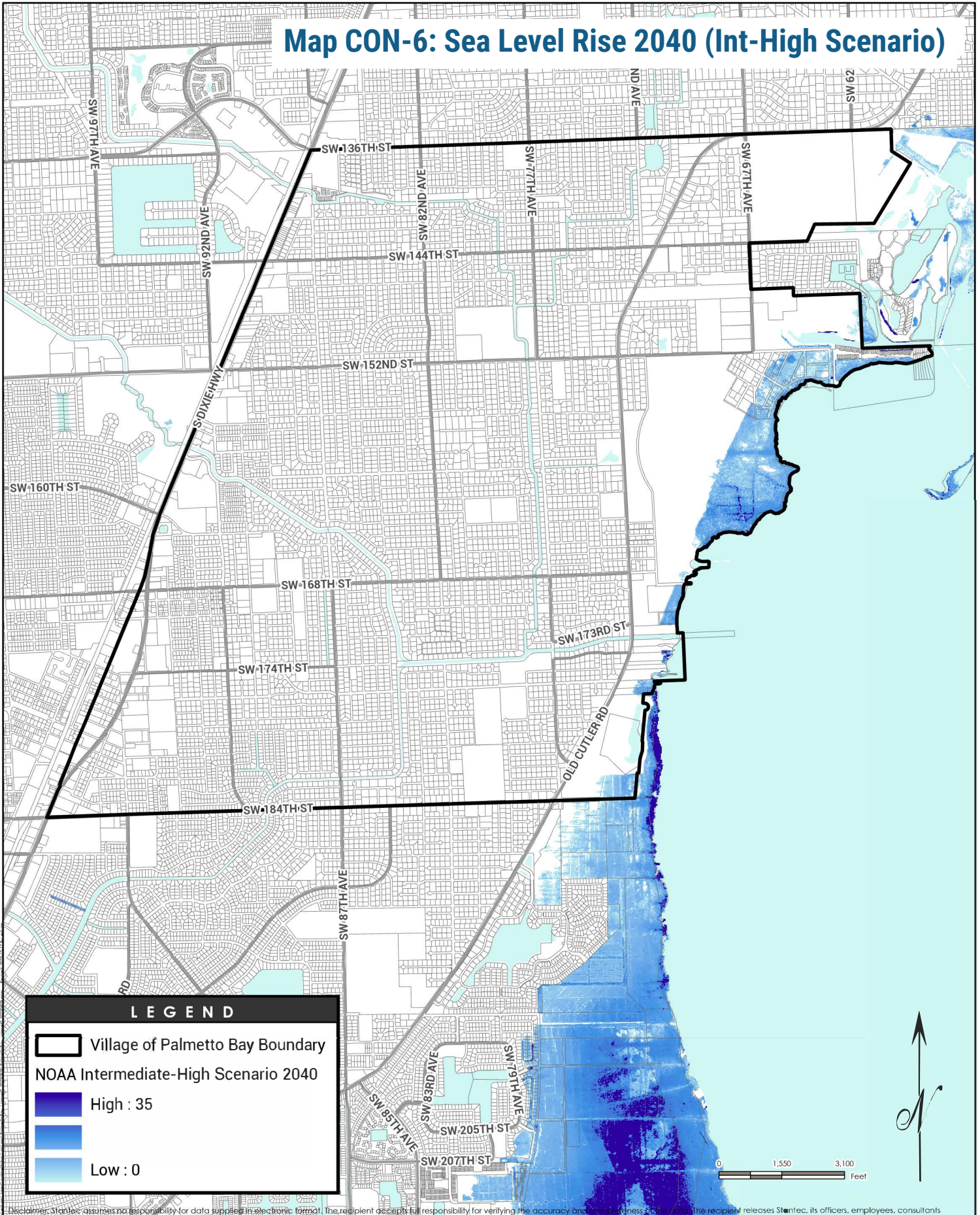


Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants

The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of projected sea level rise, nor to convey that all lands within these areas will be subject to sea level rise. This map should not be used to determine the projected location of sea level rise for regulatory purposes, but instead as a guidance to determine if further investigation into the property conditions is warranted.



Map CON-6: Sea Level Rise 2040 (Int-High Scenario)



Disclaimer: SLintec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases SLintec, its officers, employees, consultants

The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of projected sea level rise, nor to convey that all lands within these areas will be subject to sea level rise. This map should not be used to determine the projected location of sea level rise for regulatory purposes, but instead as a guidance to determine if further investigation into the property conditions is warranted.



Increased Quality of Life through Conservation, Sustainability and Resiliency

The Village shall excel in its efforts to protect our natural environment proactively.



Objective A: Best Management Practices

The Village looks to find best management practices thinking globally about large-scale environmental trends and to be a model locally providing actionable steps to improve our community.

Policies:

- **CON I.A.1: Sustainability**

Sustainability is the active implementation of climate adaptation strategies towards known changes in our land, air, and water resources that will affect our community's quality of life. Climate-friendly actions to prevent the continued acceleration of Global Climate Change, plastic pollution, impaired water and air quality, and thinking locally to act globally towards large scale environmental problems.

- **CON I.A.2: Smart Growth**

The Village shall guide future land use decisions through Smart Growth principles.

- **CON I.A.3: Targeted Infrastructure**

Encourage future development and redevelopment in areas that are already served, or programmed to be served, by WASD potable water facilities.

CON I.A.4:

- **Redevelopment Outside of the Coastal High Hazard Areas**

The Village will encourage growth and redevelopment in the higher elevation ground areas and away from vulnerable coastline hazards like sea level rise, floods, hurricanes, wind, recurring loss properties.

- **CON I.A.5: Low Impact Development (LID)**

The Village shall promote environmentally friendly, LID strategies and best management practices that further protect water quality (See Future Land Use Element).

- **CON I.A.6: Water Quality Protection**

Water quality shall be protected including through stormwater best management practices and requirements that mandate acceptable paving and drainage plans, adequate open (pervious) space areas, and stormwater detention and retention in development projects. All development projects shall use retention, infiltration, and detention systems as required by the LDR, state, and regional standards.

- **CON I.A.7: Minimum Green Standards**

The Village shall require a minimum green building standards for all new development, remodels, and tenant improvements for commercial, mixed-use and government projects to promote energy efficiency, water conservation, resource efficiency, waste reduction, and pollution prevention.

- The Village shall encourage developments, through incentives, to utilize energy efficient designs and the use of renewal materials.
- The Village shall maintain its Florida Green Building Coalition Certified Green Local Government status.

- **CON I.A.8: Environmental Protection**

As sustainability and environmental protection are priorities for the Village, the LDR shall maintain criteria that protects the Village's natural resources from the adverse impact of development.

- **CON I.A.9: Open Space**

The Land Development Regulations (LDR) shall maintain open space requirements for developments and the Village shall seek to expand parks and pocket parks.



Objective B: Reduce, Reuse, Recycle

The Village shall promote a comprehensive strategy of reduction first, reusing products second and recycling of waste before sending materials to landfills.

Policies:

- **CON I.B.1: Reduced Water Use**

The Village will remove barriers to reducing the total water usage through code changes, incentives, education and demonstration projects at government owned facilities and land.

- **CON I.B.2: Reduced Plastic and Styrofoam Use**

The Village will explore all ways to reduce or discourage the total plastic and Styrofoam usage within the village.

- **CON I.B.3: Reduced Energy Use**

The Village will explore all ways to reduce or discourage the total plastic and Styrofoam usage within the village.

- **CON I.B.4: Reduced Litter**

The Village shall promote the reduction of litter by having adequate waste and recycling containers at all municipal sites and analyze the feasibility of an independent funding account to continue providing services for residents that divert waste from landfills and reduce litter within the community.

- **CON I.B.5: Reduced Hazardous Waste**

Reduced Hazardous Waste. The Village shall maintain regulations restricting the use of hazardous materials and assist the Miami-Dade County Department of Solid Waste Management (SWM) in the implementation of a comprehensive program for the proper storage, recycling, collection, and disposal of hazardous and toxic wastes in the community in order to protect the environment.

- **CON I.B.6:**

- **Recycle at Schools, Parks and Public Facilities**

The Village shall collaborate with Miami-Dade County Solid Waste Management (SWM) and Miami-Dade County Schools to promote and encourage recycling solid waste materials to the maximum extent possible.

- **CON I.B.7: Recycling**

The Village shall assist the Miami-Dade County Department of Solid Waste Management (SWM) in promoting and encouraging residents and businesses to recycle solid waste to the maximum extent possible.

- **CON I.B.8: Municipal Recycling Initiatives**

The Village shall place recycling containers next to all trash cans in parks and other public spaces. The Village will include battery recycling drop off bins at publicly owned properties including primary parks/library with internal buildings, Village Hall and 900 Perrine.

- **CON I.B.9: Recycling Drives**

The Village shall continue to fund bi-annual drive thru recycling events to reduce and recycle electrical, hazardous, and household wastes, as well as, reuse used clothes.





Objective C: Air Quality

The Village strives to protect the air quality for its residents.

Policies:

- **CON I.C.1: Improve Air Quality**

The Village shall coordinate with county and state agencies to ensure all federal, state, county and local air quality standards are complied with or exceeded in order to improve the existing air quality. The Village should coordinate with local officials and universities to participate in studies that can help improve the overall air quality of the Village.

- **CON I.C.2: Lower Greenhouse Gas Emissions**

The Village shall commission a Greenhouse Gas Inventory to identify areas to reduce emissions across the village and coordinate with the MPO, county and state on mitigation measures and recommendations.

- **CON I.C.3: Reduce Vehicle Emissions**

The Village shall identify and execute projects that will help lower greenhouse gas emissions in the community including creating a greenhouse gas inventory and executing a Greenhouse Gas Emissions Study in order to preserve the residents' high quality of life.

- **CON I.C.4: Vehicle Miles Traveled (VMT)**

The Village will implement Smart Growth land use practices that reduce the Vehicles Miles Traveled (VMT) and provide alternatives to automobile trips and reduces traffic congestion (See Transportation and Future Land Use Elements).

- **CON I.C.5: Green Fleet**

The Village shall identify and execute initiatives that invest in electric and/or hybrid vehicles and charging stations in efforts to reach net zero emissions.

- **CON I.C.6: Electric Vehicles (EV)**

The Village will prioritize free charging stations at public parks, schools and other Village owned sites to expand the use of electric vehicles.



Objective D: Buildings

The Village strives to improve the energy efficiency of all buildings.

Policies:

- **CON I.D.1: Minimum Green Building Standards**

The Village shall require minimum green building standards for all new development, remodels, historic building restorations and tenant improvements for all commercial, mixed-use and government projects to promote energy efficiency, water conservation, resource efficiency, waste reduction, and pollution prevention.

- **CON I.D.2: Sustainable Pest Management**

The Village will promote sustainable pest management methods in all municipal sites that aim to minimize risk to both environmental and human health through the limited use of chemicals.

- **CON I.D.3: Brownfield Redevelopment**

The Village supports the clean-up and reuse of brownfield infill redevelopment sites and will work with the county on designated sites. (See Future Land Use Element).

- **CON I.D.4: Renewable Energy**

The Village will commit to maintain and upgrade all current renewable energy facilities on municipal buildings and sites. The village shall implement code requirements for sustainability and energy conservation at municipal sites.

- **CON I.D.5: Cool Roofs**

The Village will update the LDR to reduce overall building energy usage by specifying that all new flat roofs must be white or high albedo surfaces to reflect light and promote cool roofs that save electricity and money for operators.

Protect and Enhance Flora and Fauna

The Village shall manage its environmentally sensitive natural systems including native habitats and open spaces through intentional land use planning, maintenance, restoration, landscaping and site plan regulations.



Objective A: Preserve and Maintain Environmentally Sensitive Lands

The Village shall manage its environmentally sensitive natural systems including native habitats and open space through intentional land use planning and regulations.

Policies:

- **CON II.A.1: Natural Forested Communities**

The Village will actively team with Miami-Dade County DERM/Parks to lead maintenance, restoration, and conservation of designated “Natural Forested Communities” within our municipal boundaries. Natural Forested Communities shall be preserved to the maximum extent possible.

- **CON II.A.2: Protect Designated Areas**

Areas reserved for conservation uses or restricted development, including public parks or public lands designated as ‘Environmental Protection’ or ‘Water Management and Recreation’ on the Future Land Use Map (FLUM), shall remain protected for future generations and wildlife habitat conservation.

- **CON II.A.3: Acquisition of Buffer Areas**

The Village may consider the purchase of strategic properties for preservation, passive recreation, and conservation easements to buffer existing wildlife conservation areas or historic and archaeologically significant sites and districts, provide shoreline and canal access, protect against sea-level rise, storm surge, king tides, allow for passive stormwater filtration and treatment, as well as, buffers to existing ‘Natural Forest Communities’, wetlands, lakes and canals to sustain ecological systems, historic and archaeologically significant sites and districts and reduce further man-made impacts.

- **CON II.A.4: Environmentally Endangered Lands**

The Village shall coordinate with Miami-Dade County to acquire land and implement the Environmentally Endangered Lands (EEL) program designed to protect and preserve Natural Forest Communities (NFC), parks designated as habitat conservation and passive natural areas for the continued perpetual preservation and habitat conservation.

- **CON II.A.5: Designate Lands for Protection**

The Village shall maintain and seek to expand lands designated for environmental protection to uphold a sustainable and environmentally friendly community.

- **CON II.A.6: Tree Permits**

The LDR shall require that all local, state, and federal permits that are required pertaining to flora and fauna species be obtained prior to development.

- **CON II.A.7: Protection of Vegetation**

Existing mature vegetation and native vegetation shall be retained and protected in developments where possible.

- **CON II.A.8: Restoration Efforts**

The Village shall encourage the restoration of degraded sensitive habitat in order to reestablish natural diversity and habitat connectivity.

- **CON II.A.9: Natural Resource Management**

The Village shall have standards in place to manage its flora and fauna as well as coordinate with Miami-Dade County in regard to the County’s Natural Areas Management Plan.



Objective B: Tree Protection and Wildlife Habitat Conservation

In order to protect vegetation, tree canopy, shading, and the beautiful design of the built environment, the Village shall regulate landscaping and tree protection standards within the community.

Policies:

- **CON II.B.1: Open Space**

The LDR shall maintain open space requirements for developments and the Village shall seek to expand parks and pocket parks.

- **CON II.B.2: Open Space Connectivity**

The Village shall promote connectivity of the community's open spaces and connectivity of wildlife corridors in order to minimize habitat fragmentation.

- **CON II.B.3: Endangered or Threatened Species**

The Village shall continue to ensure that Federally and State listed endangered, threatened, or special concern species are protected, and their habitats are conserved and enhanced where possible.

- **CON II.B.4: Expansion of Parks System**

The Village shall protect existing parks and natural preserves and seek to expand its parks and natural preserves, including identifying opportunities adjacent to the Biscayne Bay (See Parks and Recreation Element).

- **CON II.B.5: Restoration**

The Village may pursue restoration efforts for its surface waters and shall coordinate with the appropriate federal, 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.

- **CON II.B.6: Sustainability Focused Events**

The Village shall encourage more programming focused on sustainability such as recycling drives, tree giveaways, canal debris cleaning, tree planting events or litter/exotics removal events.

- **CON II.B.7: Coordination**

Consistent with F.S. 163.177(6)(d)g, the Village shall maintain cooperation with adjacent local governments to conserve, appropriately use, and protect unique vegetative communities located within more than one local jurisdiction.

- **CON II.B.8: Tree Protection**

Mature Trees shall be retained and protected where possible.

- **CON II.B.9: Landscape Code**

The Village shall review the Land Development Regulations to expand and improve the Village's landscape requirements.

- **CON II.10: Street Tree Master Plan**

The Village shall maintain and conduct regular reviews of the Street Tree Master Plan which creates roadways with planted medians and right-of-way landscaping for an attractive street environment including a tree canopy cover. Additionally, street trees shall be maintained and trimmed in front of signage to protect community safety.

- **CON II.B.11: Tree City USA**

The Village shall participate in the Tree City USA program and support the maintenance and continued installation of trees which will enhance the urban forest and tree canopy cover in the community and improve shading.

- **CON II.B.12**

The Village shall aspire to create a Street Tree Master plan and once created shall be updated every five (5) years thereafter.





Objective C: Promote Proper Landscaping and Tree Protection

In order to protect vegetation, tree canopy, shading, and the beautiful design of the built environment, the Village shall regulate landscaping and tree protection standards within the community.

Policies:

- **CON II.C.1: Village Landscape Code**

The Village shall enhance its landscape standards in the Land Development Regulations (LDR), including maintenance requirements, to maintain the existing high quality of life and aesthetic community. Native vegetation shall be encouraged and planted where feasible.

- **CON II.C.2: Tree Canopy**

The Village will expand its total tree canopy by increasing the LDR requirements for new development and redevelopment, implementing the city's street tree master plan and expanding trees in park spaces.

- **CON II.C.3: Florida Friendly Landscaping**

The Village shall encourage the use of Florida Friendly landscaping in developments which uses low-maintenance water-saving plants and environmentally sustainable practices utilizing the Florida Friendly Landscaping Guide to Plant Selection & Landscape Design, (University of Florida) as a guidance document.

- **CON II.C.4:**

- **Removal of Undesirable Exotic Vegetation**

Removal of Undesirable Exotic Vegetation. The LDR shall require the removal of all nuisance and invasive exotic vegetation as defined by the Florida Exotic Pest Plant Council (FLEPPC) prior to development, redevelopment, modifications, expansions and minimize the use of non-native species. Each site owner is responsible for maintaining their property free of invasive species at all times and may be subject to code compliance action.

- **CON II.C.5**

The Village of Palmetto Bay will work with Miami-Dade County to increase tree canopy in support of Miami-Dade County's 2025 Urban Forestry Plan, which seeks to increase tree canopy to a minimum of 30% countywide. Achieving this canopy goal means adding 50% more tree canopy than currently exists within Miami-Dade County's urban development boundary per the Urban Forestry Plan.

- **CON II.C.6**

Bischofia javonica, an invasive and prohibited tree, shall be removed, not trimmed, from under FPL power lines on Village-owned property by the Village and shall be replaced within the Village with three (3) smaller native trees to mitigate the loss of canopy.





Protect Surface Waters, Wetlands, and Coastal Resources

The Village shall protect the community's surface waters, wetlands, and coastal resources in order to protect water quality and preserve important natural resources.



Objective A: Conserve Biscayne National Park and Aquatic Preserve

The LDR shall limit adverse impacts or alterations to surface waters and wetlands to the greatest extent possible.

Policies:

CON III.A.1:

- **Protect Surface Waters, Wetlands, and Coastal Resources**

The Village shall protect, conserve and/or restore the community's surface waters, wetlands, and coastal resources in order to protect water quality and preserve important natural resources, including those within historic and/or archaeologically significant sites and districts.

- **CON III.A.2: Protect Surface Waters and Wetlands**

The LDR shall limit adverse impacts or alterations to surface waters and wetlands to the greatest extent possible.

- **CON III.A.3: Delineation**

The LDR shall require that a proposed development conduct a delineation of the landward extent of wetlands and other surface waters formally approved by the South Florida Water Management District (SFWMD), the Florida Department of Environmental Protection (FDEP), and/or the US Army Corps of Engineers (USACE).

- **CON III.A.4: USACE Methodology**

Where wetlands may not be regulated by other jurisdictions, the Village will utilize the USACE methodology and seeks to protect all surface waters and wetlands that meet the federal standard and methodology.

- **CON III.A.5: Protect Wetlands**

The LDR shall require that wetlands, as defined by F.S. 373.421 and 373.019(27), including their adjacent buffers, be protected to the maximum extent possible. If impacts are proposed, the Village shall evaluate these based on the type of the wetland, function, size, conditions/location, and overall resource value. Development on uplands adjacent to wetlands shall preserve a wetland buffer which will act as a barrier between wetlands and development. The LDR shall require that this buffer be in accordance with the minimum standards set by SFWMD and Miami-Dade County.

- **CON III.A.6: Regulatory Tools**

The Village shall protect wetlands through the dedication of conservation easements, through the designation of 'Environmental Protection' on the FLUM, or through requiring compensatory wetland mitigation where feasible. All mitigation sites shall be located within the Village.

- **CON III.A.7: Potential Impacts**

If impacts to a wetland are proposed, these impacts shall be consistent with SFWMD regulations and Miami-Dade County. Activities in wetland areas may be permitted provided all applicable federal, state, regional, and local external environmental agency permits have been obtained.



Objective B: Protect Water Quality

The LDR shall maintain regulations and monitoring techniques to protect water quality and preserve and enhance the functions of natural groundwater aquifer recharge and natural drainage features.

Policies:

- **CON III.B.1: Water Quality Standards**

The Village shall continue to enforce all FDEP, SFWMD, and Miami-Dade County water quality standards in order to protect, conserve, maintain, and improve the water quality of the community's water bodies and natural groundwater resources.

- **CON III.B.2: Protect Natural Canals and Ponds**

The LDR shall include performance criteria designed to regulate against land development activities which adversely impact water quality, contribute to shoreline erosion and sedimentation, or otherwise threaten the long-term health and existence of the Village's surface waters including its natural canals and ponds.

- **CON III.B.3: Wetland Buffers**

Development on uplands adjacent to wetlands shall preserve a wetland buffer which will act as a barrier between wetlands and development and enhance mangroves and other critical habitats.

- **CON III.B.4: Coordination**

The Village shall coordinate with Miami-Dade County and FDEP to conduct routine water quality tests in and adjacent to waterways and advocate for improvements where necessary to maintain acceptable water quality. The Village shall also continue to coordinate with the Biscayne Bay Commission to protect the water quality of the Bay against stormwater impacts.



Objective C: Protect Marine and Coastal Resources

The Village shall protect and conserve its living marine resources, coastal habitats, and estuarine water quality.

Policies:

- **CON III.C.1: Regulate Adverse Impacts**

LDRs shall include performance criteria designed to regulate against the adverse impacts of development on estuarine water quality and habitat including, but not limited to, living marine organisms, seagrass, coastal hammocks, coastal marshes, marine wetlands, and mangroves.

- **CON III.C.2: Mangrove Habitat**

The Village shall continue to protect mangrove habitat areas.

- **CON III.C.3: Coastal Restoration**

The results of coastal water quality and living marine resources performed by Miami-Dade County and SFWMD shall be monitored by the Village Sustainability Officer.

- **CON III.C.4: Coastal Replanting**

The Village shall encourage the replanting of mangroves and marsh grasses including to enhance public or semi-public shorelines.

- **CON III.C.5: Reduce Litter in canals and Biscayne Bay**

The Village shall coordinate with SFWMD to maintain the water quality and reduce trash and other waste discharges to canals that connect to estuary areas.

- **CON III.C.6: Coastal boardwalks**

For shoreline access, the Village shall encourage elevated boardwalks that minimize the impact to coastal vegetation.

- **CON III.C.7: Water Impact Statements**

The Village shall require Water Impact Statements from property developers in order to regulate adverse effects construction can have on the environment, including the floodplain, aquifer and Biscayne Bay.



Objective D: Preserve, Enhance, Restore

The Village shall preserve, enhance, and restore coastal and wetland habitats.

Policies:

- **CON III.D.1: Vulnerability Analysis**

The Village shall identify issues outside of its jurisdiction that affect the Village's coastal vulnerability area and Biscayne Bay and participate in projects that create solutions to mitigate these affects which would otherwise impact the residents' quality of life.

- **CON III.D.2: Water Quality**

The results of coastal water quality and living marine resources performed by Miami-Dade County and South Florida Water Management District (SFWMD) shall be monitored by Village sustainability staff.

- **CON III.D.3: Replanting Coastal Areas**

The Village shall encourage the replanting of mangroves and marsh grasses including to enhance public or semi-public shorelines.

- **CON III.D.4: Protection of Shoreline and Coast**

The Village shall have measures in place that protect Biscayne Bay and its shorelines and enhance public access to the Bay and water-based facilities (See Costal Management Element). The LDR shall require development along the shoreline to revegetate, stabilize, and enhance damaged shorelines by planting native vegetation.

- **CON III.D.5: Restoration Efforts**

The Village will collaborate with appropriate Federal, State and County to enhance, maintain and restore degraded sensitive habitats in order to reestablish natural biodiversity and habitat connectivity.



IV

Protect Potable Water Quality and Supply

The Village shall encourage water conservation and ensure that the community has a quality, dependable potable water supply.



Objective A: Protect Potable Water Supply

The Village shall ensure that there is a sufficient potable water supply to meet the needs of the community.

Policies:

- **CON IV.A.1: Coordination**

The Village shall coordinate with Miami-Dade County Water and Sewer Department (WASD), to ensure that potable water service to the Village will meet the adopted level-of-service (LOS) standard throughout the planning period (See Infrastructure Element).

- **CON IV.A.2: Septic to Sewer Connections**

- In order to protect water quality, the Village shall continue to support the conversion of onsite sewage treatment and disposal systems (OSTDSs) to centralized sewer services within the Village's designated infill areas and all commercial, mixed-use and multifamily properties.

- **CON IV.A.3: Groundwater Recharge**

The Village shall utilize the Stormwater Master Plan and LDR regulations to ensure that private development and public infrastructure projects maintain required surface water quality standards and serve to recharge the groundwater aquifer. The Village will coordinate with public agencies to monitor and identify any groundwater recharge deficiencies and coordinate with local, state, and federal agencies in protecting the functions of natural groundwater recharge areas and natural drainage features in the community.





Objective B: Green Infrastructure, jobs

The Village shall promote the use of green infrastructure and other environmentally-friendly incentives and certifications.

Policies:

- **CON IV.B.1: Green Infrastructure**

The Village shall promote the use of nature-based or green infrastructure solutions to address resiliency, where feasible. The Village shall explore the development of a Green Infrastructure Master Plan and consider coordinating with a green infrastructure consultant for municipal buildings and spaces in order to provide for enhanced and connected wildlife habitat, stormwater management systems, and recreational opportunities.

- **CON IV.B.2: Brownfield Redevelopment**

The Village may pursue grant funding for the clean-up and reuse of brownfield sites or future brownfield sites. (See Future Land Use Element).

- **CON IV.B.3: Renewable Energy**

The Village shall encourage the use of renewable energy and solar panels within the community and maximize the use of solar energy at public and park facilities where feasible.

- **CON IV.B.4: Green Business Certification**

The Village shall consider the creation of a Green Business Certification Program and encourage businesses to participate.

- **CON IV.B.5: Dark Sky Lighting**

The Village shall consider adoption of a lighting ordinance to minimize glare, light pollution and carbon emissions and mitigate negative impacts to natural habitats.



Objective C: Promote Potable Water Conservation

The Village shall promote potable water conservation in order to be environmentally conscious about water resources and ensure residents needs are being met.

Policies:

- **CON IV.C.1: Water Conservation**

The Village shall actively enact strict regulations to ensure all residents and businesses reduce and conserve potable and non-potable water to the maximum extent possible.

- **CON IV.C.2: Irrigation Restrictions**

In order to conserve water resources, the Village shall not require irrigation. If irrigation is used, the Village shall set permanent water restrictions and encourage the use of non-potable and/or reclaimed water for landscaping and lawn care.

- **CON IV.C.3: Water Coordination**

The Village shall Coordinate with Miami-Dade County Water and Sewer Department (WASD) and South Florida Water Management District (SFWMD) to implement water demand management requirements as well as cooperate with these entities for mandated emergency water conservation measures.

- **CON IV.C.4: Yard Regulations**

The LDRs shall maintain regulations regarding water restrictions, State of Florida Yards and Neighbors Program, and Florida Friendly landscaping in an effort to conserve water within the community.

- **CON IV.C.5: Water Use Efficiency**

All future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A and 18-B of the Miami-Dade County Code.



V

Advocate for the Environment and Educate the Public

The Village shall engage with the public in raising environmental awareness.



Objective A: Promote Public Engagement

The Village shall promote environmental awareness and engagement through a variety of programming and outreach.

Policies:

- **CON V.A.1: Educational Coordination**

Consistent with F.S. 163.177(6)(d)g, the Village shall maintain cooperation with adjacent local governments to conserve, appropriately use, and protect unique vegetative communities located within more than one local jurisdiction.

- **CON V.A.2: Project Coordination**

The Village shall identify and participate in projects outside of its jurisdiction for issues that could negatively affect the Village's groundwater systems in order to create solutions to mitigate these affects.

- **CON V.A.3: Sustainable Community Plan**

The Village shall develop and maintain a Sustainable Community Action Plan that guides sustainability measures for the Village over time.

- **CON V.A.4: Recycling Awareness**

The Village shall increase awareness and education campaigns on the importance of recycling and reducing consumption of materials and the positive impacts that has on the environment. The Village shall also encourage recycling drives and battery recycling depots.

- **CON V.A.5: Engage with Students**

The Village will work with local students to redesign their school campuses through mitigative techniques in alignment with the EPA Campus RainWorks Challenge criteria and may submit competition applications. Local schools will be encouraged to complete and learn about the effects of site design, stormwater, and pollution reduction techniques as contributors to a healthier environment and learning experience for all.

- **CON V.A.6: Annual Arbor Day Tree Planting**

The Village will host an annual Arbor Day Tree Planting event to increase the overall tree canopy and educate the public on the value of nature in our lives.

- **CON V.A.7: Annual Earth Day Event**

The Village will host an annual Earth Day event to celebrate the achievements of the village and continue to set goals for the future of our community to contribute to the global reduction of greenhouse gases, expansion of tree canopy, parks, recycling and conservation initiatives throughout the Village.

- **CON V.A.8: Water Monitoring Program**

The Village will coordinate with SFWMD, Miami-Dade County, and local non-profits to implement a water monitoring program. This program will measure water quality as specified to be eligible for EPA Sec 319 Non-Point Source pollution and Sec 303d Impaired Waters grant program funding to monitor canal outfalls at multiple points within the Village.

Implementation Snapshot



Review and amend the LDR's as needed to support the Policies of the Conservation and Sustainability Element.



Establish an incentive program that may consist of a range of mechanisms to encourage energy efficient designs such as expedited permitting or limited term ad valorem tax exemptions.



Develop a Green Infrastructure Master Plan, coordinating with a green infrastructure consultant for municipal buildings and spaces in order to provide for enhanced and connected wildlife habitat, stormwater management systems, and recreational opportunities.



Evaluate enhancing the landscape requirements within the LDR's to include maintenance requirements, to maintain the existing aesthetic and high quality of life in the community.



Evaluate enhancing water conservation regulations to ensure all residents and businesses reduce and conserve potable and non-potable water to the maximum extent possible.



Amend the Code of Ordinances to further enable and encourage the use of green stormwater infrastructure.





Provide funding to host community events and / or promote recycling.



Study the creation of a Green Business Certification Program and encourage businesses to participate.



Develop and maintain a Sustainable Community Action Plan that guides sustainability measures for the Village over time.



Adopt a more stringent lighting ordinance to minimize glare, light pollution and carbon emissions and mitigate negative impacts to natural habitats.



Consider expanding recycling containers, including battery recycling bins, in all publicly owned properties including all parks, the Public Services Department, Village Hall, and 900 Perrine.



Develop a greenhouse gas inventory and execute a Greenhouse Gas Emissions Study.



Participate in the Tree City USA Program.





ELEMENT 2

Coastal Management (COA)

The Coastal Management Element (COA) works together with the Conservation Element to guide growth away from the Coastal High Hazard Area, prevent flooding, and adapt to sea level rising. This element identifies the risks of flooding, storm surge, stormwater management, hazard mitigation, evacuation, protection of the coastline and adjacent Biscayne Bay National Wildlife Refuge.

Florida Statute recognizes the “importance of restricting and mitigating development activities that may damage or destroy coastal resources and to develop process that ensure new development or redevelop is designed to protect human life, and critical infrastructure, and to limit public expenditures in areas that are subject to natural disaster.”

The Village will meet or exceed all state requirements and will maintain cooperation with adjacent local governments and relevant agencies to conserve, protect and secure the residential community.

This element is divided into four themes:



Flood Protection and Resiliency

Protect the Village’s communities, residents, and critical assets from the effects of climate change and avoid loss of coastal zone resources through the identification of resilience strategies to reduce the risk of flooding from sea level rise, high-tide events, storm surge flash floods and stormwater runoff. Ensure that the protection of critical assets and communities from these events are considered in current and future planning and development scenarios, pursuant to F.S. 162.3177 (6)(g)(10).



Coastal High Hazard Area (CHHA)

Protect human life and limit public expenditures that subsidize private development within the CHHA, as defined in F.S. 163.3178(2)(h).



Emergency Management, Post Disaster Redevelopment, and Hazard Mitigation

Collaborate with the Miami-Dade County Office of Emergency Management (OEM) to minimize hurricane evacuation times and ensure adequate shelter capacity for residents during mandatory hurricane evacuation orders. Assist OEM in the development and implementation of 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.



Public Access to the Shoreline

Consistent with F.S. 163.3178(2)(g), the Village shall continue to maintain and preserve the amount of shoreline devoted to public accessible uses in Palmetto Bay to promote water-based tourism and recreational activities.

Flood Protection and Resiliency

Protect the Village's communities, residents, and critical assets from the effects of climate change and avoid loss of coastal zone resources through the identification of resilience strategies to reduce the risk of flooding from sea level rise, high-tide events, storm surge, flash floods and post development stormwater runoff. Ensure the protection of critical assets and flood prone communities from these events are considered in current and future planning and development scenarios, pursuant to F.S. 162.3177 (6)(g)(10).



Objective A: Resilience Action Plan

Develop, maintain, and implement a Resilience Action Plan to include a Vulnerability Assessment, Adaptation Strategies, and Adaptation Action Areas.

Policies:

- **COA I.A.1: Integrate Resilience Action Plan**

Integrate the results of the Resilience Action Plan into Palmetto Bay's Hazard Mitigation Plan to further assist emergency preparedness, response, recovery and community awareness.

- **COA I.A.2: Reduce Flood Risk**

Increase the amount of post development stormwater to be retained and incorporate Adaptation Strategies and Adaptation Action Areas into the Village's Comprehensive Plan to reduce the risk of flooding from post development runoff, sea level rise, king-tide events, storm surge, flash floods and heavy rainfall events.

COA I.A.3:

- **Vulnerability Assessment and Resilience Action Plan**

The Village of Palmetto Bay's Vulnerability Assessment and Resilience Action Plan shall be updated as needed consistent with F.S. 380.093.

- **COA I.A.4: Identify Resources**

Pursue additional funding options to implement recommendations from the Resilience Action Plan to adapt the Village's critical assets and mitigate the impacts from Climate Change. As funding becomes available the Village will include the projects into the Village's Capital Improvement Plan (CIP).

- **COA I.A.5: Implement Strategies**

Implement and integrate resilience strategies, protocols, and projects into the planning processes of Adaptation Action Areas to improve the Village's Community Rating System (CRS) rating and save residents money. The Village will provide annual funding to maintain and enhance the CRS to assist in reducing flood insurance rates for residents.

- **COA I.A.6: Explore Nature-Based Solutions**

Encourage the Army Corps of Engineers and Miami-Dade County to implementation living shorelines and nature-based solutions to prevent storm surges from Biscayne Bay. Promote species diversity, flora and fauna sustainability, protect the coastline from erosion, and encourage the restoration of adjacent sea grass beds and coastal systems pursuant to F.S. 163.3177(2)(e).

- **COA I.A.7: Evaluate Sea Level Rise Adaptation**

Require state funded construction projects that are considered "at-risk due to sea level rise" per the statutory definition, to conduct a Sea Level Impact Projection Study consistent with F.S. 380.0937. Require the implementation of alternative design solutions to reduce the risk of property and danger to human lives and loss of property from flooding, sea level rise, storm surge, and high-tide events. Special attention shall be given to historic and/or archaeologically significant sites and districts to ensure the preservation and protection of their natural and historical significance while adapting to environmental changes.



Objective B: Reduce Natural Hazard Impacts

Reduce natural hazard impacts through compliance with Federal Emergency Management Agency (FEMA) regulations and by targeting repetitive flood loss and vulnerable properties for mitigation.

Policies:

• COA I.B.1: Minimum Flood Elevations

The Village's Land Development Regulations shall incentivize exceeding all minimum required flood elevations under Florida Building Code (FBC) in the best interest of public health, safety, and welfare of the residents of Palmetto Bay.

• COA I.B.2: Protect Shorelines

The Village shall minimize the disturbance of natural shorelines that provide stabilization and buffer landward areas from storm impacts.

• COA I.B.3: National Flood Insurance Program

The Village will participate in the FEMA's National Flood Insurance Program (NFIP), and the Community Rating System pursuant to F.S. 163.3178(2)(f)(6). The Village will maintain all flood risk 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.

• COA I.B.4: Community Rating System

The Village shall provide annual funding to maintain and enhance the Community Rating System to assist in reducing flood insurance rates for residents.

• COA I.B.5: Repetitive Loss

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.

• COA I.B.6: Elevation Certificates

Surveyors shall submit FEMA elevation certificates for all new buildings within the Village to Miami-Dade County and the Florida Division of Emergency Management, pursuant to F.S. 427.0366.

• COA I.B.7: CRS Reduction

Continue to pursue reduction in National Flood Insurance Program (NFIP) Community Rating System class, instituting more stringent floodplain management criteria and further increasing the percent reduction to residents' insurance premiums.

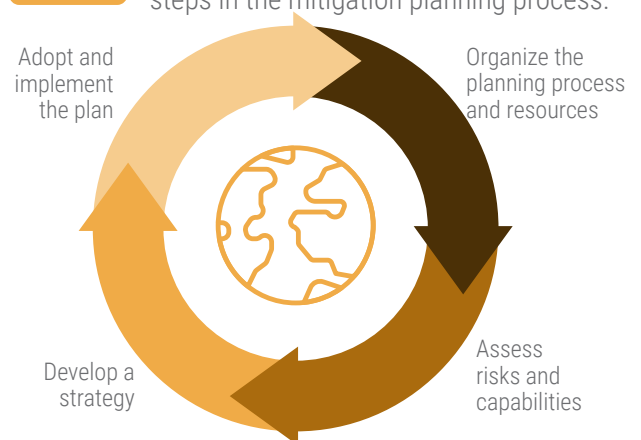
• COA I.B.8: Review Protocol

The Village will create a risk-based review protocol for new development or redevelopment within the CHHA and FEMA floodplains in order to account for the impacts of future estimates by NOAA on climate change, sea level rise, storm surge modeling, king tides and more frequent weather related flooding.



Having a Plan Helps:

Hazard mitigation planning reduces loss of life and property by minimizing the impact of disasters. There are four core steps in the mitigation planning process:



Hazard Mitigation Planning Process, FEMA, 2021

Coastal High Hazard Area (CHHA)

Protect human life and limit public expenditures that subsidize private development within the CHHA, as defined in F.S.163.3178(2)(h).



Objective A:

The Village will discourage additional development or density within the Coastal High Hazard Area (CHHA) and FEMA flood zones beyond those permitted in the Future Land Use Map in order to limit future losses and protect existing and future residents from extreme weather events.

Policies:

• COA II.A.1:

Determination of Coastal High Hazard Area

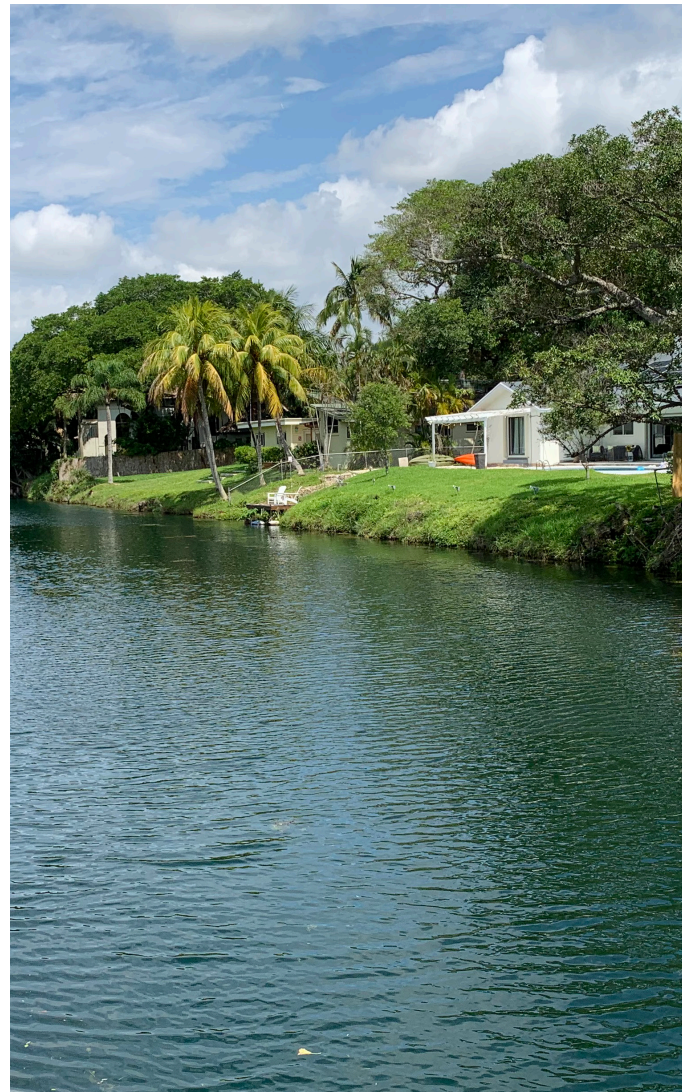
The Village of Palmetto Bay recognizes that the boundaries of its Coastal High Hazard Area (CHHA) shall be the area below the elevation of the Category 2 storm surge as calculated by South Florida Storm Surge Model known as the SLOSH model. The Village of Palmetto Bay CHHA boundary is derived from the Florida Statewide Regional Evacuation Study.

• COA II.A.2: Reduce Flood Risks

Consistent with F.S. 163.3178 (2)(f)(1), the Village will utilize best practices and update land development techniques to reduce flood risks in coastal areas from currently designated flood zones established by Federal Emergency Management Agency (FEMA).

• COA II.A.3: Preserve Low Density

Except as otherwise permitted by the Future Land Use Map, the Village shall ensure that existing low density residential development within the CHHA and FEMA floodplains remain consistent with the Low-Density Future Land Use category and reduce impacts of flooding, sea level rise and storm surge.



- **COA II.A.4: Transfer of Development Rights**

The Village will evaluate strategies and techniques, such as the Transfer of Development Rights, to reduce the potential impacts of additional development within the CHHA and FEMA floodplains or to preserve sensitive ecosystems or environments.

- **COA II.A.5: State Standards**

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).

- **COA II.A.6: Coastal Construction Control Line**

Pursuant to F.S. 161.053, the Village will require that all construction activities seaward of the Coastal Construction Control Line be consistent with State and Federal laws.

- **COA II.A.7: Floodplain Management**

Consistent with F.S. 163.3178(2)(f)(4), the Village will require the enforcement of flood resistant construction requirements consistent with the Florida Building Code and applicable Federal floodplain management regulations set forth in 44 C.F.R, part 60.

- **COA II.A.8: Reduce Hurricane Evacuation Clearance Time**

Consistent with F.S. 163.3178(8)(a), the Village will maintain or reduce the 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 shall be approved that increase densities or intensities beyond those depicted on the Future Land Use Map. A 12-hour evacuation time to shelter shall be maintained for a Category 5 storm event as measured on the Saffir-Simpson scale and provide shelter space reasonably expected to accommodate expected needs.

- **COA II.A.9: Evaluate Hurricane Evacuation Impacts**

In accordance with F.S. 163.3178 (8)(a), all amendments to this Comprehensive Plan and/or applications for development review within the CHHA and FEMA floodplains shall be evaluated for impacts to evacuation routes, times and off-site sheltering capacities. If the evaluation indicates inadequate capacity, mitigation activities will need to be identified, built, or proffered to be accepted through a developer agreement to satisfy the generated demand.

- **COA II.A.10: Establish Resilience Review Protocols**

The Village will consider the impacts of climate change, sea level rise, storm surge, king tides and flooding on all new and redevelopment within the CHHA and FEMA floodplains and adjacent properties through the development of a risk-based review protocol.

- **COA II.A.11: Preserve Historical Resources**

All Nationally designated historical resources shall follow all requirements and recommendations of the Department of Interior Guidance for Historical Resources for the retention, rehabilitation, and protection of designated historic, cultural, and archaeological resources. The Village will ensure that proposed developments and redevelopment activities eliminate or mitigate any adverse impacts to any Federal, State, or locally designated historic, cultural and archaeological resources, pursuant to F.S. 3177 (6)(g)(9).

- **COA II.A.12: Pervious Areas**

The Village will encourage the use of pervious materials for landscaping, patios, and driveways and other green building techniques to reduce stormwater runoff and mitigate flooding.





Objective B:

Limit new public infrastructure in the Coastal High Hazard Area (CHHA) and focus new public infrastructure in designated redevelopment areas and ensure that infrastructure is designed to mitigate against flooding, sea level rise and storm surge, while minimizing degradation of and harmful impacts to the public and natural environment.

Policies:

• COA II.B.1: Infrastructure within the CHHA

The Village will ensure that infrastructure that enhances coastal resource preservation, community safety, and safe evacuation area is allowed.

- Notwithstanding the provisions under Policy COA II.B.3, expenditures for flood control, natural resource enhancements, or the maintenance of existing utilities and services, including fire and recreation, shall be permitted in the CHHA.
- Infrastructure improvements related to wetland restoration, flood mitigation or improved government facilities and projects within the CHHA shall be identified and phased in accordance with the Capital Improvements Element, as adopted and amended.

• COA II.B.2: Focus Infrastructure Improvements

Public infrastructure investments and improvements shall be diverted from the CHHA to be focused in support of development and economic activity along the US-1 corridor.

• COA II.B.3: Privately-owned Facilities

The Village will not accept operation and maintenance responsibility for private roads or facilities located within the CHHA.

• COA II.B.4: Public Facilities

Public facilities that must be located in the CHAA and FEMA floodplains shall be constructed to take into account future flood events, sea level rise, and increased severe weather frequency to protect the public's investment and ensure reliability of critical infrastructure investments. Infrastructure improvements focused on coastal storm mitigation, regional wetland restoration and similar efforts are allowed in the CHAA.

• COA II.B.5: Stormwater Master Plan Consistency

The Village continues to improve its CRS rating and invest in innovative green infrastructure, guiding development away from at risk areas, and exceeding all federal, state, and local stormwater quantity and quality standards to protect our residents.

• COA II.B.6: Preserve Estuaries

Consistent with F.S.3178(2)(c), the Village will protect and preserve the estuarine ecosystems including those located adjacent or downstream from local canals, drainage basins and coastal areas that outfall to Biscayne Bay.

• COA II.B.7: Pollution Discharges

The Village will control point sources and non-point sources, and the implementation of projects and programs in the National Pollution Discharge Elimination System (NPDES) to reduce water pollution.

• COA II.B.8: Nature Based Solutions

The Village will employ nature-based stormwater solutions when applicable and encourage thru LDR, incentives, or coordination with private sector on new or redevelopment sites within the CHHA and FEMA floodplains. The Village will develop a library of nature-based solution resources for applicant considerations.



Objective C:

Except as otherwise permitted by the Future Land Use Map, direct population concentrations away from the Coastal High Hazard Area (CHHA) and FEMA floodplain areas, by diverting new growth towards US-1 and limiting densities and intensities in existing Low Density Future Land Use designations.

Policies:

- **COA II.C.1: Direct Smart Growth**

The Village shall direct additional population concentrations away from the known or predicted Coastal High Hazard Area (CHHA) as defined in F.S. 163.3178 (2) (h) and FEMA floodplains by not locating infrastructure beyond that which is necessary to service development potential depicted on the Future Land Use Map.

- **COA II.C.2: Maintain Low Density Residential Land Use**

The Village will not increase densities or intensities in the CHHA and FEMA floodplains beyond those depicted on the Future Land Use Map.

- **COA II.C.3: Infrastructure Upgrades**

Public infrastructure such as water, gas, sewer new connections and upgrades to services provided shall be prioritized outside of the CHHA and FEMA floodplains.

- **COA II.C.4: Update Requirements**

The Village will update requirements in the LDR that support new infrastructure for new development or redevelopment within the CHHA and FEMA floodplains consistent with the Stormwater Master Plan, and consider current and future NOAA and FEMA flooding estimates and at-risk areas as identified in the Vulnerability Assessment.





Emergency Management, Post Disaster Redevelopment, and Hazard Mitigation

The Village will collaborate with the Miami-Dade County Office of Emergency Management (OEM) and state hurricane evacuation models to minimize hurricane evacuation times and ensure adequate storm shelter capacity for residents during mandatory evacuation orders.



Objective A: Post Disaster Redevelopment and Hazard Mitigation

The Village will assist federal, state and local FEMA/OEM in the development and implementation of hazard-mitigation, post-disaster relief and re-establishment of services with an emphasis on reducing or eliminating exposure of life and property to natural hazards protecting the health, safety, and welfare of our residents.

Policies:

• COA III.A.1: Coordinate Data

The Village will coordinate with public emergency management agencies for inclusion of local data into the most current Comprehensive Emergency Management Plan (CEMP). The Village 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.

• COA III.A.2: Identify Vulnerable Populations

The Village will coordinate with officials for the Miami-Dade County OEM to identify "Persons with Special Needs" and inform these individuals of evacuation transportation and shelter services that may be available to them.

• COA III.A.3: Inform the Public

The Village will actively disseminate public education information developed by the Miami-Dade County OEM prior to the hurricane season to notify households of their flood risk and storm risk necessary 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.

• COA III.A.4: Maintain Timely Evacuations

The Village shall maintain an efficient and timely evacuation process in accordance with Rules 9G-6 and 9G-7 of the Florida Administrative Code.

• COA III.A.5: Improve Evacuation Routes

The Village will work with public agencies to improve Vulnerability Assessment recommendations and improve signage, information and availability of public transportation systems and services.

• COA III.A.6: Coordinate Damage Assessments

The Village will cooperate with FEMA/OEM to coordinate immediate damage assessments and assistance distribution from other federal, state, regional, and local governmental agencies.

• COA III.A.7: Enforce Hazard Mitigation Plans

The Village shall enforce applicable recommendations of post disaster hazard mitigation plans required under Section 405 of the Federal Disaster Relief Act of 1974.



Objective B: Long-term Post Disaster Redevelopment and Hazard Mitigation

Post Disaster Redevelopment and Hazard Mitigation Plans ensure that redevelopment is consistent with Federal, State and County requirements to protect the health, safety and welfare of the village's residents.

Policies:

- **COA III.B.1: Redevelopment Standards**

Long-term redevelopment following major storm events shall exceed all FEMA, CHAA, stormwater quality and quality, the most recent Florida Building Code and be conducted in accordance with standards maintained by the Florida Department of Environmental Protection. All historic properties shall follow the Secretary of the Interior standards for historic resources redevelopment criteria, flood risk, and reviews of architectural standards

- **COA III.B.2: Eliminate Unsafe Conditions**

As opportunities arise, eliminate unsafe conditions, inappropriate uses and redevelopment in the Coastal High Hazard Area (CHHA) in accordance with recommendations in the post-disaster redevelopment plan.

- **COA III.B.3: Village Floodplain Management Regulations**

If rebuilt, renovated or expanded structures with damage exceeding forty-nine percent (49%) of pre-storm market value shall be constructed to ensure compliance with the most current version of the Florida Building Code. Any expansions shall automatically meet all current local, state and federal standards.

- **COA III.B.4: Repeated Damage Assessment**

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, elevated or flood proof mitigation to meet current flood criteria, elevations, and building code standards. Areas that have sustained repetitive insurance claims due to flooding, storm surge, building technology or other factors that could be mitigated must be considered for resiliency upgrades or acquisition in accordance with F.S. 163.3177(6)(g)(10)

- **COA III.B.5: Emergency Temporary Building Moratoriums**

A temporary building moratorium may be issued following a significant storm event that impacts over fifty percent (50%) of the homes and businesses are deemed destroyed in order to assess impacts and options for large-scale redevelopment.

- **COA III.B.6: Infrastructure Replacement**

Critical infrastructure located in the CHHA that is damaged or needs to be replaced shall be replaced, upgraded, elevated, flood proof or moved inland outside of the CHHA taking into consideration long-term sea-level rise, greater frequency storm impacts and larger flood events due the effects of global warming as produced by NOAA.

- **COA III.B.7: Implement Upgrades**

The Village will incorporate the results of the Vulnerability Assessment and Resilience Action Plan into the Hazard Mitigation Plan to reflect at-risk communities and assets and to implement recommended adaptation strategies. Large capital projects will be included into the CIP 5-year Plan.

- **COA III.B.8: Resilience Action Plan**

The Village will develop, maintain, and implement a Resilience Action Plan (RAP) to include a Vulnerability Assessment (VA), Adaptation Strategies, and Adaptation Action Areas (AAA).

- **COA III.B.9: Pursue Additional Funding**

The Village will pursue additional funding options for the recommended projects from the RAP to adapt the Village's critical assets and mitigate the impacts from Climate Change. As funding becomes available, include the projects in the Village's Capital Improvement Plan (CIP).

IV Public Access to the Shoreline

Consistent with F.S. 163.3178(2)(g), the Village shall continue to maintain and preserve the amount of shoreline devoted to public accessible uses and promote water-based tourism and recreational activities.



Objective A: Access to the Shoreline

The Village will look for ways to encourage access agreements and maintain existing coastal public access along the shorelines, including canals, to promote non-motorized water-based recreational activities.

Policies:

- **COA IV.A.1: Protect the Natural Environment**

The Village shall ensure that new and existing public access locations to its shoreline do not degrade or endanger the natural environment.

- **COA IV.A.2: Maintain Existing Facilities**

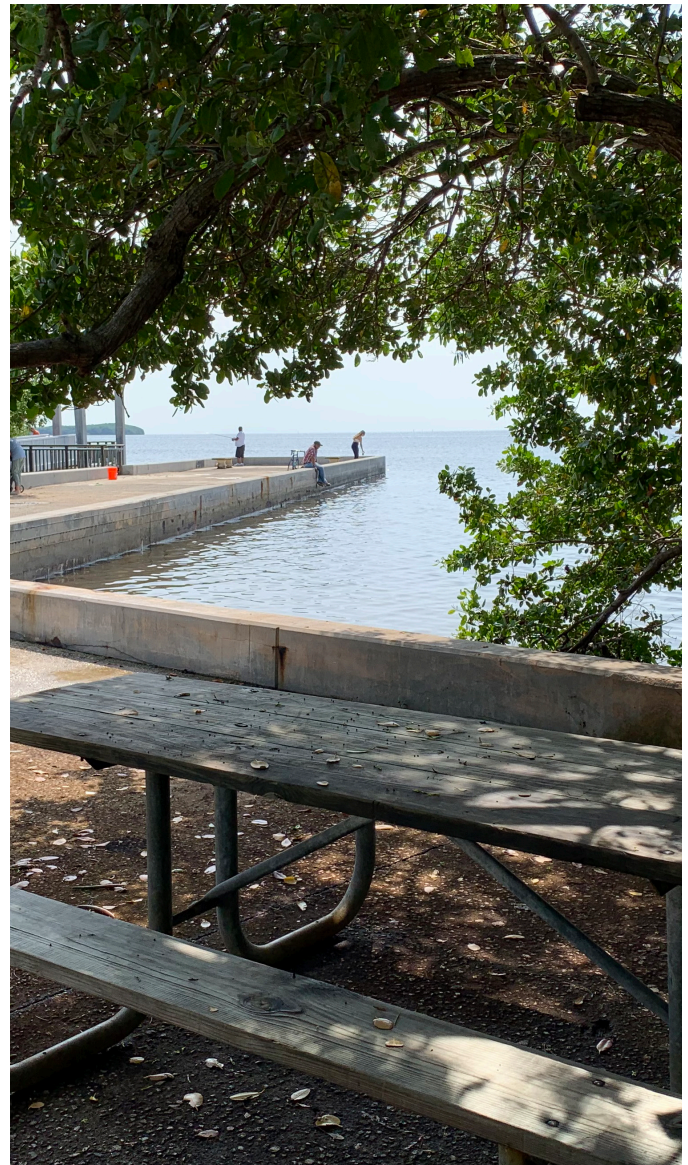
The Village shall encourage maintenance of existing recreational access locations along its shorelines.

- **COA IV.A.3: Prioritize Non-motorized Recreation**

The Village will continue to place a high priority on promoting non-motorized water-based recreational activities.

- **COA IV.A.4: Incentivize Parks Access**

The Village will establish standards within the Land Development Regulations that incentivize the connectivity of blue ways to parks for water-related recreational activities.





Objective B:

Identify Opportunities to Acquire Additional Waterfront Properties

Policies:

- **COA IV.B.1: Waterfront Acquisition**

The Village will continue to place a high priority on the acquisition of unprotected coastal lands, shorelines, and waterfront land for use as parks and wildlife preserves that provide public access for residents and visitors alike to the shoreline.

- **COA IV.B.2: Conservation Acquisition**

Consistent with F.S. 163.3178(7), the Village shall coordinate with Miami-Dade County EEL, Florida Forever, ACOE Back Bay Study, FDEP Parks land acquisition and other potential sources of funding to identify, acquire, and build additional public parks or preserves and provide public access to private commercial or mixed-use waterfront properties.



Implementation Snapshot



Develop, maintain, and implement a Resilience Action Plan (RAP) to include a Vulnerability Assessment (VA), Adaptation Strategies, and Adaptation Action Areas (AAA)



The Village of Palmetto Bay's VA and RAP shall be updated every five years, consistent with Section 380.093 F.S.



Require state funded construction projects that are considered "at-risk due to sea level rise" per the statutory definition, to conduct a Sea Level Impact Projection (SLIP) Study consistent with Section 380.0937 F.S. Require the implementation of alternative design solutions to reduce the risk of property and human lives from flooding, sea level rise, storm surge, and high-tide events.



Consistent with Section 3178(2)(c) F.S., protect and preserve the estuarine ecosystem and water quality of the Village's coastal area and Biscayne Bay through the control of stormwater runoff from point sources and non-point sources, and the implementation of projects and programs in the National Pollution Discharge Elimination System (NPDES) to reduce water pollution.





The Village will provide land use, population, and infrastructure data, to the Miami-Dade County OEM for inclusion in the most current Comprehensive Emergency Management Plan (CEMP).



The Village will incorporate the results of the VA and RAP into the Hazard Mitigation Plan to reflect at-risk communities and assets and to implement recommended adaptation strategies.



Establish standards within the Land Development Regulations that incentivize the creation of future public access locations for water-related recreational activities.





ELEMENT 3

Future Land Use (FLU)

The Future Land Use Element's (FLU) purpose is to guide predictable, socially responsible development that improves the quality of life for the Village's residents.

Florida Statute states that the Future Land Use element and any amendment to the future land uses that are graphically shown on the 2043 Future Land Use Map (FLUM) provides a 20-year planning horizon and ensures that the Village continues to grow in a manner consistent with its Vision and Mission to enhance the community's quality of life and preserve the Village's character.

This element is divided into five themes:



Future Land Uses

The Village shall establish and maintain Future Land Uses that enable sustainable, predictable, and efficient infill growth within the Village.



SMART GROWTH PATTERNS

The Village shall guide patterns of land uses through smart growth principles in order to retain the Village's unique sense of place, high quality of life, and sustainability.



Implement and Monitor the FLUM

The Village shall implement and Monitor the FLUM, considering all Elements of this Comprehensive Plan.



Regulate Village Design

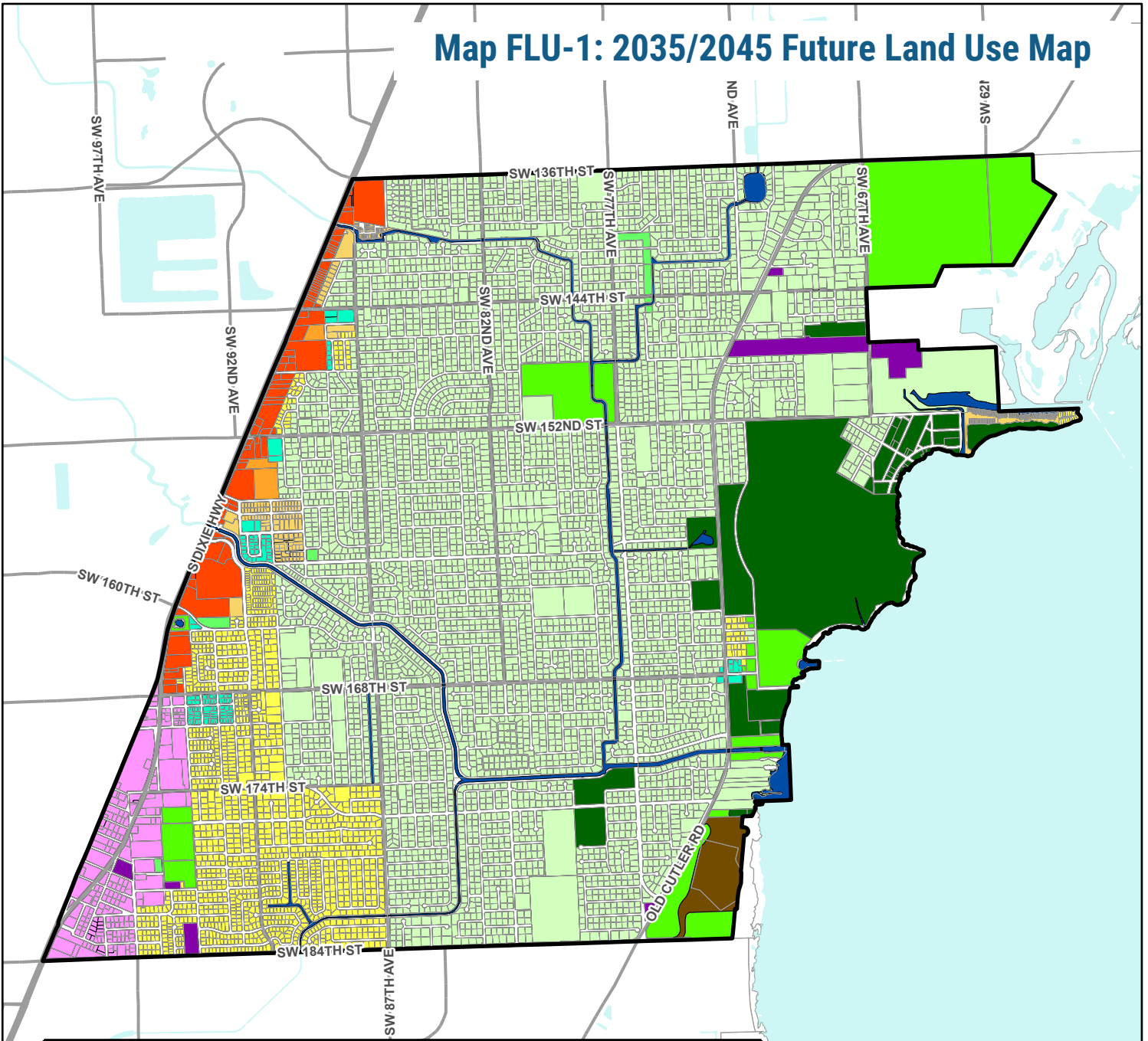
The Village shall encourage architectural design that protects the Village's unique sense of place and create identifiable neighborhoods.
















Implement Regulations through the Land Development Regulations (LDR)

The Village shall implement this Comprehensive Plan through the LDR (a.k.a. Zoning Code) which shall provide clear and concise regulations for implementing the Village's future vision.

Map FLU-1: 2035/2045 Future Land Use Map



LEGEND

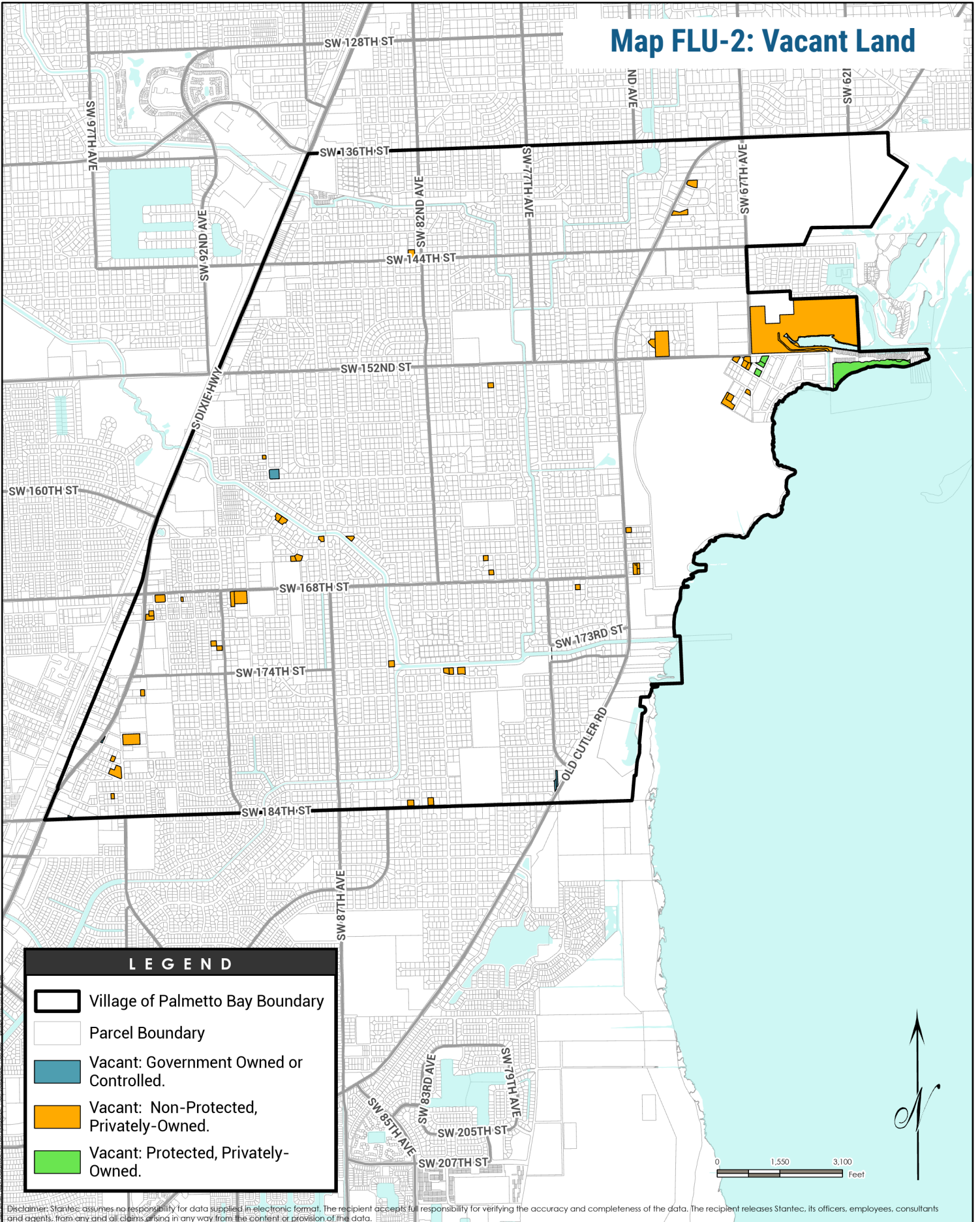
- | | |
|---|---|
|  Village of Palmetto Bay Boundary |  Low Medium Density Residential (LMDR) |
| Future Land Use Designations |  Medium Density Residential (MDR) |
|  Commercial (C) |  Neighborhood Compatible (NC) |
|  Downtown (DT) |  Parks and Recreation (PR) |
|  Environmental Protection (EP) |  Village Mixed Use (VMU) |
|  Estate Density Residential (EDR) |  Water Management & Recreation (WMR) |
|  Institutional Public Facilities (IPF) | |
|  Low Density Residential (LDR) | |



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



Map FLU-2: Vacant Land



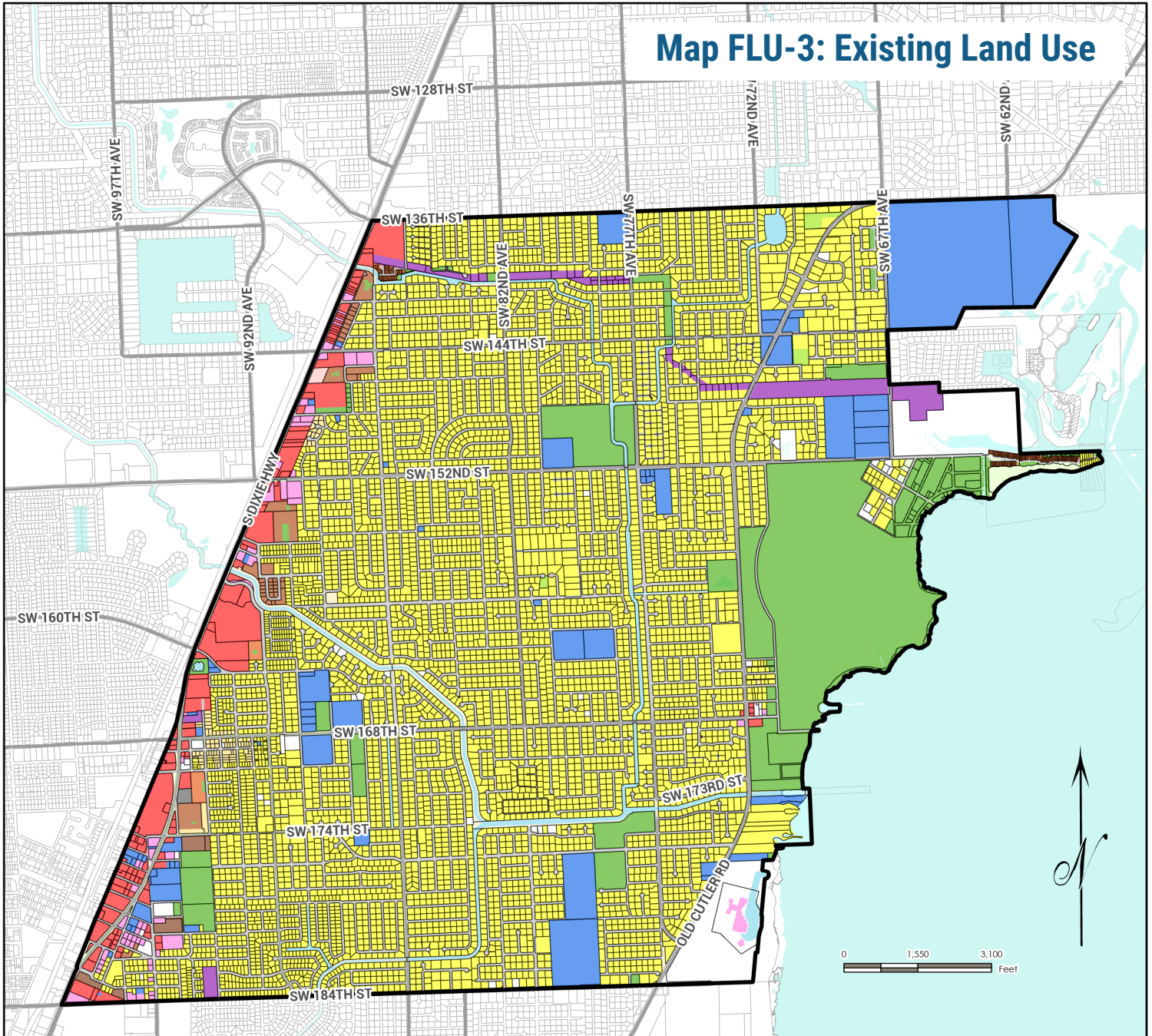
LEGEND

- Village of Palmetto Bay Boundary
- Parcel Boundary
- Vacant: Government Owned or Controlled.
- Vacant: Non-Protected, Privately-Owned.
- Vacant: Protected, Privately-Owned.

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



Map FLU-3: Existing Land Use



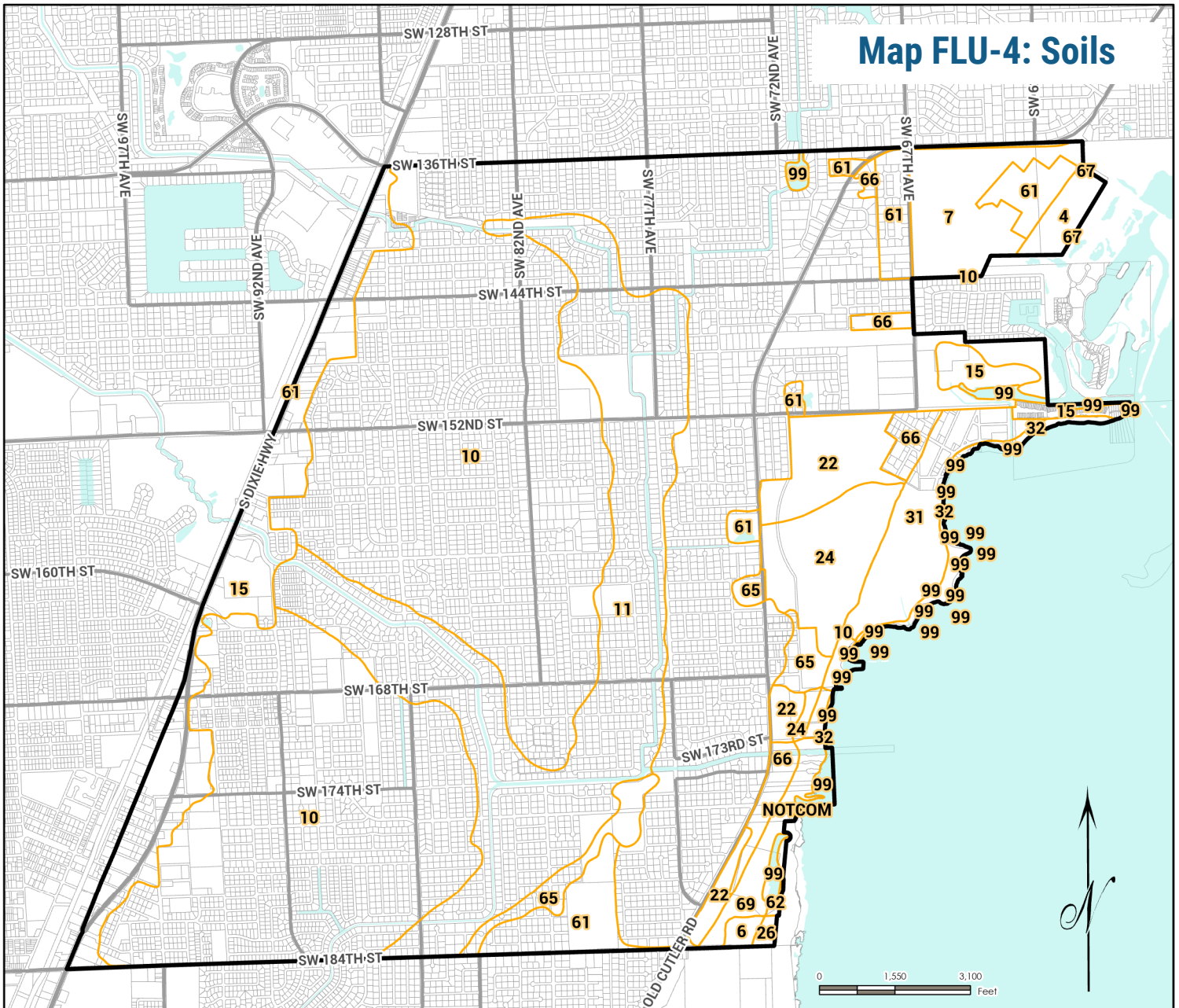
LEGEND

Village of Palmetto Bay Boundary	Commercial, Shopping Centers, Stadia	Parks, Preserves, Conservation Areas
Existing Land Use	Office	Vacant, Government Owned, or Controlled
Single-Family	Industrial	Vacant, Protected, Privately Owned
Two-Family Duplexes	Institutional	Vacant Privately Owned, Unprotected
Townhouses	Communications, Utilities, Terminals	Canal right-of-way
Low-Density Multi-Family	Streets, Roads, Expressways, Ramps	Inland Waters
High-Density Multi-Family	Streets, Expressway R/W	Ocean, Bay Waters
Transient-Residential (Hotels, Motels)	Agriculture	

Data Sources: Miami-Dade County, Village of Palmetto Bay Community and Economic Development Department



Map FLU-4: Soils



LEGEND

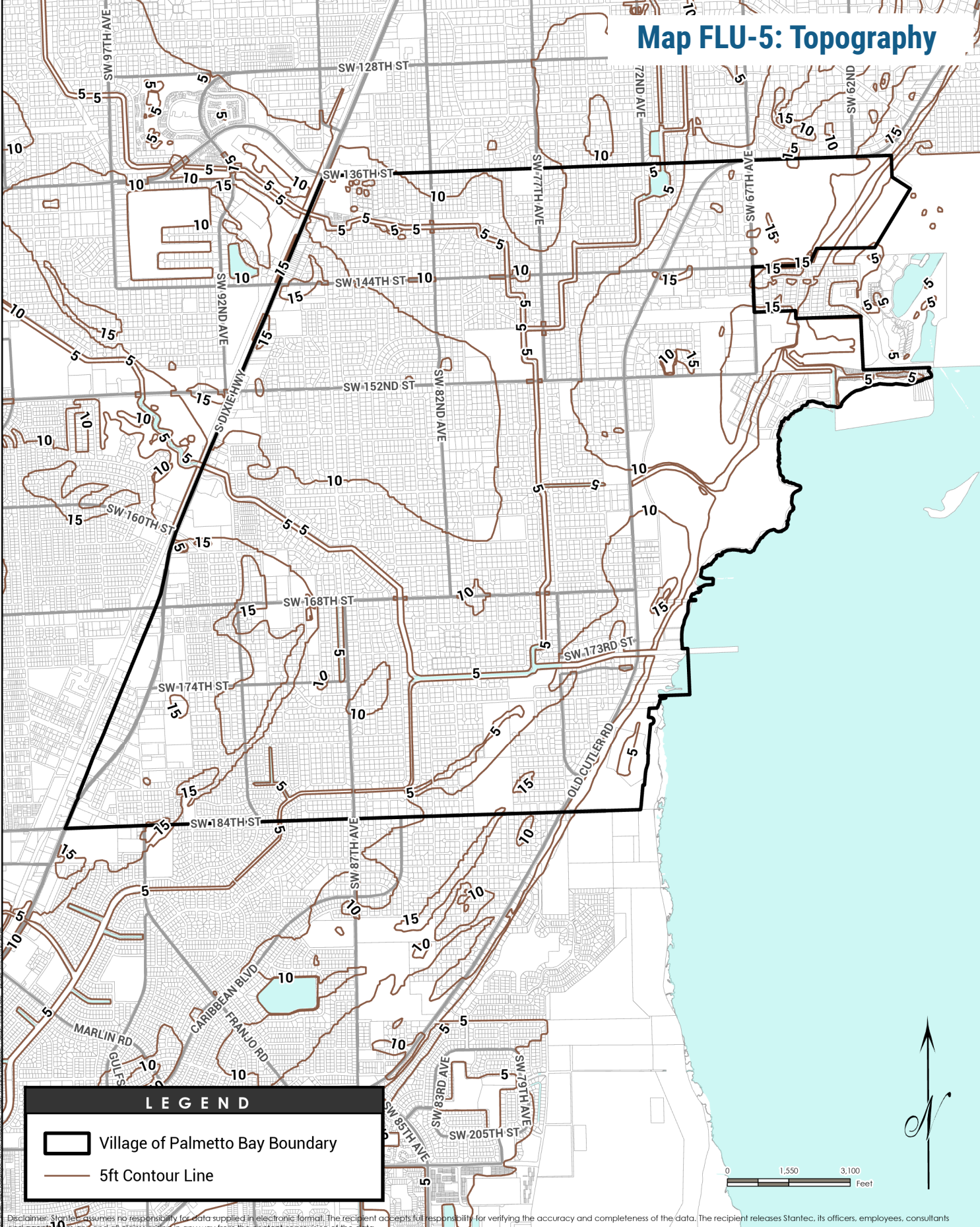
Village of Palmetto Bay Boundary	31, Trout Cove marly silt loam, tidal, 0 to 1 percent slopes	66, Opalocka sand-Rock outcrop-Urban land complex, 0 to 2 percent slopes
MUSYM, MUDESC	32, Keylargo muck, tidal, 0 to 1 percent slopes	67, Pennsuco marly silt loam, drained-Urban land complex, 0 to 1 percent slopes
10, Udorthents, limestone substratum-Urban land complex, 0 to 2 percent slopes	4, Pennsuco marly silt loam, drained, 0 to 1 percent slopes	69, Perrine marly silt loam, drained-Urban land complex, 0 to 1 percent slopes
11, Udorthents, marl substratum-Urban land complex, 0 to 2 percent slopes	6, Perrine marly silt loam, drained, 0 to 1 percent slopes	7, Krome very gravelly marly loam, 0 to 2 percent slopes
15, Urban land, 0 to 2 percent slopes	61, Krome very gravelly marly loam-Urban land complex, 0 to 2 percent slopes	99, Water
22, Opalocka sand-Rock outcrop complex, 0 to 2 percent slopes	62, Lignumvitae marly silt loam, tidal-Urban land complex, 0 to 1 percent slopes	NOTCOM, No Digital Data Available
24, Matecumbe muck, 0 to 1 percent slopes, frequently flooded	65, Gator Lake muck, ponded-Urban land complex, 0 to 1 percent slopes	
26, Lignumvitae marly silt loam, tidal, 0 to 1 percent slopes		

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants

The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of soil types. This map should not be used to determine the extent or location of soil types for regulatory purposes, but instead as a guidance to determine if further investigation into the property conditions is warranted.



Map FLU-5: Topography



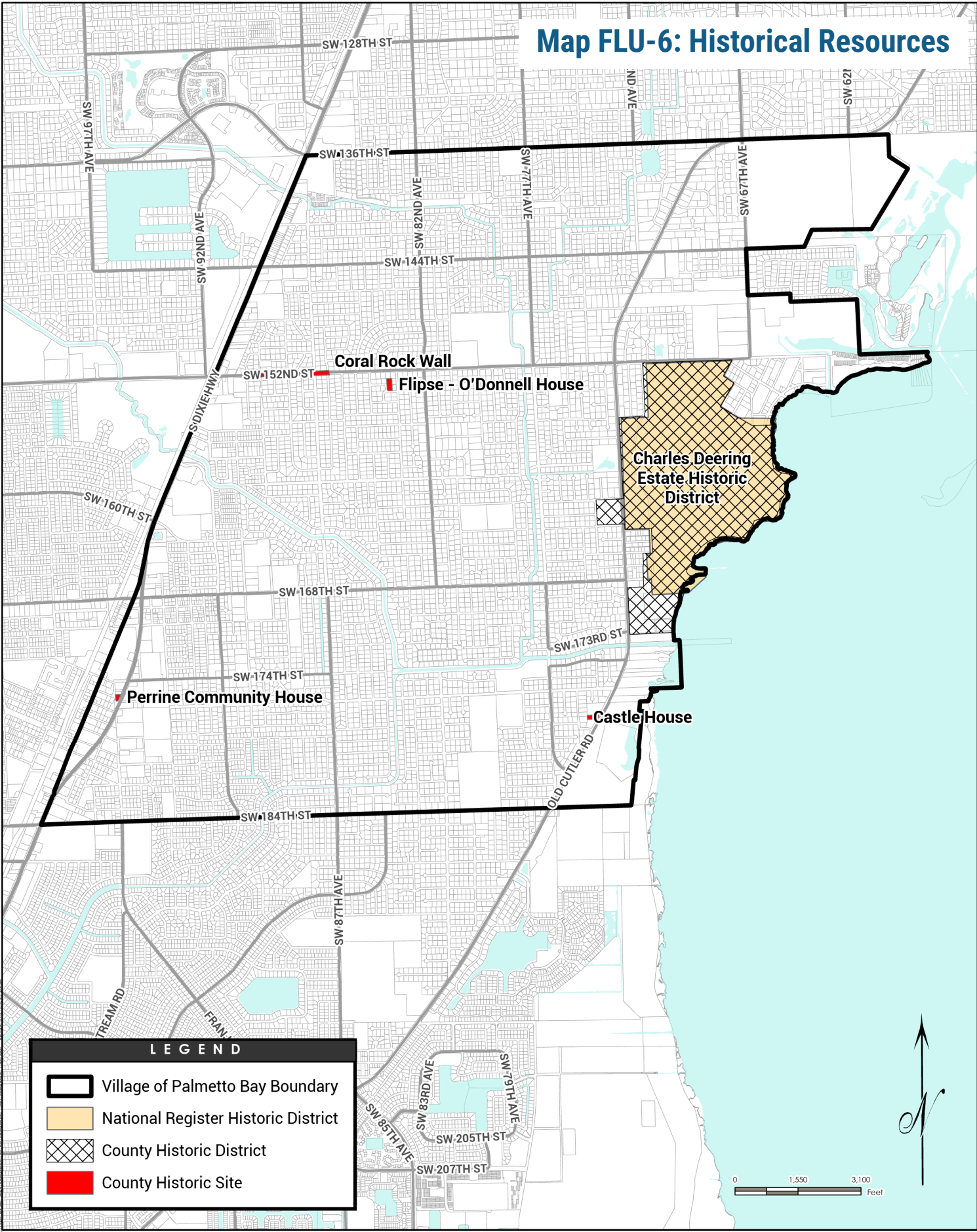
LEGEND

-  Village of Palmetto Bay Boundary
-  5ft Contour Line





Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents from all and all claims arising in any way from the content or provision of the data.



Map FLU-6: Historical Resources

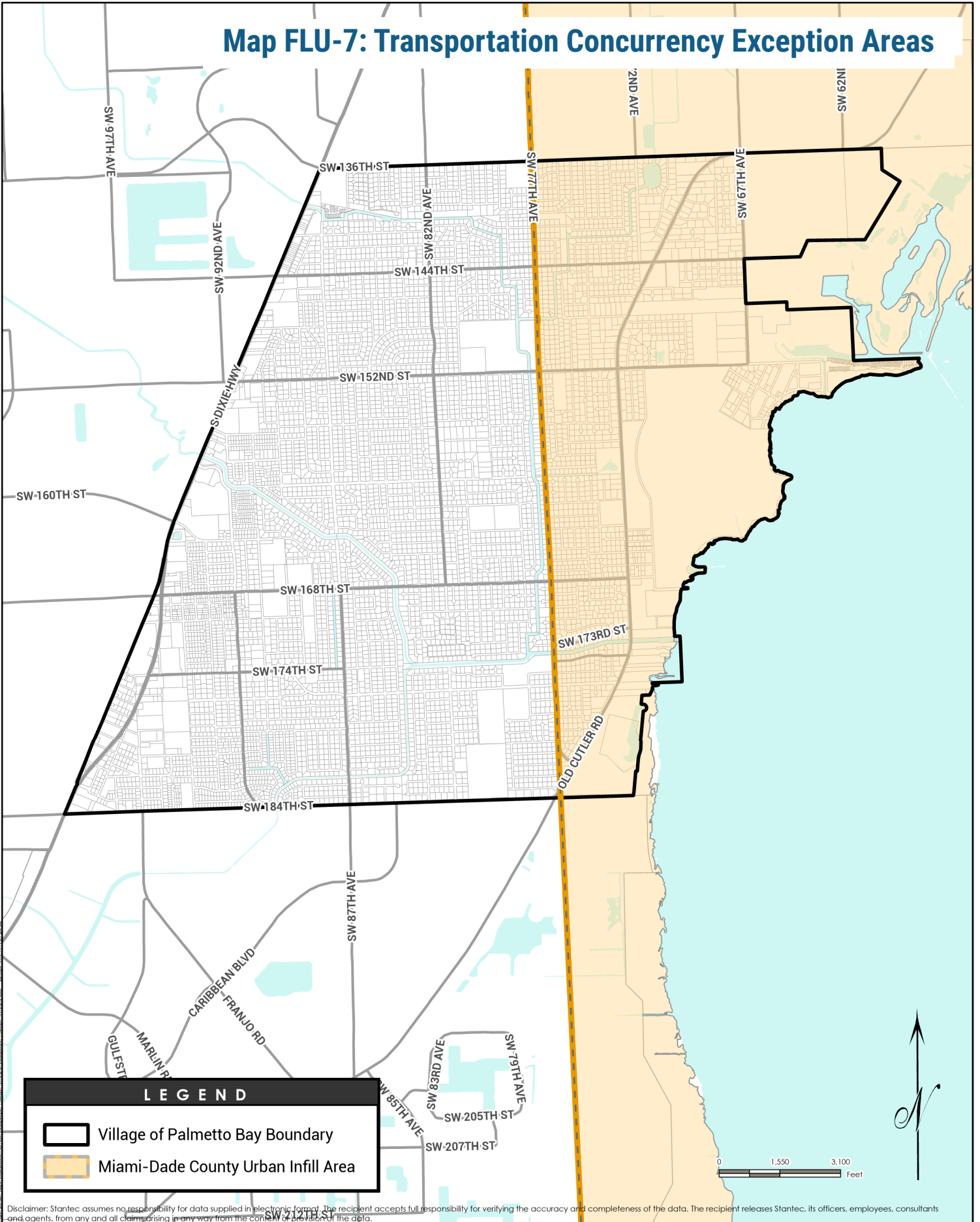


LEGEND

-  Village of Palmetto Bay Boundary
-  National Register Historic District
-  County Historic District
-  County Historic Site



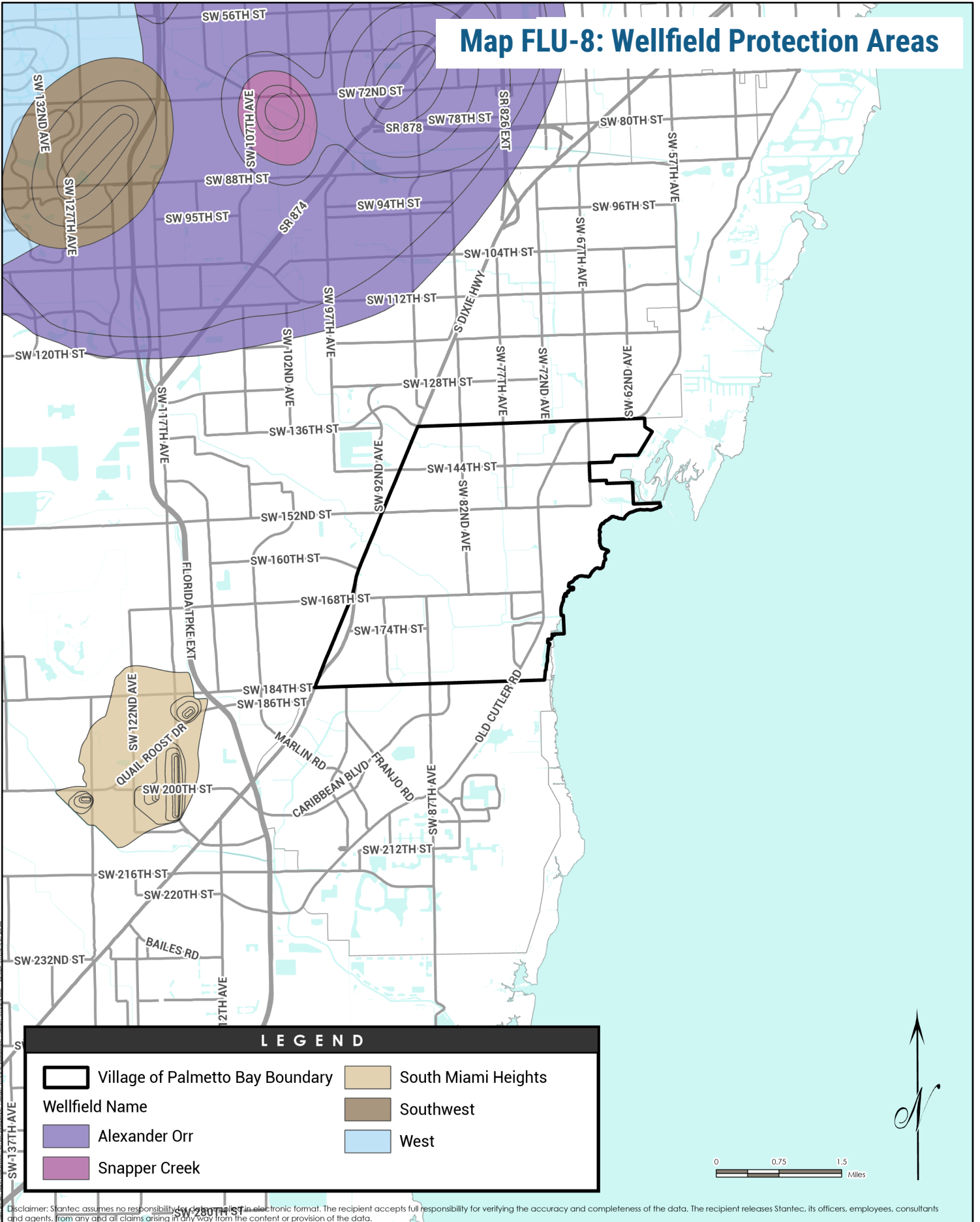
Map FLU-7: Transportation Concurrency Exception Areas



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



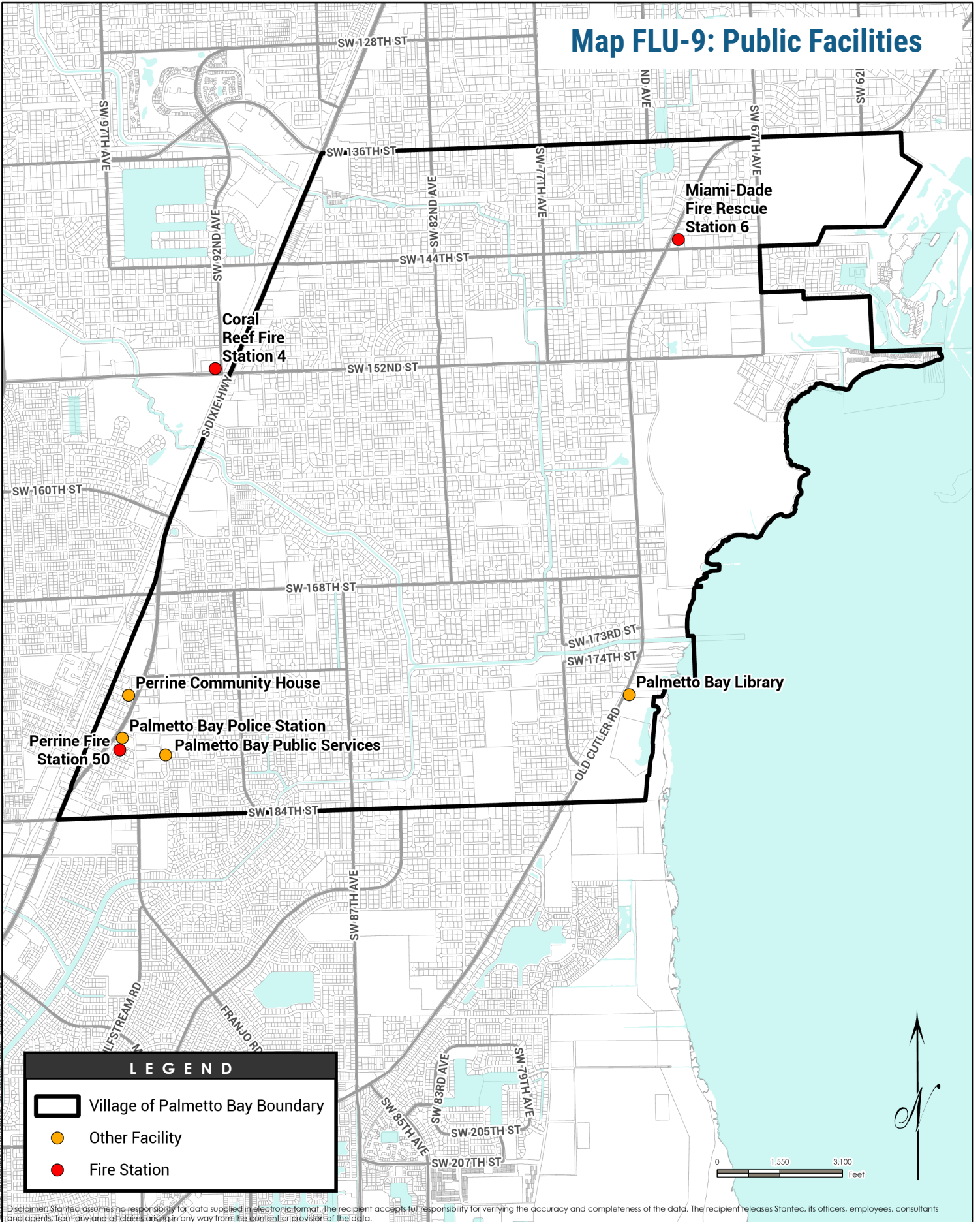
Map FLU-8: Wellfield Protection Areas



Disclaimer: Stantec assumes no responsibility for data provided in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



Map FLU-9: Public Facilities



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



PAGE LEFT INTENTIONALLY BLANK



Establish Future Land Uses

The Village shall establish and maintain Future Land Uses that enable sustainable, predictable, and efficient infill growth within the Village.



Objective A: Protect Sense of Place

The Village shall establish and maintain Future Land Use categories that protect the Village's existing high quality of life and sense of place.

Policies:

- **FLU I.A.1: Density**

Residential development shall be limited by density, measured as allowable dwelling units per gross acre (DUA), per FS 163.3177(6)(a). All residential densities stipulate the maximum densities permitted for development on the land, however, the maximum density is not guaranteed by right once all regulations are applied to the site.

- **FLU I.A.2: Intensity**

Non-residential and mixed-use development shall be limited by intensity, measured by height, square footage, or as Floor Area Ratio (FAR), whichever is less. All non-residential intensities stipulate the maximum intensities permitted for development on the land however, the maximum intensity is not guaranteed by right once all regulations are applied to the site. This policy does not apply to the Village Mixed-Use (VMU) category, which is governed by FLU I.C.4..

- **FLU I.A.3: Future Land Use Map (FLUM)**

The Village shall establish and maintain Future Land Use categories. These categories shall be used to designate lands on the FLUM in order to accommodate, at a minimum, the projected residential population growth based on projections 10- and 20-year planning periods as required by Florida Statutes 163.3177(1)(f)(3).





Objective B: Establish Residential Future Land Uses

The residential land use categories shall designate residential uses in successive density.

Policies:

- **FLU I.B.1: Estate Density Residential (EDR)**

The residential densities allowed in the EDR category shall not exceed a maximum of 2.5 dwelling units per gross acre (DUA). The EDR category shall be comprised primarily of detached single-family homes on relatively large lots. Consistent with Policy HOU II.A.2, the Village shall evaluate the appropriateness of allowing accessory Dwelling Units (ADUs) in this land use category (See Housing Element).

- **FLU I.B.2: Low Density Residential (LDR)**

The residential densities allowed in the LDR category shall not exceed a maximum of 6 DUA. This category shall be comprised primarily of detached single-family housing and townhouses.

- **FLU I.B.3: Low-Medium Density Residential (LMDR)**

The residential densities allowed in the LMDR category shall not exceed a maximum of 13 DUA. The LMDR category shall be comprised primarily of single-family homes, townhouses, and low-rise condominiums/apartments.

- **FLU I.B.4: Medium Density Residential (MDR)**

This category allows a range in density from 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.

- **FLU I.B.5: Supporting Residential Utilities**

The Land Development Regulations (LDR) shall allow small-scale public facilities and utilities intended to serve the immediate needs of a residential community to be permitted on compatible sites in all residential land use categories subject to adequate design and buffering.



Objective C: Establish Non-Residential and Mixed-Use Future Land Uses

The non-residential and mixed-use land use categories shall promote the efficient use of land in areas with adequate existing utilities to provide for economic development opportunities.

Policies:

- **FLU I.C.1: Commercial (C)**

The non-residential intensity allowed in the Commercial category shall be 0.4 floor area ratio (FAR) for the 1st story plus 0.11 FAR for each additional story up to five (5) stories. The residential densities allowed shall not exceed a maximum of 24 DUA. The Commercial category shall be comprised primarily of commercial, general retail sales, office, storage, and restaurants and bars and may include hotels. Each hotel room shall be measured at 0.5 of a dwelling units per gross acre (DUA).

- **FLU I.C.2: Neighborhood Compatible (NC)**

The NC is a category that may be utilized as a transition between commercial and residential land use districts and shall encourage neighborhood compatible development that fosters a community where one can work, live, and play and may include residential, business, office, residential, civic, and institutional uses. The non-residential intensity shall not exceed a maximum of 0.4 FAR for a 1-story building and 0.6 for a 2-story building while residential density shall not exceed a maximum of 13 DUA.



• **FLU I.C.3: Downtown (D)**

The Downtown category shall encourage development or redevelopment that seeks to facilitate multi-use and mixed-use projects which 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 Downtown category is intended to support a residential to non-residential balance that increases opportunities for transportation demand management alternatives, including, but not limited to walking and transit, reduced vehicle miles traveled, and reduced single use trips. The Downtown category shall serve as a significant multifamily, employment, office, and commercial center of the Village as well as implement the following:

- 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;
- Encourage a pedestrian oriented core;
- Promote alternative forms of transportation as an alternative to the automobile;
- Require wider sidewalks and bicycle lanes;
- Encourage the integration of transportation and transit systems with land use;
- Allow for development and redevelopment activities at varying density and intensity ranges, and allow for the transfer of densities and intensities to properties within the boundaries of the Downtown, as may be permitted by the Village;
- Promote compact, innovative land development; and
- Promote creative siting of buildings, transportation routes, and open space to create vistas that will unite the downtown areas.

The Downtown Category shall permit a total of 2,500 residential dwelling units. The maximum density and intensity for each sector of the Downtown is as follows:

- Main Street Sector – 32 DUA; Single Use Commercial and Stacked Apartment: Max. 50 ft Height / Min. 2 stories / Max. 4 stories; Mixed-use: Max. 65 ft. Height / Min. 2 stories / Max. 5 stories.
- Island Sector – 54 DUA; Max. 65 ft. Height / Min. 2 stories / Max. 5 stories.
- Eureka Sector – 43 DUA; Max. 65 ft. Height / Min. 2 stories / Max. 5 stories.
- Neighborhood Sector – 24 DUA; Max. 36 ft. Height / Min. 2 stories / Max. 3 stories. Single-Family Detached buildings are exempt from 2 story minimum.

Community facilities will continue to be permitted with the Downtown designation. Industrial uses and those uses which are determined to be detrimental to the goals of the Downtown 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 Downtown. These regulations shall promote effective multi-modal transportation.



- **FLU I.C.4: Village Mixed Use (VMU)**

The land use designation is designed to encourage compact, mixed-use development comprised of business, office, residential, commercial, 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. Residential density shall range from a minimum of 5.0 to a maximum of 10.0 dwelling units per gross acre. Non-residential intensities shall not exceed a floor area ratio (FAR) of 0.5.

- **FLU I.C.5: Institutional Public Facilities (IPF)**

The maximum non-residential intensity allowed in the IPF category shall be 0.4 FAR for the 1st story, plus 0.11 FAR for each additional story up to 6 stories. The residential densities allowed in the IPF category shall not exceed a maximum of 13 DUA. The IPF category is intended to be comprised primarily of public and semi-public services including hospitals, offices, schools and colleges, medical facilities, fire-rescue stations, libraries, solid waste transfer stations, utility plants and facilities, and government offices and facilities. Internally integrated business/office areas, up to 10% of the total development floor area, may also be allowed. This category also allows for public private partnerships on Village owned parcels. Major utility facilities should be located away from residential areas and completely screened from surrounding uses.



Objective D: Establish Environmental and Recreational Future Land Uses
The environmental and recreational future land use categories shall designate areas that preserve natural resources or promote parks and recreational uses.

Policies:

- **FLU I.D.1: Environmental Protection (ENV)**

The ENV category shall designate environmentally-sensitive lands. No development except low intensity, passive recreational uses shall be permitted. on lands under the ownership of government or not-for-profit entities.

- **FLU I.D.2: Parks and Recreation (PR).**

The PR category shall designate passive and active public park sites. Parks should be integrated into the surrounding neighborhoods and provide for accessible non-vehicular routes of entry (See Recreation and Open Space Element and Educational Facilities Element). Unless otherwise restricted, the privately owned land designated as PR may be developed for a use or a density comparable to, and compatible with, adjacent development, provided that such development is consistent with the goals, objectives, and policies of the Village's Comprehensive Plan and the Village's land development regulations. Schools are not allowed under this land use category at any location, or adjacent to any location, where schools (public or private) are explicitly prohibited in the Village's Comprehensive Plan or the Village's land development regulations.

- **FLU I.D.3: Water Management and Recreation (WMR)**

The WMR land use category shall be for lands approved by the South Florida Water Management District. The purpose of the WMR category is to designate areas that are to be utilized for water management, maintenance of waterways, and stormwater management/flood control and may capture recreational uses in the vicinity of these water management resources such as trails or access points into parks. No residential or non-residential development shall be permitted.



Guide Smart Growth Patterns

The Village shall guide patterns of land uses through smart growth principles in order to retain the Village’s unique sense of place, high quality of life, and sustainability.



Objective A: Guide the Future Uses of Land

Smart growth principles and interpretive text shall guide where each category is assigned on the Future Land Use Map (FLUM).

Policies:

• FLU II.A.1: Smart Growth

The Village shall promote smart growth principles that guide future growth in an intentional way that preserves the existing residential character of the community, encourages economic stability, and discourages land use patterns indicative of urban sprawl. This includes encouraging infill development in otherwise built-up areas and guiding density and intensity development in proximity of US-1 around nodes of existing activity in order to promote compact building design, walkability, and a mix of uses, as well as the efficient use of public transit, existing utility capacity, and resources.

• FLU II.A.2: Transitions and Compatibility

The assignment of Future Land Use categories on the Future Land Use Map (FLUM) shall promote orderly land use transitions and the Land Development Regulations (LDR) shall have standards in place requiring developments to be designed in a way that enhances the identity, appearance, and vitality of the community while utilizing appropriate compatibility measures, such as buffering, to protect single-family residential areas.

• FLU II.A.3: Waterfront

Consistent with F.S. 163.3177(6)(a)3.c., a high priority shall be placed on maintaining existing water-dependent and water-related land uses for public access along the shoreline. The LDR shall allow appropriate flexibility to encourage and enhance public access in the Village’s coastal waterfront.

• FLU II.A.4: Economic Development

The Village will encourage economic infill development along US-1 targeting locally owned businesses that foster economic development that result in responsible growth for the Village.

• FLU II.A.5: Transfer of Development Rights

The Village shall maintain standards in the LDR that permit and regulate the transfer of development rights (TDRs). TDRs may be used to, but not limited to, preserve environmentally sensitive lands, to increase available park land, preserve existing low density residential neighborhoods, to facilitate appropriate redevelopment and revitalization, or to facilitate economic development.





Objective B: Maintain a Sustainable Community

The Village shall designate the future uses of land in an intentional way that promotes a beautiful mix of the built, historic resources and natural environment and creates a sustainable community.

Policies:

- **FLU II.B.1: Environmental Protection**

The LDR shall maintain standards to protect and enhance, to the maximum extent possible, environmentally important natural systems, wildlife habitats and corridors, and historical and archaeological resources (See Conservation and Sustainability Element).

- **FLU II.B.2: Low Impact Development (LID)**

The Village shall encourage land and water resource best management practices and promote environmentally friendly, low-impact designs with greater permeability closer to the coastal area, where complete utilities may not yet be provided.

- **FLU II.B.3: Coastal High Hazard Area (CHHA)**

Densities or intensities in the CHHA, as defined by Florida State Statute (F.S.), or within FEMA floodplains shall not be increased beyond those depicted on the Future Land Use Map (FLUM) (See Coastal Management Element).

- **FLU II.B.4: Tree Cover**

In order to promote a sustainable and beautiful community, the LDR shall encourage existing mature vegetation and distinctive trees to be retained and protected in developments for the health of these natural resources and to retain the existing tree canopy cover (See Conservation and Sustainability Element)

- **FLU II.B.5: Tree-lined Streets**

The Land Development Regulations (LDR) shall promote the maintenance of tree-lined streets in accordance with the Street Tree Master Plan and promote the planting of new trees and proper landscaping. (See Conservation and Sustainability Element).



Implement and Monitor the FLUM

The Village shall implement and Monitor the FLUM, considering all Elements of this Comprehensive Plan.



Objective A: Implement Large Scale Planning

The Village shall implement and monitor the Future Land Use categories on the Future Land Use Map (FLUM), which are designed to be general categories for large-scale planning over the comprehensive planning 20-year period of time.

Policies:

- **FLU III.A.1: Implementation**

The Village shall implement the Future Land Use Map (FLUM) and this Comprehensive Plan, designed to adequately plan for the projected population, utility capacity, roads, schools, parks, and other infrastructure needed to sustain the Village's residents, businesses, and visitors.

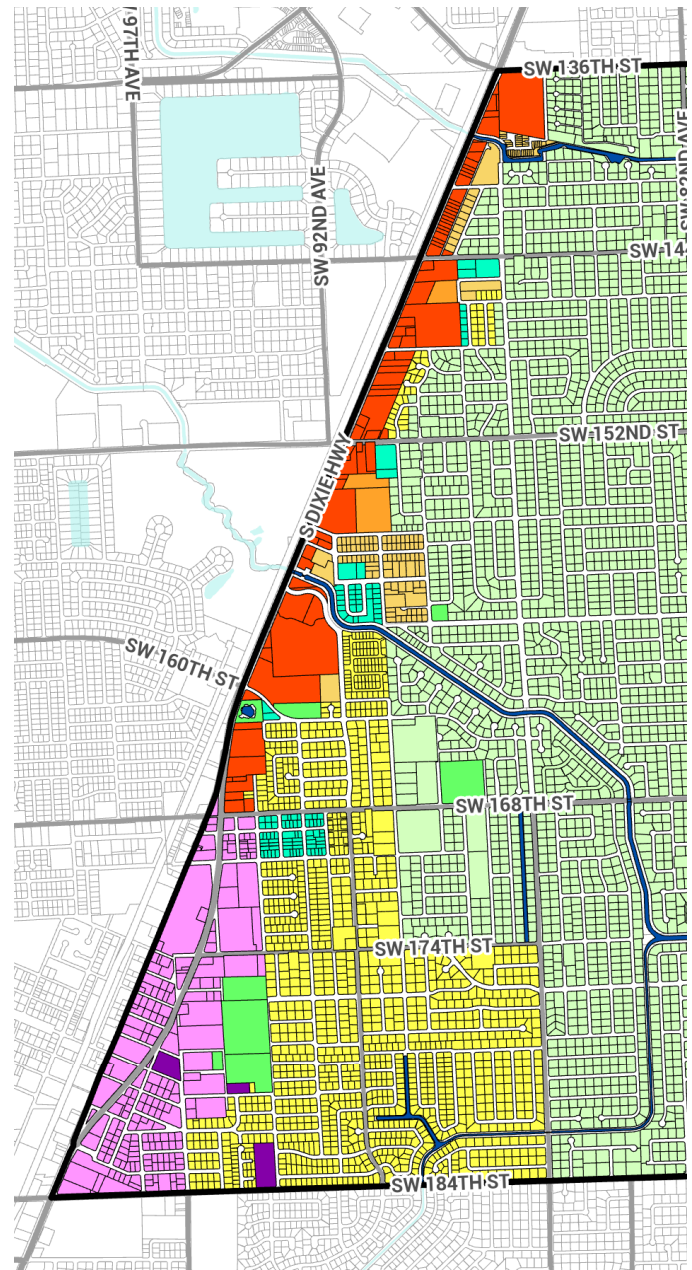
- **FLU III.A.2: Outdated Development Patterns**

The Land Development Regulations (LDR) shall address outdated development patterns, such as antiquated subdivisions that have been recorded or approved more than 20 years ago and that have substantially failed to be built and in which the continued buildout would cause an imbalance of land uses and would be detrimental to the local and regional economies and environment, hinder current planning practices, and lead to inefficient and fiscally irresponsible development patterns as determined by the respective jurisdiction in which the subdivision is located.

- **FLU III.A.3: Monitoring**

The FLUM shall be analyzed annually to see if there have been any substantial changes to the planned future conditions. The Village Council shall receive a report from the Village staff about any proposed changes to the categories on the FLUM at the first public zoning hearing of each year.

Future Land Use Map Section



IV

Regulate Village Design

The Village shall encourage architectural design that protects the Village's unique sense of place and create identifiable neighborhoods.



Objective A: Promote Design Standards

The Land Development Regulations (LDR) shall promote design standards in commercial, mixed-use, and multi-family districts to allow for enhanced details and aesthetics in order to protect the community's appearance and promote a high quality of life for its residents.

Policies:

- **FLU IV.A.1: High Quality of Life**

The Land Development Regulations (LDR) shall regulate design standards for specific districts, zoning categories, or geographic areas as deemed appropriate in order to maintain the high quality of life of residents.

- **FLU IV.A.2: Architecture**

The LDR shall identify appropriate architectural design elements for commercial, mixed-use, and multi-family districts.

- **FLU IV.A.3: Mixed-Use Character**

The Village shall encourage creative, yet proven, land development techniques for mixed-use developments, such as complete streets standards, to create pedestrian oriented streets, and internal to site development on sites adjacent to US-1 in order to enhance the character and functionality of those spaces.

- **FLU IV.A.4: Street Design**

The LDR shall regulate context-sensitive street design for within the community (See Transportation Element).

- **FLU IV.A.5: Removal of Off-Site Signage Distractions**

The Village shall prohibit all off-site advertising signage visible from the public right of way to prevent distracted driving dangers and encourage the enhancement of aesthetic landscaping that provides shaded sidewalks, streets and parking areas. The Village shall provide an amortization schedule for the removal of all existing off-site advertising signage including, but not limited to, billboards, kiosks, or other types of advertising on or visible from the public right-of-way in order to enhance safety, reduce distracted driving, and protect the unique character of the community's tree lined family friendly streets, and small Village aesthetic quality.

- **FLU IV.A.6: Safety**

The LDR shall utilize the principles of Crime Prevention Through Environmental Design (CPTED), or other similar programs, in regulating the design of buildings and placement of uses in order to increase the safety of neighborhoods and the community.

- **FLU IV.A.7: US-1 Aesthetic Entrance Overlay**

The Village shall consider the creation of a US-1 Aesthetic Entrance Overlay with the boundary to be determined by a safe streets analysis in order to make roadways safer for all users.

- **FLU IV.A.8: Maintain the Village's High Quality of Life.**

The LDR shall address unique design features such as entry identification statements, waterway vistas, and public open space in order to maintain the Village's high quality of life.





Objective B: Create and Maintain Master Plans

The Village shall create and maintain Master Plans to allow for entire planned areas to be designed.

Policies:

- **FLU IV.B.1: Maintain Existing Master Plans**

Where appropriate, the Village shall maintain existing Master Plans including, but not limited to, the Resilience Action Plan, Bicycle and Pedestrian Master Plan, Stormwater Master Plan, and Street Tree Master Plan.

- **FLU IV.B.2: US-1 Gateway Boulevard Study**

The Village shall consider conducting a US-1 Gateway Boulevard Study that applies urban design, architectural design, and landscape regulations to this gateway street.



V Implement Regulations through the Land Development Regulations (LDR)

The Village shall implement this Comprehensive Plan through the LDR (a.k.a. Zoning Code) which shall provide clear and concise regulations for implementing the Village's future vision.



Objective A: Implement and Maintain the LDR

The Village shall implement and maintain the LDC so that it is consistent with this Future Land Use Element and other applicable Elements of this adopted Comprehensive Plan.

Policies:

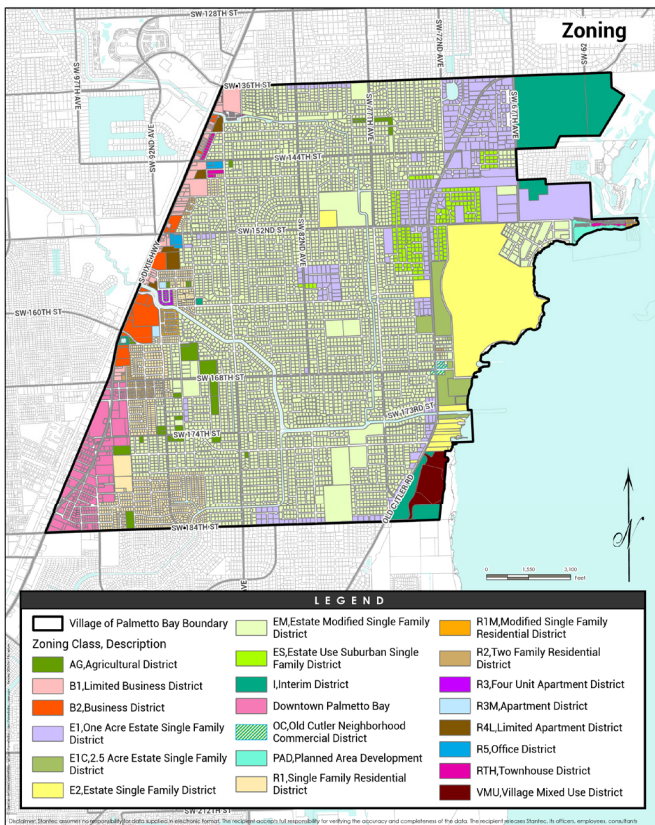
• FLU V.A.1: Uses

The Land Development Regulations (LDR) shall further regulate the placement of land uses and provide further restrictions as necessary to allow for proper transitions and the efficient use of the land based on the Village's vision.

• FLU V.A.2: Zoning

The LDR shall maintain zoning districts that implement the intent of the Future Land Use categories and shall further define the allowed uses, density, intensity, setbacks, lot coverage, massing, and design guidelines within individual zoning districts, except as pre-empted by F.S. including, but not limited to:

- Consistent with F.S. 163.3208(4), new distribution electric substations shall be permitted in all FLUM categories (except preservation, conservation, or historic preservation).
- Consistent with F.S. 163.32051(3), floating solar facilities shall be a permitted use in the appropriate FLUM categories and the LDC shall promote the expanded use of floating solar facilities.
- Consistent with F.S. 559.955, a home-based business that operates from a residential property may operate in an area zoned for residential use.
- Consistent with F.S. 381.986, regulation of cultivation, processing, and delivery of marijuana by medical marijuana treatment centers is preempted to the state except as provided for in F.S. 381.986(11).
- Consistent with F.S. 509.032(7)(b), a local law, ordinance, or regulation may not prohibit vacation rentals or regulate the duration or frequency of rental of vacation rentals.



- **FLU V.A.3: Developments**

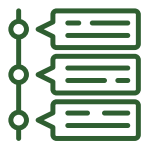
The Village shall continue to include appropriate regulations in the LDR that require developments to address local topography, flooding frequency, soil, adequate drainage and storm water management, open space, vehicle parking, safe and convenient on-site traffic flow, and other applicable conditions.

- **FLU V.A.4: Design**

The LDR shall incorporate and maintain regulations regarding the continual efforts associated with Tree USA, the Landscape Mitigation program, and the Art in Public Places (AIPP) program.

- **FLU V.A.5: Schools**

Consistent with F.S. 163.3177(6)(a)3.d., and except as otherwise provided in FLU I.D.2, schools shall be an allowable use in the Parks, Recreation, and Schools future land use category and the LDR shall encourage the location of schools proximate to residential areas as well as use opportunities to co-locate schools with public facilities such as parks, libraries, and community centers, however, adverse impacts to the tranquility of the residents shall be minimized to the maximum extent possible (See Educational Facilities Element).



Objective B: Monitor the LDC

The Village shall monitor the LDC to incorporate appropriate changes as needed.

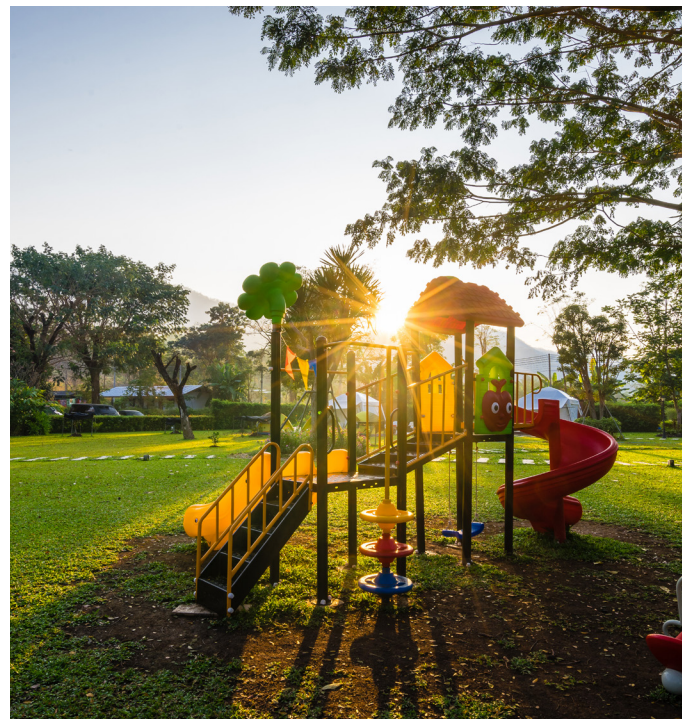
Policies:

- **FLU V.B.1: Monitoring**

The Land Development Regulations (LDR), including zoning districts, shall be monitored and maintained to stay in compliance with this Comprehensive Plan and may be updated at any regularly scheduled monthly Village Council zoning hearing.

- **FLU V.B.2: Village Council**

The Village Council shall sit as the Local Planning Agency (LPA) as they have determined this will be in the best interest of the public and they will hear all applications for revisions to the LDR including its maps.



Implementation Snapshot



The LDR shall be updated to incorporate the principles of Crime Prevention Through Environmental Design (CPTED), in regulating the design of buildings and placement of uses in order to increase the safety of the community.



The Village will continue to enhance its entry locations and brand identity by installing similar entrance feature signage at all major entry points .



The Village shall consider conducting a US-1 Gateway Boulevard Study that applies urban design, architectural design, and landscape regulations to this gateway street.





The Village will seek every opportunity to encourage recycling and the reduction of single use plastic and Styrofoam thru the LDRs.



The Village will promote cultural and historic preservation through the procurement and installation of State Historical markers program.





ELEMENT 4

Recreation And Open Space (REC)

The Village of Palmetto Bay's motto is the "Village of Parks". The Village considers parks, open spaces, and environmental resources to be a differentiating element from other local cities and towns.

The Recreation and Open Space Element (REC) of the comprehensive plan works to ensure that the community continues to have access to a broad array of high-quality parks and open spaces that serve a variety of needs including, active recreation to passive enjoyment of the natural environment.

The Village takes great pride in offering residents a high quality of life, health and fitness options, and aesthetically pleasing spaces to live, work, and play. This element's primary goal is that the Village's residents have public places to have fun. Parks and Recreation is all about providing opportunities for family fun, healthy living, and mental wellbeing that creates a unique sense of place.

This element is divided into two themes:



Highest Quality Parks

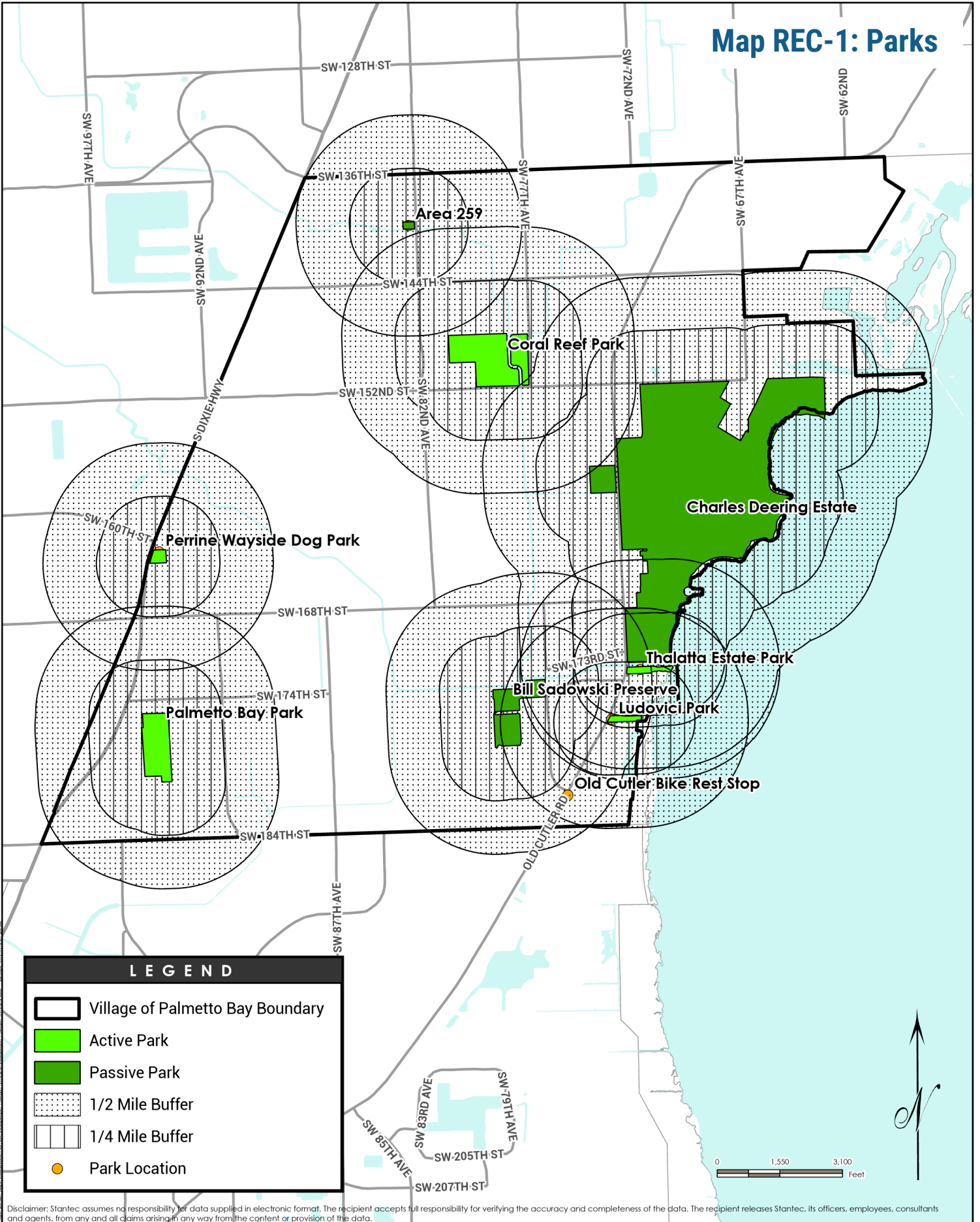
The Village shall provide parks, recreation and open space that benefits the community and retains the Village's brand as the Village of Parks.









Provide Access

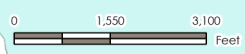
The Village shall make public recreational facilities highly accessible to bicycles and pedestrians whenever feasible.

Map REC-1: Parks



LEGEND

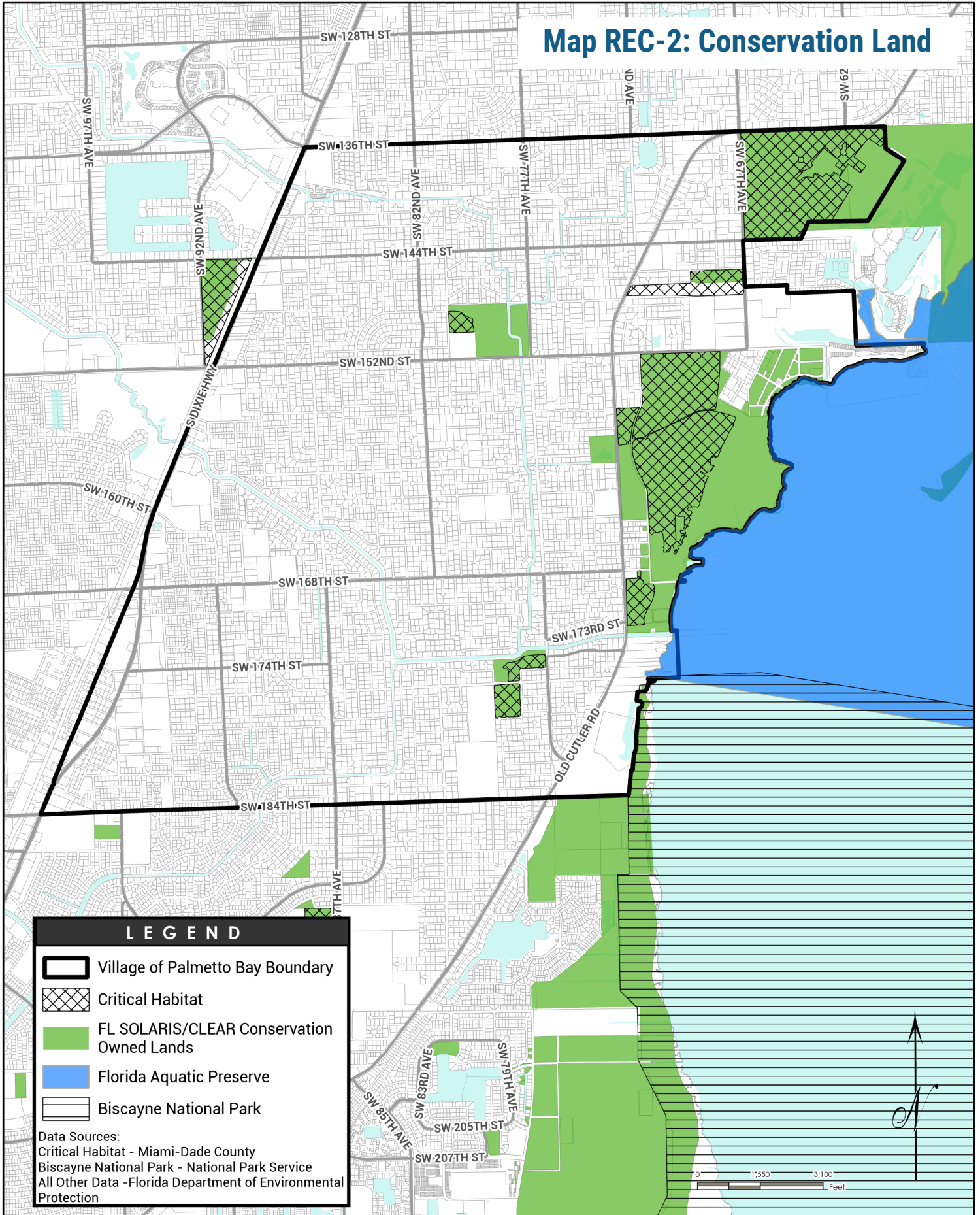
-  Village of Palmetto Bay Boundary
-  Active Park
-  Passive Park
-  1/2 Mile Buffer
-  1/4 Mile Buffer
-  Park Location



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



Map REC-2: Conservation Land



C:\Users\mturner\Documents\GIS\Map\PalmettoBay_1007\PalmettoBay_1007.aprx
 Printed: 2023-04-11 10:41:00 AM

The areas shown on this map are approximate boundaries and are not intended to represent the extent or limits of conservation land, nor to convey that all lands within these areas will be conservation land. This map should not be used to determine the projected location of conservation land for regulatory purposes, but instead as a guidance to determine if further investigation into the property conditions is warranted.



Highest Quality Parks

The Village shall provide parks, recreation and open space that benefits the community and retains the Village's brand as the Village of Parks.



Objective A: Meet the Parks and Recreation Level of Service (LOS) Standard

The Village shall provide a balanced, comprehensive system of active and passive parks consisting of pocket parks, greenways, trails, nature preserves, open spaces, public-private plazas, and recreational facilities that meet the needs of our residents.

Policies:

• REC I.A.1: Capital Improvements

Consistent with the Capital Improvements Element, the Village shall review the parks portion of the Capital Improvement Program (CIP) prior to preparation of the annual capital budget each year in order to incorporate new recreation sites, facilities, improvements, repairs, and general preventive maintenance into the budget request, as needed.

• REC I.A.2: LOS Standard

Through the maintenance and expansion of existing park facilities and the acquisition and/or development of new parks and open space, the Village shall achieve:

- A Village-wide Level of Service (LOS) Standard of 3.0 acres per 1,000 residents; and
- A separate LOS of .25 acres per 1,000 residents for developments within the Downtown area.

• REC I.A.3: Parks Master Plan

The Village shall maintain a Parks Master Plan in order to plan for future recreational needs and ensure the LOS standard is being met.





Objective B: Location and Design of Parks

The Village shall regulate the design of parks and locate parks so that they are equally distributed throughout the community.

Policies:

- **REC I.B.1: Distribution of Parks**

The Village shall maintain a balance of active parks, passive parks, and natural areas to meet the needs of Village residents, and seek future opportunities to increase the number of parks/pocket parks and public-private plazas within ¼ to ½-mile distance of neighborhoods.

- **REC I.B.2: Quality of Parks**

The Village shall 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.

- **REC I.B.3: Design of Parks**

Public parks and facilities shall be designed and constructed compatible with the character and quality of onsite natural resources. 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 designs 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.

- **REC I.B.4: Promote Sustainable Development Concepts**

The Village shall utilize native plants and Florida Friendly Landscape techniques when landscaping is added or updated in parks, recreation facilities, and open spaces. The Village shall also utilize low-impact development strategies to reduce stormwater runoff from parks and recreation facilities as well as provide for adequate trash bins and promote recycling and signage discouraging littering at parks.

- **REC I.B.5: Recycling**

All public spaces shall provide adequate trash and recycling bins with signage discouraging littering at parks.

- **REC I.B.6: Mixed-Use Developments**

The Village shall encourage parks and open space as a key component in the development of mixed-use areas.



- **REC I.B.7: Landscaping**

The Village shall keep a maintenance schedule for updating the landscaping within all Village parks in order to provide for appropriate tree canopy, provide support for the indigenous flora and fauna, and provide for drought resistant, indigenous trees in parks.

- **REC I.B.8: Community-Oriented Programming**

The Village may activate public recreation spaces by providing community events, public art, or community centers as appropriate.

- **REC I.B.9: Recreational and Educational Programs**

The Village shall work with civic and non-profit groups to provide recreation programs, such as baseball, soccer, and softball, for residents within public parks and may use park and recreation resources for year-round environmental education as well as other adaptive educational programs for all age groups.

- **REC I.B.10: Waterways**

The Village may assess high priority waterway networks, including boating, kayak, and canoe trail ways, and other water transportation options in recreation planning and may analyze the need for additional boat ramp and parking facilities.

- **REC I.B.11: Emergency Response Infrastructure**

The Village shall install emergency call boxes or panic buttons in parks larger than 3 acres, place emergency locator signs at key intersections and gathering areas, maintain clear emergency vehicle access to all major park facilities, and post-emergency contact information at all park entrances and key locations.





Objective C: Park Land Acquisition

The Village shall continue to explore opportunities to acquire land necessary for maintaining and enhancing the parks, strategically located in order to maximize accessibility to residents served.

Policies:

• REC I.C.1: Vacant Property Inventory

The Village shall prepare on an annual basis a vacant property inventory to identify potential properties for future parks and/or linear open spaces and especially for pocket parks.

• REC I.C.2: Priority Sites

The Village shall give high priority to acquisition of lands in the Coastal High Hazard Area (CHHA), in or adjacent to jurisdictional wetlands, in floodplains, in conservation lands, in environmentally sensitive lands, and other similar areas for passive recreational land, provided that the Village determines that recreational use of these sites would not endanger the public health, safety, welfare, environment, marine life, or flora and fauna.

• REC I.C.3: Acquired Site Developments

Development of the acquired sites shall be consistent with specific plans designed to:

- Achieve cost efficiency;
- Fulfill the spatial and functional needs of the intended uses;
- Enhance the appearance of the Village; and
- Establish highly visible Village focal points which reinforce a sense of community.

• REC I.C.4: Waterfront Access

The Village shall protect existing and seek to expand its parks, trails, and natural preserves adjacent to Biscayne Bay (See Conservation and Sustainability Element).

• REC I.C.5: Grant Funding

The Village may maximize grant funding for all future Village parks and recreation projects.

Provide Access

The Village shall make public recreational facilities highly accessible to bicycles and pedestrians whenever feasible.



Objective A: Maintain Park Accessibility

The Village shall provide for accessibility to all public parks and recreation spaces.

Policies:

- **REC II.A.1: Mobility Access**

The Village shall ensure bicycle and pedestrian access where feasible to all recreation sites and internal pedestrian access to all recreation facilities. Whenever possible, site access shall be connected to existing sidewalks and pathways providing access to the community at large.

- **REC II.A.2: Bicycle Facilities**

As future roadway improvements are analyzed and designed, the Village shall provide for non-motorized transportation needs using Florida Department of Transportation (FDOT) design standards for on street and off-street bicycle facilities.

- **REC II.A.3: Universal Design**

In planning and designing park entrances, buildings, circulation, and facilities, access for all user regardless of abilities shall be provided through universal design to ensure equitable access.





- **REC II.A.4: Parking**

The Village shall continue to look for opportunities to provide parking spaces and bicycle racks at recreation sites where they are deemed lacking or inadequate.

- **REC II.A.5: Trails**

The Village will pursue the expansion of the existing network of shared use paths and trails to connect the Village's parks, schools, public facilities, transit corridors and mixed-use areas in a comprehensive, connected system with our neighboring municipalities. The Village will collaborate with Miami-Dade County parks, trails, and bicycle lanes within the village limits.

- **REC II.A.6: Wayfinding**

The Village may add uniform wayfinding and similar signage, using consistent design themes and language, to all parks that are currently not marked and may install park system maps at all parks as may be necessary. The Village will collaborate with Miami-Dade County parks and trails to provide consistent wayfinding along all County designated routes.

- **REC II.A.7: Safe Routes to Parks**

The Village will prioritize Safe Routes to Parks and identify projects within the 5-year CIP (See Capital Improvements Element).

Implementation Snapshot



Parks Master Plan. The Village shall maintain a Parks Master Plan in order to plan for future recreational needs and ensure the LOS standard is being met.



The Village will collaborate with Miami-Dade County parks and trails to provide consistent wayfinding along all County designated routes,



The village will prioritize Safe Routes to Parks and identify projects within the 5-year CIP. (Capital Improvements Element)







ELEMENT 5

Educational Facilities (EDU)

The Educational Facilities Element (EDU) of the Comprehensive Plan establishes continued coordination with Miami-Dade County Public Schools and additional ways to utilize local schools as community resources. The Village has an Education Advisory Board that works to make sure residents have access to schools within the Village boundaries and works to coordinate to expand park opportunities.

Florida Statutes states that "sufficient land must be delineated in the land use categories which public schools are an allowable use proximate to residential development to meet the projected needs for schools in coordination with public school boards. Each local government shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use for future expansion."

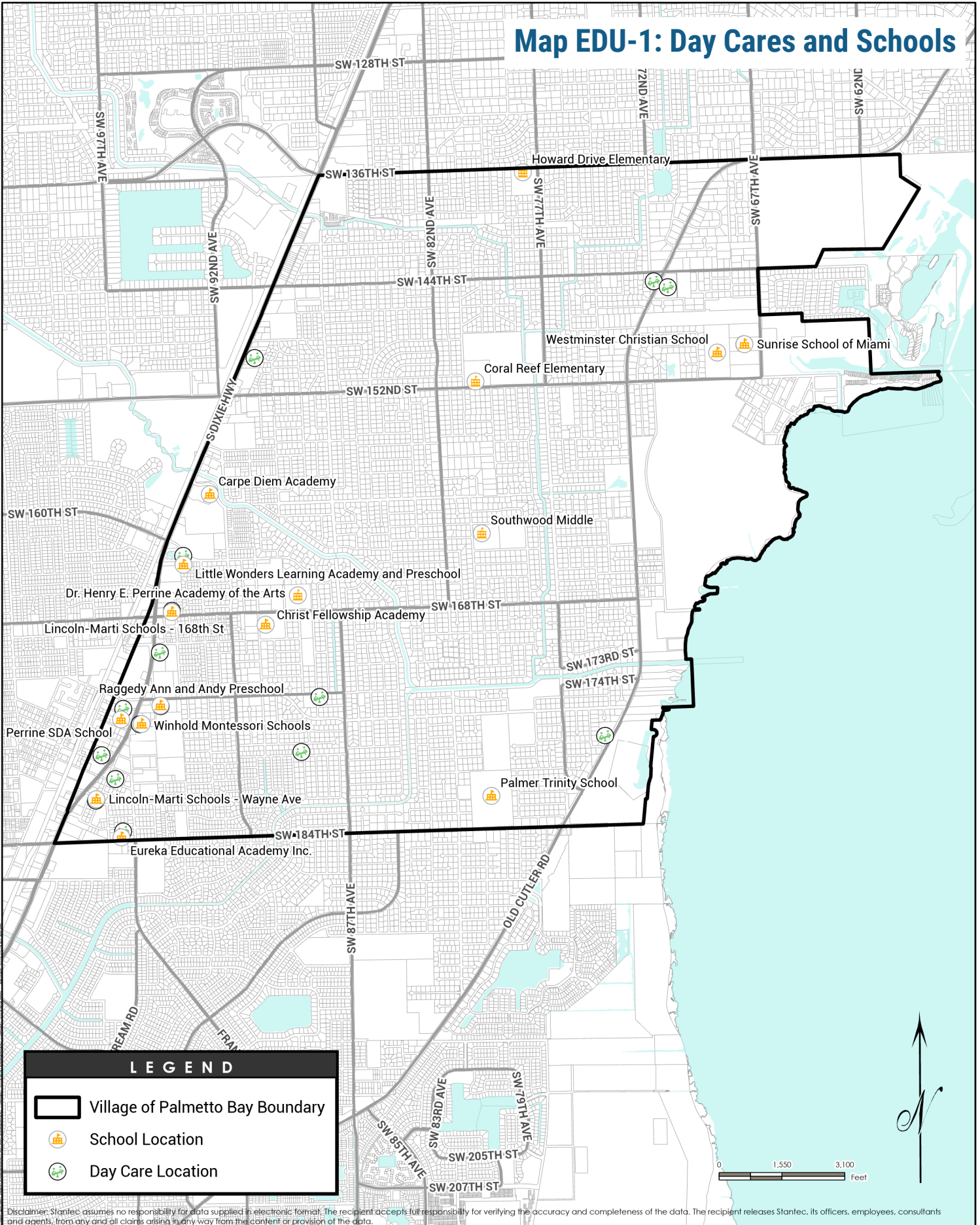
This element includes:






Public Education System

Develop, operate, and maintain the highest quality system of public education in cooperation with Miami-Dade County Public Schools.

Map EDU-1: Day Cares and Schools



LEGEND

-  Village of Palmetto Bay Boundary
-  School Location
-  Day Care Location

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



PAGE LEFT INTENTIONALLY BLANK



Public Education System

Develop, operate, and maintain the highest quality system of public education in cooperation with Miami-Dade County Public Schools.



Objective A: Coordinate with Miami-Dade County Public Schools

Coordinate 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.

Policies:

- **EDU I.A.1: Education Compact**

Continue to coordinate with Miami-Dade County Public Schools through the Village's Education Compact.

- **EDU I.A.2: Implement the Interlocal Agreement**

Continue to coordinate with Miami-Dade County Public Schools to implement the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

- **EDU I.A.3: Joint Use Agreements**

The Village will work with all public schools to identify joint use agreements for parks and open spaces after hours and on weekends to be utilized by Village residents.

- **EDU I.A.4: Impact Fees**

Miami-Dade County shall collect Impact fees from new development. with proof given to the Village 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.

- **EDU I.A.5: Improve the Level of Service**

Cooperate with Miami-Dade County Public Schools in their efforts to maintain and/or improve the established Level of Service (LOS) Standards, for Public Educational Facilities, as established for the purposes of school concurrency.

- **EDU I.A.6: MDCPS Comment**

Miami-Dade County Public Schools comments shall be sought and considered on comprehensive growth management plan amendments and other land use and zoning decisions which could impact the school district, consistent with the terms of the state mandated Interlocal Agreement pursuant to F.S. 1013.33 and 163.31777.

- **EDU I.A.7: Local Planning Agency**

In accordance with F.S. 163.3174(1), the School Board of Miami-Dade County shall be invited to appoint a non-voting member to the Village's Local Planning Agency.

- **EDU I.A.8: Annual Review**

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.





Objective B:

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.

- **EDU I.B.1: School Concurrency**

The Village will continue to coordinate with Miami-Dade County in its efforts to implement school concurrency. The Miami-Dade County School Concurrency related policies and school Levels of Service are hereby adopted by reference.

- **EDU I.B.2: Proximity**

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.

- **EDU I.B.3: Site Selection**

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.

- **EDU I.B.4: Emergency Shelters**

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.

- **EDU I.B.5: Safe Routes to School**

The Village will prioritize Safe Routes to Schools at all K-12 schools within the Village.

Implementation Snapshot



Work with Miami-Dade County Schools to promote joint use agreements for the use of school facilities after hours and weekends for passive neighborhood recreation by residents.



Work with Miami-Dade County Schools to ensure local neighborhood residents have priority at our schools located within our municipal boundaries.



The Village will provide representation to the Staff Working Group of the Interlocal Agreement for Public School Facilities to review annually the Educational Facilities Element and School enrollment projections.





The Village will establish provisions in the LDRs for a scoping or pre-application meeting as determined to be necessary as a part of the educational facilities review process.



Miami-Dade County and the village will prioritize Safe Routes to Schools at all public schools owned and operated by Miami-Dade County Public Schools and identify projects within the 5-year CIP. (Capital Improvements Element)





ELEMENT 6

Infrastructure (INF)

The Village of Palmetto Bay is a small municipal jurisdiction that operates limited roadways, sidewalks, drainage structures, parks, and general permitting services. The Infrastructure Element (INF) of the Comprehensive Plan ensures proposer coordination with other municipal service providers and the other previous elements.

The Village operates as a customer of Miami-Dade County for water, sewer and residential trash collection. South Florida Water Management District owns and operates large scale stormwater canals, levees, locks, pumps and other facilities within the Village's boundaries for flood protection infrastructure. Where the Village owns and operates infrastructure, such as roads, the Village will provide the highest customer service to residents and employ sustainability standards to reduce the demand or load on all infrastructure facilities whether owned and/or operated by the Village or other municipal entities.

This element is divided into five themes required by Florida State Statutes:



Potable Water Sub-Element

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



Sanitary Sewer Sub Element

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



Stormwater Management (Drainage) Sub-Element

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.



Solid Waste Sub-Element

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.



Natural Groundwater Aquifer Recharge Sub-Element

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.

Potable Water Sub-Element

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.



Objective A: 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.

Policies:

- **INF I.A.1: Development Reports**

The Village shall provide development reports as requested to Miami-Dade County Water and Sewer Department (WASD) that summarize expected impact on the potable water system and its capacity.

- **INF I.A.2: Monitor and Assess**

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 Level of Service (LOS) Standard.

- **INF I.A.3: Potable Water LOS**

All Village development order approvals must ensure that the Village's adopted potable water LOS standard will be maintained from planning through construction and operation. The Village's potable water level of service (LOS) shall remain consistent with Miami-Dade County's adopted LOS standard.

- **INF I.A.4: Water Supply Facilities Work Plan**

The Village shall update its Water Supply Facilities Work Plan as appropriate based on Miami-Dade County updates to the County's Water Supply Facilities Work Plan.





Objective B: 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.

Policies:

- **INF I.B.1: Water & Sewer Expansion**

Due to climate change and sea level rise, the village will work with Miami-Dade County and other government agencies in accessing future areas of water and sewer expansion due to failing septic systems and saltwater intrusion.

- **INF I.B.2: Implementation**

The Village will assist Miami-Dade County in implementing mandatory installation of water and sewer infrastructure if located within feasible distance pursuant to section 24-43.4 of the Miami-Dade County Code and programmed to be served, by Miami-Dade County Water and Sewer Department (WASD) potable water and/or sewer facilities.

- **INF I.B.3: Provide Potable Water Service**

Coordinate with the Miami-Dade County 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 prioritizing those areas that may be subject to salt water intrusion and those areas indicated in Map FLU-9 of the Infrastructure Element Data, Inventory, and Analysis Report.

- **INF I.B.4: Update LDRs as Appropriate**

Update the Village Land Development Regulations (LDR) as appropriate to require development applicants to cover the costs of any necessary infrastructure upgrades to allow connections to Miami-Dade County WASD service.

- **INF I.B.5: Future Water Needs**

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.

- **INF I.B.6: Miami-Dade WASD Review**

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





Objective C: Water Conservation

Actively encourage and help all residents in Palmetto Bay to conserve potable and non-potable water to the maximum extent possible.

Policies:

- **INF I.C.1: Central Distribution Point**

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.

- **INF I.C.2: Grey Water Reuse**

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. MDWASD does not have any planned re-use projects within the Village of Palmetto Bay.

- **INF I.C.3: Water-Saving Devices**

The Village's Land Development Regulations (LDR) shall contain regulations requiring the use of all feasible water-saving devices in new and renovation building construction.

- **INF I.C.4: Water-Saving Landscaping**

Encourage the use of water-saving "Florida Friendly" plants, watering techniques and landscape designs in existing and future developed areas of the Village.

- **INF I.C.5: Irrigation Water Reuse**

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, based on availability of reuse water from the Miami-Dade County Water and Sewer Department (WASD).

- **INF I.C.6: Emergency Water Conservation**

Cooperate fully with emergency water conservation measures mandated by the SFWMD.



Sanitary Sewer Sub Element

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.



Objective A: Sanitary Sewer Level of Service

Coordinate effectively with the Village's wastewater service provider (WASD), to ensure that wastewater service to the Village will meet or exceed the adopted level-of-service standard thorough the planning period.

Policies:

• INF II.A.1: Adopted Sanitary Sewer LOS

Development in the Village shall meet the adopted level of service standard established by the Miami-Dade County Water and Sewer Department (WASD) for sanitary sewer service. Specifically, the following shall apply.

- The wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily influent sewage flow for the preceding 12 months.
- Effluent discharged from wastewater treatment plants shall meet all federal, state, and county standards.
- The system shall maintain the capacity to collect and dispose of no less than 102 percent of annual average daily influent sewage flow for the preceding 5 years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period.
- The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day.

• INF II.A.2: Monitor

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 Level of Service (LOS) Standard throughout the planning period.

• INF II.A.3: Maintain LOS

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.



Objective B: Existing Wastewater Facilities and Efficient Expansion

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.

Policies:

- **INF II.B.1: Encourage**

Encourage future development into areas that are already served, or programmed to be served, by Miami-Dade County WASD sanitary sewer facilities.

- **INF II.B.2: Update Miami-Dade WASD**

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 wastewater needs.

- **INF II.B.3: Miami-Dade WASD Review**

Include the review and comment of Miami-Dade County's Water and Sewer Department (WASD) and and Regulatory and Economic Resources – DERM 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.

- **INF II.B.4:**

Consistent with Florida Statute section 163.3177(6)(c)3, the Village shall coordinate with the Miami-Dade County Water and Sewer Department (WASD) to consider, as funds become available under WASD's Connect 2 Protect Program, the feasibility of providing sanitary sewer services to any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system (OSTDS) per one acre within a 10-year planning horizon, and to identify the wastewater facility (capacity, projected flows for the next 20 years, and timeline for construction of the sanitary sewer system) that could receive the sanitary sewer flows after connection. The Village will update its general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include the conclusions of Miami-Dade County's feasibility consideration along with the required information once obtained from Miami-Dade County.



Objective C: Treated Wastewater Re-Use

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.

Policies:

- **INF II.C.1: Coordinate with Miami-Dade**

Coordinate with the Miami-Dade County WASD and DERM 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. The design of gray water systems shall comply with Chapter 24 of the Miami-Dade County Code..

- **INF II.C.2: Coordinate with SFWMD**

Coordinate with SFWMD on application of Florida-friendly landscape standards and practices per Florida Statutes Sec. 373-185 on all publicly owned and/or maintained landscape areas within the Village.

- **INF II.C.3: Update LDRs**

Update the Village Land Development Regulations (LDR) to require development applicants to fully investigate and use, if viable, grey water in project open space and recreation irrigation.

Stormwater Management (Drainage)

Sub Element

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.



Objective A: Maintain Adopted Level-of-Service Standards

Coordinate with the Federal Emergency Management Agency (FEMA), South Florida Water Management District (SFWMD), and Miami-Dade County to ensure the Village's storm water management system meets or exceeds adopted LOS design standards over the planning period.

Policies:

• INF III.A.1: Stormwater Management LOS

The stormwater management LOS standards for Village of Palmetto Bay are: Water Quality Standard. Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 62-302.500 and 25.025, F.A.C., with treatment of first one (1) inch of rainfall runoff Water Quality Standard. Where two or more standards impact a specific development, the most restrictive standard shall apply:

- 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.
- Treatment of the runoff from the first one (1) inch of rainfall onsite or the first 0.5 inch of runoff, whichever is greater.

• INF III.A.2: Stormwater Utility Fund

The Village shall continue to allocate annual funds collected through the Stormwater Utility fund to address existing stormwater deficiencies identified in the Stormwater Master Plan.

• INF III.A.3: Review Development Proposals

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.

• INF III.A.4: Minimum Floor Elevation

All structures shall be constructed at or above the minimum floor elevations specified in the most recent edition of the Florida Building Code (FBC) or Chapter 11-C of the Code of Miami-Dade County.

• INF III.A.5: Inspect and Approve

Inspect and approve, if acceptable, the stormwater management facilities installed by developers, contractors and public agencies in Palmetto Bay.

• INF III.A.6: Encourage BMPs

The Village shall encourage the use of green infrastructure, low-impact development, and other similar best management practices that minimize impacts from land development on stormwater sewer infrastructure systems.



Objective B: Future Growth Needs

Accommodate the future growth needs of the Village through proper planning and effective coordination with the appropriate water management agencies.

Policies:

- **INF III.B.1: Stormwater Master Plan**

Update the Stormwater Master Plan every five years to revisit site development standards and overall Village stormwater system performance standards. This should involve engagement of engineering expertise with the intent of ensuring that standards stay current with evolving levels of flooding and damage from storm events.

- **INF III.B.2: Guide Locations of Future Development**

Encourage future development into areas that are already served, or programmed to be served, by under-capacity storm water management facilities.

- **INF III.B.3: Coordination with other Agencies**

Actively coordinate the Village's stormwater planning, programing, and construction with the Federal Emergency Management District (SFWMD), Miami-Dade County Department of Regulatory and Economic Resources, and the Miami-Dade County Public Works Department.



Objective C: 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.

Policies:

- **INF III.C.1: Protect Surface Water Quality**

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.

- **INF III.C.2: Review the LDRs**

Review the Land Development Regulations (LDR) on a regular basis to ensure that all feasible options are being utilized to protect water quality and enhance groundwater recharge.



Objective D: Stormwater System Maintenance

Implement a proactive maintenance program for all public facilities to ensure that all current and future stormwater management facilities operate at designed capacity.

Policies:

- **INF III.D.1: Developer Requirements**

Require private developers to install on-site stormwater management systems and provide stormwater maintenance plans that define responsibilities for the Village and for applicants or their designated successors.

- **INF III.D.2: Village Management Program**

The Village's Management program shall be reviewed annually and updated as needed to ensure timely maintenance of existing and future stormwater facilities.

- **INF III.D.3: Annual Inspections**

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.



IV Solid Waste Sub-Element

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.



Objective A: 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.

Policies:

- **INF IV.A.1: Solid Waste LOS**

The County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under contract with the County for disposal, shall, for a minimum of five (5) years, collectively maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the System through long-term interlocal agreements or contracts with municipalities and private waste haulers, and anticipated non-committed waste flows.

- **INF IV.A.2: Monitor**

Monitor the solid waste planning, capital programming and construction programs of Miami-Dade County by attending the Quarterly Solid Waste meetings to help ensure that Village of Palmetto Bay residents, businesses and other users are provided with solid waste services in compliance with the adopted LOS standard throughout the planning period.

- **INF IV.A.3: Review**

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.

- **INF IV.A.4: Coordinate**

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.

- **INF IV.A.5: Prioritize**

Prioritize diligent monitoring of construction sites and vacant lots as a code enforcement focus to prevent or abate illegal dumping activities.





Objective B: Recycling

Assist the Miami-Dade County Department of Solid Waste Management in promoting good recycling habits among the Village’s residents and businesses.

Policies:

- **INF IV.B.1: Countywide Recycling**

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.

- **INF IV.B.2: Informational Campaign**

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.



Objective C: Hazardous and Toxic Materials

Assist the Miami-Dade County Department of Solid Waste Management 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

Policies:

- **INF IV.C.1: Education Program**

Help the County’s Department of Solid Waste Management (SWM) 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.

- **INF IV.C.2: Hazardous and Toxic Waste**

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.

- **INF IV.C.3: Coordinate with Miami-Dade Fire**

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.

V

Natural Groundwater Aquifer Recharge Sub-Element

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.



Objective A: 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.

Policies:

- **INF V.A.1: Identify Deficiencies**

As part of the Stormwater Master Plan process, identify groundwater recharge deficiencies, if any, in the Village.

- **INF V.A.2: Maintain and Enhance**

Maintain and enhance, where appropriate, the capacity and period of natural surface water drainage and recharge.



Objective B: Recharge Areas

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.

Policies:

- **INF V.B.1: Development Standards**

Continue to enforce the Village's on-site water retention and pervious open space standards for new development and redevelopment projects.

- **INF V.B.2: Retention, Infiltration, & Detention**

All Development projects shall use retention, infiltration, and detention systems as required by the Village Code, and applicable State and Regional Standards



Implementation Snapshot



The Village shall provide development reports as required to WASD that summarize expected future impacts on the potable water system and its capacity.



Update the Village Land Development Regulations as appropriate to require development applicants to cover the costs of any necessary infrastructure upgrades to allow connections to Miami-Dade County Water and Sewer Department (WASD) service.



The village will amend its LDR to require a greater percentage of water-saving native and “Florida Friendly” plants and landscape designs in existing and future developed areas of the Village.



The Village will amend its LDR to remove all requirements for irrigation in single family, duplex and townhome lots.



Update the Village LDR to require development applicants fully investigate and use, if viable, grey water in project open space and recreation irrigation.





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.



The Village shall continue to allocate annual funds collected through the Stormwater Utility Fund to identified sub basin projects outlined in the CIP 5 yr plan to address existing stormwater quantity and/or quality deficiencies, enhancements, and/or maintenance identified in the Stormwater Master Plan. The Village's stormwater management program shall be reviewed annually and updated as needed to ensure timely maintenance of existing and future stormwater facilities.



Require private developers to install on-site stormwater management systems, provide as built plans and stormwater maintenance plans to MDC and the village defining responsible parties and their designated successors.



The Village shall explore the development of a Green Infrastructure Master Plan.





ELEMENT 7

Transportation (TRA)

The Transportation Element (TRA) of the Comprehensive Plan establishes a transportation system that emphasizes safety, accessibility by all forms, connectivity and coordination with the county and state. The Village of Palmetto Bay has one large commercial corridor along US-1 and a small commercial area on Old Cutler Road. All residential right of ways will provide stormwater capacity and landscaping. Village initiated capital projects are budgeted based on anticipated funding and grants listed in the 5-year Capital Improvements Plan (CIP). The CIP list may be updated annually and includes all state, MPO and county projects per FSS.

This element is divided into the following themes:



Safe and Balanced System

Palmetto Bay's transportation system will support all modes of travel in appropriate locations, and will enable alternative forms of travel in transportation project and management decisions.



Transportation and Land Use Connection.

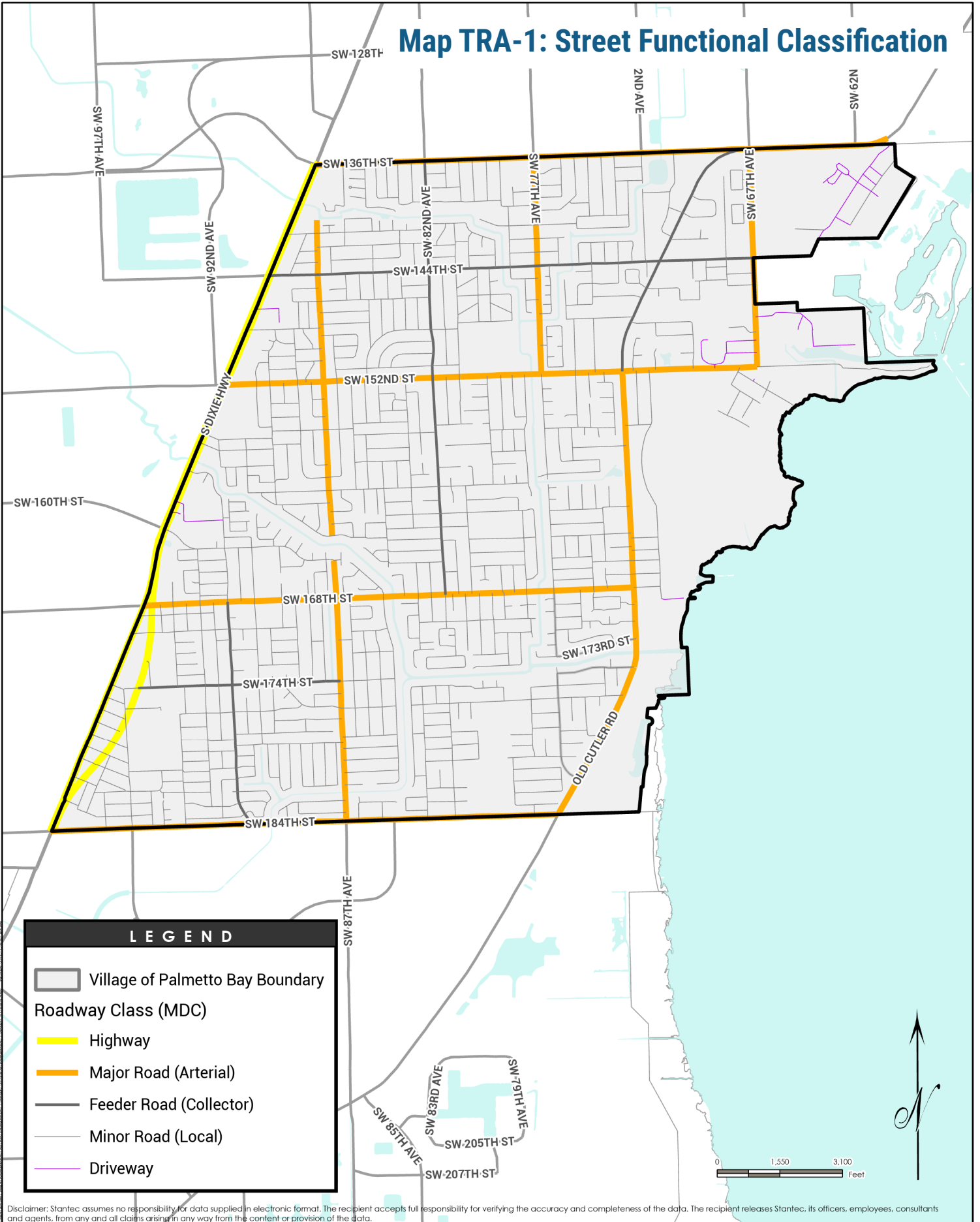
Transportation infrastructure will balance adequate capacity to support the travel demand from new development while fitting appropriately into established neighborhoods and other character areas.



Village-led transportation improvements and decisions are consistent with those of its agency partners

The Village's own contributions to its transportation network and actions to manage it will support and complement those from private developers and from partner agencies (including Florida Department of Transportation ((FDOT)), the Miami-Dade County Transportation Planning Organization ((TPO)), and Miami-Dade Transit).

Map TRA-1: Street Functional Classification



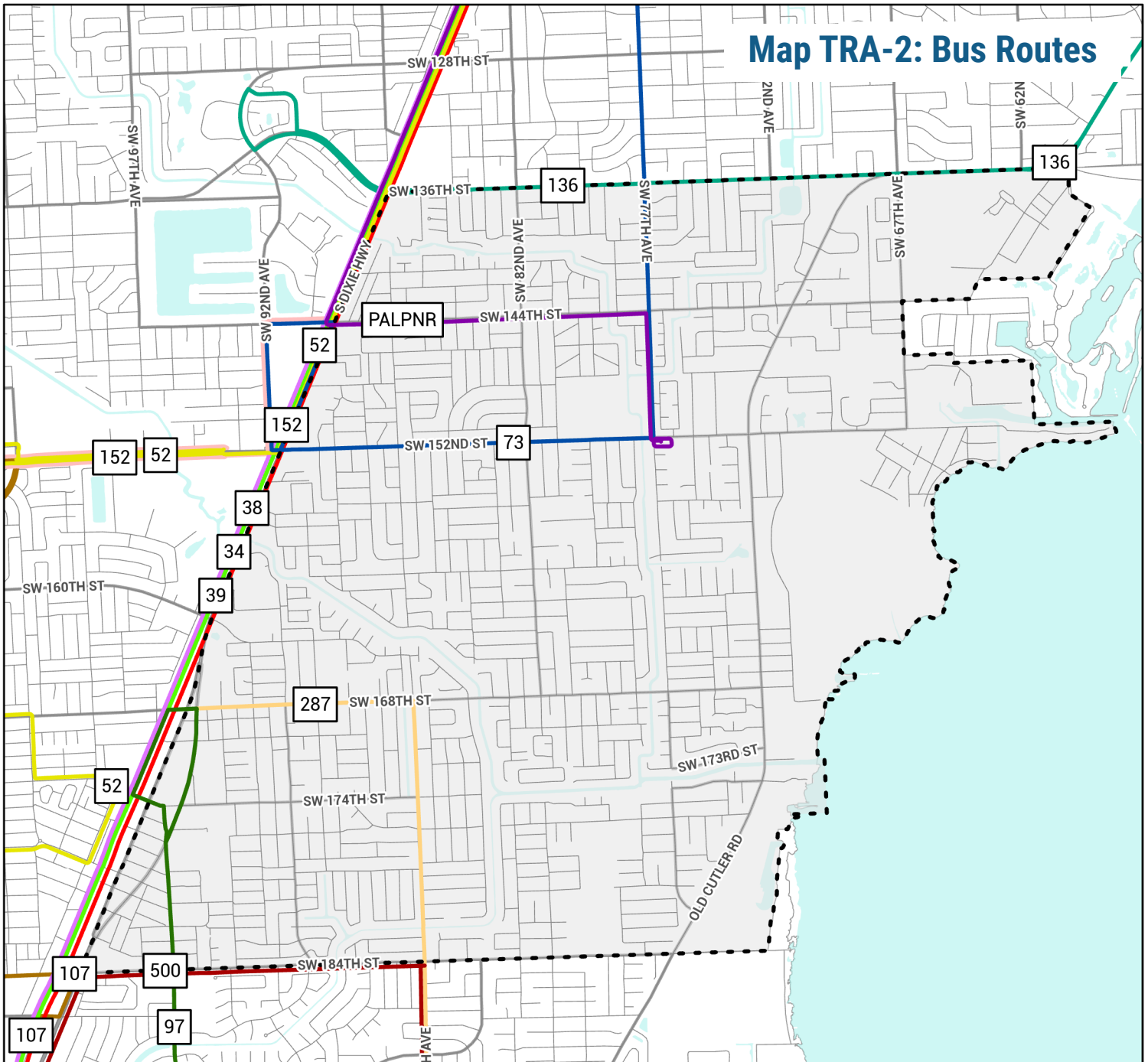
LEGEND

- Village of Palmetto Bay Boundary
- Roadway Class (MDC)**
- Highway
- Major Road (Arterial)
- Feeder Road (Collector)
- Minor Road (Local)
- Driveway

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

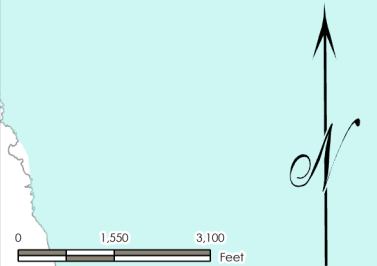


Map TRA-2: Bus Routes



LEGEND

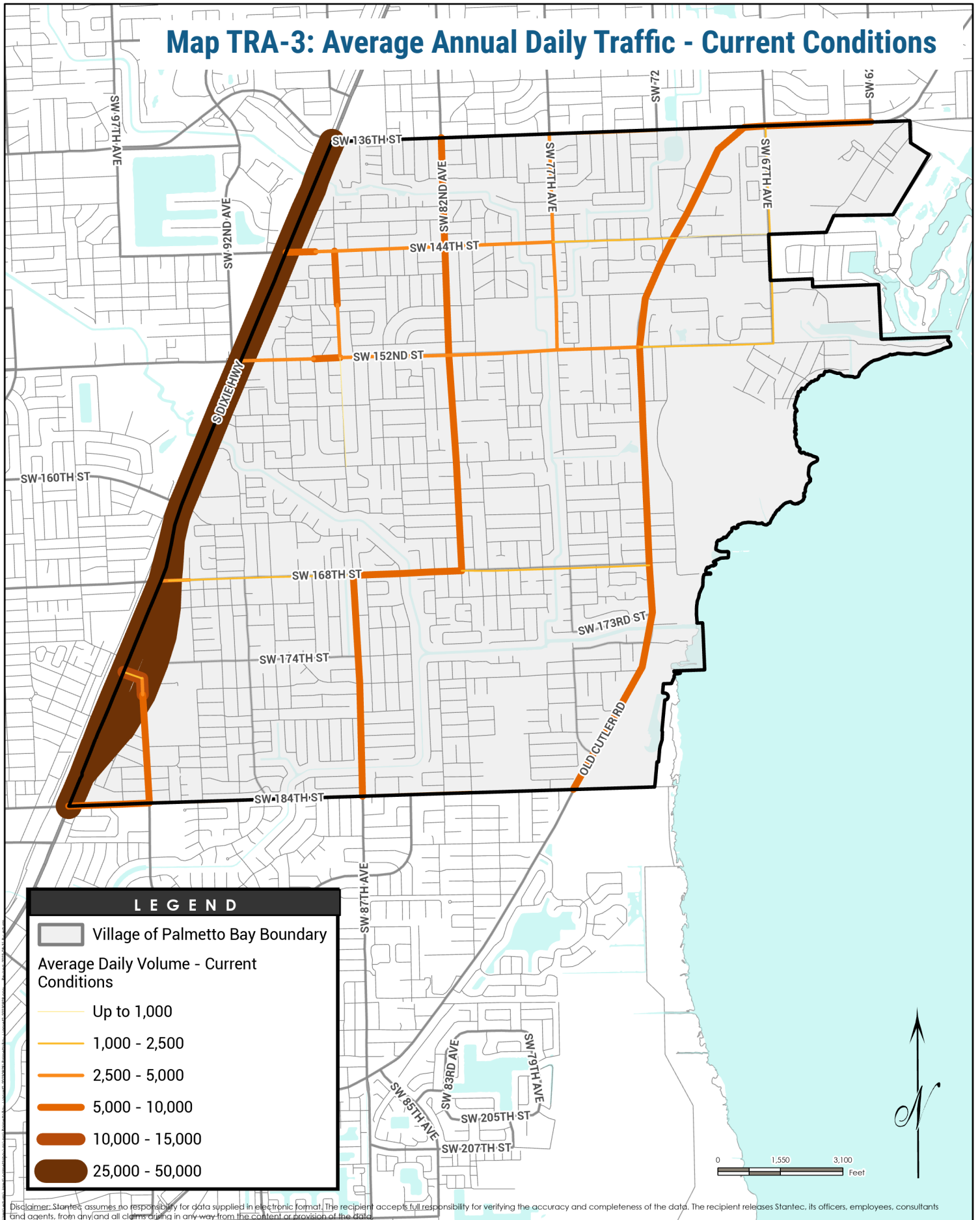
- Village of Palmetto Bay Boundary
- Bus Route Number, Name**
- 107, DOLPHIN MALL-MDC KEND-CUTLER BAY
- 136, DOUGLAS RD-OLD CUTLER-SW 136 ST
- 152, COUNTRY WALK-TRANSITWAY VIA 152 ST
- 287, CUTLER BAY TO DADELAND SOUTH
- 34, EXPRESS: FLA CITY TO DADELAND SO
- 38, TRANSITWAY MAX: 344 ST TO DADELAND
- 39, EXPRESS: S. DADE GVT CTR-DADELAND SO
- 500, CUTLER BAY LOCAL
- 52, GOULDS TO DADELAND SOUTH STATION
- 73, OKEECHOBEE-DADELAND SO-PALM BAY
- 97, SO. MIAMI HTS-PERRINE VIA CUTLER BAY
- PALPNR, Village of Palmetto Bay Park & Ride



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



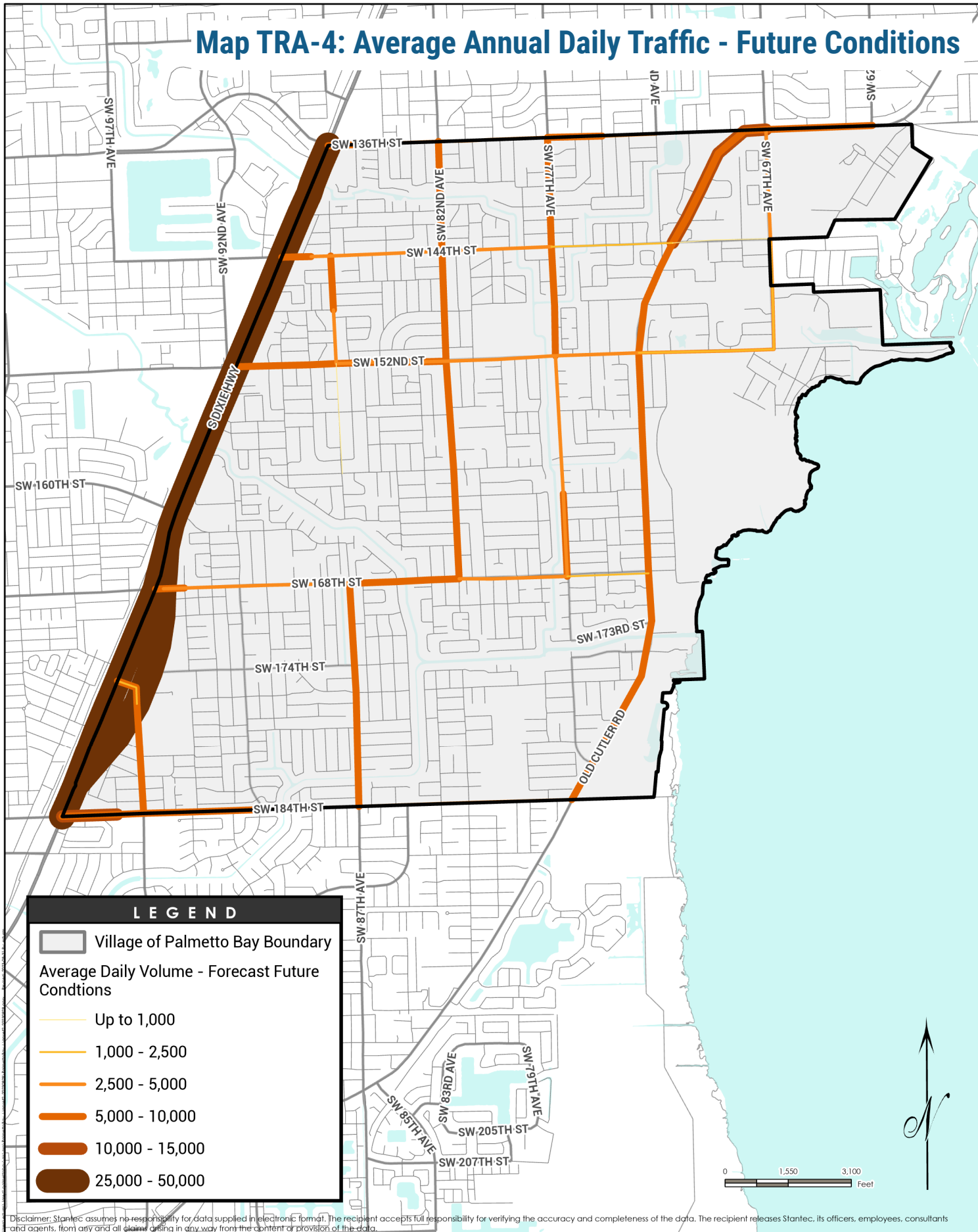
Map TRA-3: Average Annual Daily Traffic - Current Conditions



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



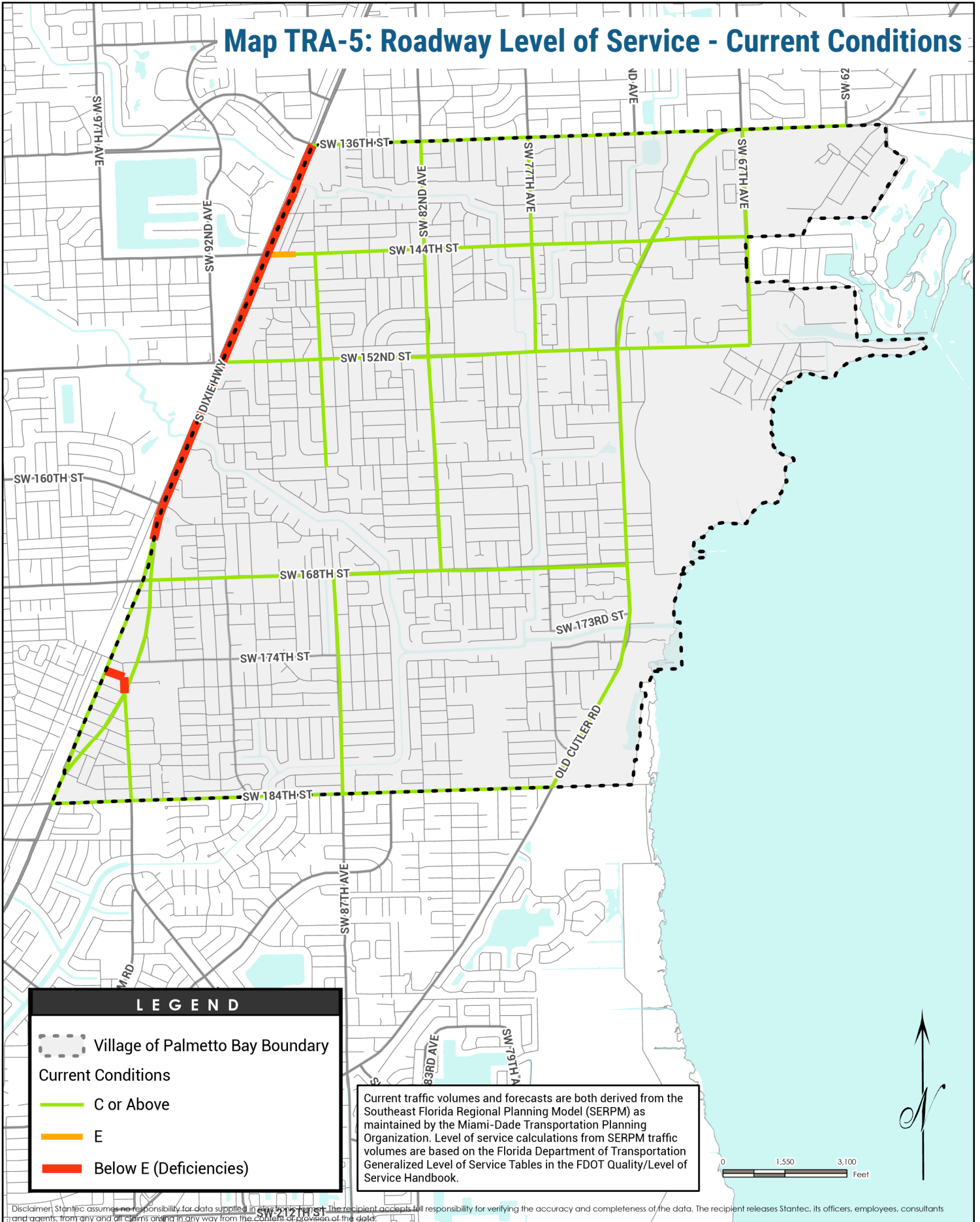
Map TRA-4: Average Annual Daily Traffic - Future Conditions



Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



Map TRA-5: Roadway Level of Service - Current Conditions



LEGEND

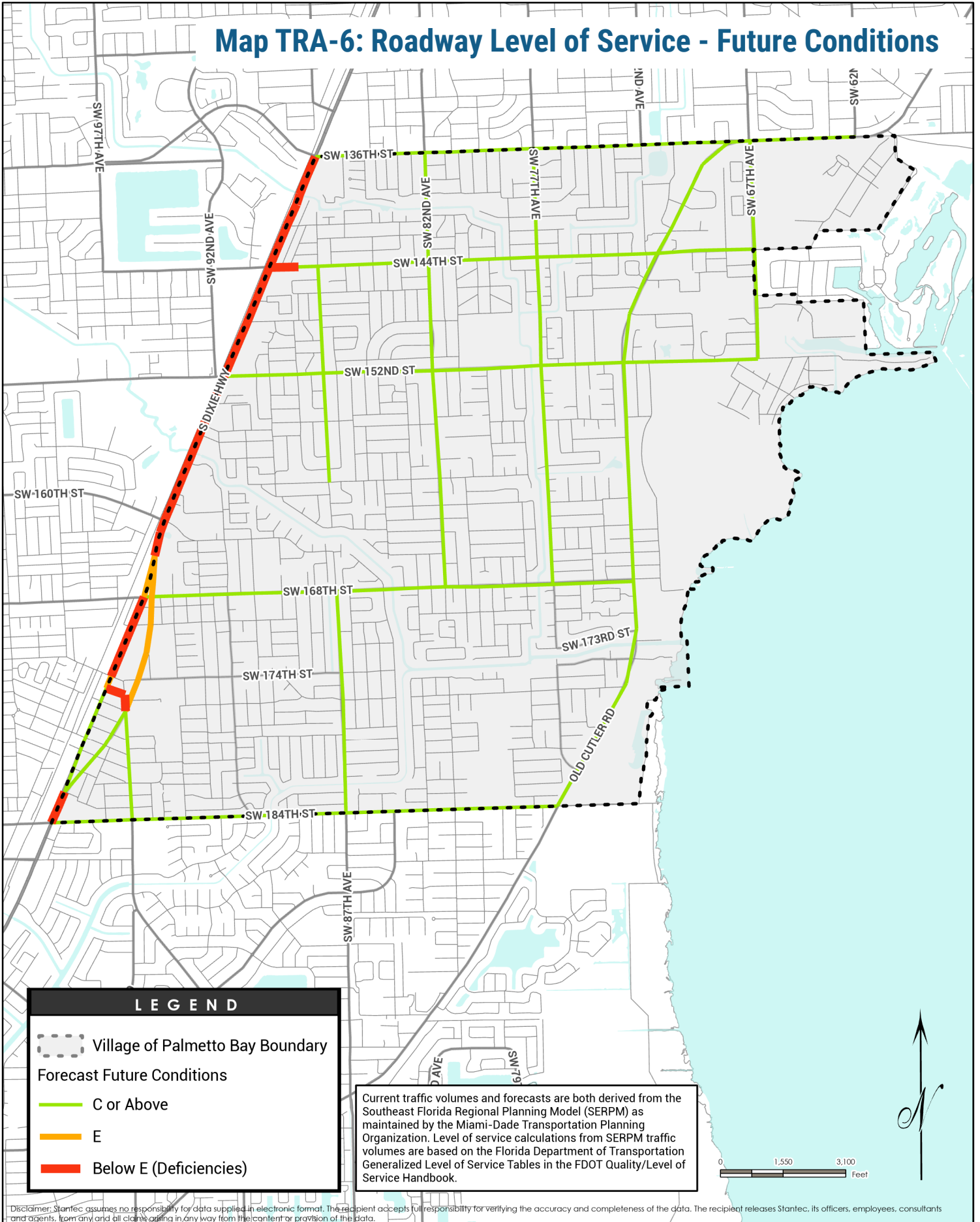
- Village of Palmetto Bay Boundary
- Current Conditions**
- C or Above
- E
- Below E (Deficiencies)

Current traffic volumes and forecasts are both derived from the Southeast Florida Regional Planning Model (SERPM) as maintained by the Miami-Dade Transportation Planning Organization. Level of service calculations from SERPM traffic volumes are based on the Florida Department of Transportation Generalized Level of Service Tables in the FDOT Quality/Level of Service Handbook.

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



Map TRA-6: Roadway Level of Service - Future Conditions



LEGEND

- Village of Palmetto Bay Boundary
- Forecast Future Conditions**
- C or Above
- E
- Below E (Deficiencies)

Current traffic volumes and forecasts are both derived from the Southeast Florida Regional Planning Model (SERPM) as maintained by the Miami-Dade Transportation Planning Organization. Level of service calculations from SERPM traffic volumes are based on the Florida Department of Transportation Generalized Level of Service Tables in the FDOT Quality/Level of Service Handbook.

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



PAGE LEFT INTENTIONALLY BLANK



Safe and Balanced System

Palmetto Bay's transportation system will support all modes of travel in appropriate locations, and will enable alternative forms of travel in transportation project and management decisions.



Objective A: Enable alternative transportation as viable options

The Village will continue to diversify its travel options and enable more travel to be made in non-driving modes of transportation on all trips.

Policies:

• **TRA I.A.1: Transportation Demand Management**

The Village shall apply Transportation Demand Management (TDM) measures as a means of reducing drive-alone vehicle travel, especially during peak hour trips.

• **TRA I.A.2: Bike & Pedestrian Infrastructure**

Any improvements to bicycle and/or pedestrian infrastructure required of development applicants shall be completed and constructed prior to issuance of a Certificate of Occupancy.

• **TRA I.A.3: Sidewalk Inventory**

The Village shall maintain an inventory of sidewalks, including status of completion or construction, and overall condition.

• **TRA I.A.4: Bicycle Route System**

Completion of bicycle route system. The Village shall implement dedicated bicycle facilities as recommended in the Village's Transportation Master Plan or any future successors to this plan.

• **TRA I.A.5: Last-Mile Connectivity**

The Village shall prioritize capital projects that provide last-mile connectivity to fixed-route transit or to high-capacity transit stations.

• **TRA I.A.6: Pedestrian Network Improvements**

The Village shall continue to target improvements to the pedestrian network to improve consistency with the Americans with Disabilities Act (ADA).

• **TRA I.A.7: Light Electric Vehicles**

The Village shall explore, pursuant to State law, the use of golf carts and other light electric vehicles (LEVs) designed for personal transportation on streets owned and maintained by the Village.

• **TRA I.A.8: Safe Routes to School**

The Village shall coordinate and work with the Miami-Dade County School Board to prepare traffic control and safety plans for the schools within the Village, proactively seeking funding (whether locally-based or outside the Village) to implement Safe Routes to School plan recommendations.

• **TRA I.A.9: Safe Streets for All**

The Village will leverage our Safe Streets for All grant toward complete streets improvements throughout the village and program future improvements into the CIP 5-year implementation plan.

- 1
- 2
- 3

Objective B: Mode Priorities for Capacity Improvement Projects

The Village shall identify mode priorities in any capital projects that affect the transportation capacity of a street or thoroughfare.

Policies:

- **TRA I.B.1: Prioritize Pedestrians**

The Village will prioritize pedestrian safety and accessibility in any capital projects related to transportation capacity, ensuring that adequate facilities are provided consistent with any Village-wide plans for pedestrian systems.

- **TRA I.B.2: Transportation LOS**

The Village will prioritize meeting the transportation Level of Service (LOS) Standards requirements defined in Objective TRA II.A and its supporting policies with a focus on intersection LOS first, then corridor LOS second.

- **TRA I.B.3: Pedestrian Crossings**

The Village will ensure that all signal-controlled intersections feature high-visibility pedestrian crossings, as defined by the Federal Highway Administration, pedestrian signals, and detectable warning ramps consistent with the Americans with Disabilities Act.





Objective C: Implement Bicycle and Pedestrian Master Plan

The Village will program suggested improvements from the Bicycle and Pedestrian Master Plan into the CIP 5-year implementation plan.

Policies:

- **TRA I.C.1: Walk-to-School Day**

The Village shall encourage and enable an annual Walk-to-School Day.

- **TRA I.C.2: Safe Routes to School**

The Village shall implement Safe Routes to Schools programming using education, engineering and enforcement strategies.

- **TRA I.C.3: Bike-to-Work Week/Day**

The Village shall encourage and enable an annual Bike-to-Work Week/Day.

- **TRA I.C.4: Bicycle Education**

The Village shall encourage bicycle education programming in the form of seminars, workshops, tabling events, brochures, etc. at local institutions such as schools and libraries.

- **TRA I.C.5: Cool Down Palmetto Bay**

The Village shall collaborate with Miami-Dade County programs, such as Adopt-A-Tree, and use the Miami-Dade County Landscape Manual to strategically integrate native trees with high shade coverage along major road corridors.

- **TRA I.C.6: Bicycle Parking Ordinance**

The Village shall consider adoption of a bicycle parking ordinance that ensures development will accommodate pathways to bicycle facilities, with full visibility to public entranceways, that are accessible and well maintained.



- **TRA I.C.7: Sidewalks Ordinance**

The Village shall consider adoption of a Sidewalks Ordinance to ensure sidewalks are maintained by adjacent property owners and kept clear of obstructions.

- **TRA I.C.8: New Development Ordinance**

The Village shall consider adoption of a new Ordinance that subjects new development to sidewalk requirements, including new sidewalk construction and addition to existing facilities.

- **TRA I.C.9: Walk, Pedal or Roll to the Park**

The Village shall encourage the use of non-motorized transport to parks and natural areas.

Transportation and Land Use Connection

Transportation infrastructure will balance adequate capacity to support the travel demand from new development while fitting appropriately into established neighborhoods and other character areas.



Objective A: Meet transportation levels of service

To the maximum extent controllable by the Village of Palmetto Bay, all roadways within, and under the jurisdiction of, the Village shall operate at or above the roadway Level of Service (LOS) Standards contained in this element.

Policies:

• TRA II.A.1: Intersections and Roadways

All intersections and roadways under Village jurisdiction, which excludes County and state roadways, shall meet or exceed Level of Service (LOS) Standard "D" for peak-hour and daily conditions.

• TRA II.A.2: Conduct Studies

The Village will conduct studies to determine reasonable and appropriate LOS standards for intersections and roadways based on land development patterns.

• TRA II.A.3: Station Areas and Urban Centers

Development in Village- and Miami-Dade-County-designated station areas and urban centers shall be exempted from the LOS standards of Policy TRA II.A.1.

• TRA II.A.4: Consider TDM Options

The Village shall apply Transportation Demand Management (TDM) measures as a means of reducing vehicle travel impacts that exceed adopted LOS standards and shall require development to consider TDM options before proposal of roadway or other capital improvements that increase vehicle-carrying capacity.

• TRA II.A.5: Prioritize CIP Projects

The Village shall prioritize projects in its five-year Capital Improvement Plan that address any deficiencies that may remain after other policy measures in this objective, such as exemption at station areas and in urban centers or through use of TDM measures, have been applied.

• TRA II.A.6:

The Village of Palmetto Bay recognizes the Urban Development Boundary (UDB) designated by Miami-Dade County and the Urban Infill Area UIA within its municipal limits. Pursuant thereto, the minimum acceptable peak-period LOS for all State and County roads within the UDB shall be the following:

1. All development applications within the Urban Infill Area Transportation Concurrency Exception Area are exempt from transportation concurrency requirements; however the following level of service thresholds are established for reviewing projects within the UIA TCEA: (1) Where no public mass transit service exists, roadways shall operate at or above Level of Service E (100% 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 of 120% 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 150% of their capacity; and

2. Between the UDB and UIA: (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



Objective B: Coordinate transportation with Future Land Use

The Village shall coordinate transportation with the Future Land Use Map of this Comprehensive Plan for general adequate facilities.

Policies:

- **TRA II.B.1: Link Density with Transit**

The Village shall recognize station areas on high-capacity transit corridors within or adjacent to the Village limits, and shall consider these areas first for higher-density development.

- **TRA II.B.2: Coordinate with FDOT and Miami-Dade**

The Village shall coordinate with Florida Department of Transportation (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.

- **TRA II.B.3: Manage Driveway Access**

The Village Land Development Regulations (LDR) shall maintain standards to manage driveway access in areas of any non-residential future land use designations such that frequent spacing of driveways does not contribute to reduced infrastructure performance or compromised safety.





Objective C: Protect neighborhoods

The Village shall prioritize the protection of neighborhood character in its single-family residential areas, and will reduce transportation-related impacts that compromise this character.

Policies:

- **TRA II.C.1: Limits for Single-Family Residential**

The Village will not plan, design, or program projects increasing vehicle-carrying capacity in single-family residential areas.

- **TRA II.C.2: Traffic Calming**

The Village shall preserve and protect single-family residential areas from non-local traffic through implementation of traffic calming measures as defined by the Village, and if necessary approved by the County.

- **TRA II.C.3: Perform Studies**

The Village shall have the ability to perform traffic calming studies in neighborhoods and residential areas to determine if existing conditions justify the implementation of these measures.



Village-led transportation improvements and decisions are consistent with those of its agency partners

The Village's own contributions to its transportation network and actions to manage it will support and complement those from private developers and from partner agencies (including Florida Department of Transportation ((FDOT)), the Miami-Dade County Transportation Planning Organization ((TPO)), and Miami-Dade Transit).



Objective A: Consistency and coordination with partners

The Village shall plan, design, and implement its own transportation capital projects, programs, and other investments in a manner compatible with those of its partner agencies.

Policies:

• TRA III.A.1: County Transportation Liaison

The Village shall designate a transportation liaison to coordinate with Miami-Dade County departments, especially Transportation, Transit, and the Office of Emergency Management.

• TRA III.A.2: South Florida Commuter Services

The Village shall designate a transportation liaison with South Florida Commuter Services, or any successor organization performing similar transportation management association functions, to identify and engage any Transportation Demand Management (TDM) services appropriate and applicable to the Village.

• TRA III.A.3: Increase TDM Service

The Village shall contribute funding to South Florida Commuter Services to add or increase TDM services or options available to the Village, and this funding may be derived from development contributions used to mitigate transportation impacts, per Policy TRA II.A.4.

• TRA III.A.4: Pedestrian Facilities

The Village shall strive for safe, continuous pedestrian facilities to be provided within one-quarter mile of any fixed-route transit service or high-capacity transit stations on or adjacent to the US 1 corridor.

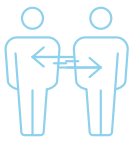
• TRA III.A.5: Evacuation Operations

Evacuation operations for emergency events, such as weather-related emergencies, shall begin within four hours of issuance of an emergency order by the County Administrator.

• TRA III.A.6: Evacuation Support Plan

The Village's transportation liaison will designate a support plan for Village-maintained streets that connect to County and State routes designated as emergency evacuation routes. The Village will prioritize use of these streets for evacuation purposes and will suspend other activities on these streets upon issuance of an emergency order by the County administrator.





Objective B: : Engagement of partners to facilitate achieving Village goals, objectives, and policies

The Village shall coordinate with partner agencies to ensure that applicability of the goals, objectives, and policies of this Element can extend beyond right-of-way and districts outside of Village ownership and maintenance.

Policies:

- **TRA III.B.1: Coordinate with Miami-Dade Transit**

The Village shall coordinate with Miami-Dade Transit to identify last-mile connection needs.

- **TRA III.B.2: Low Emission Vehicles**

The Village transportation liaison will coordinate with Miami-Dade County and Florida Department of Transportation (FDOT) to designate locations where Low Emission Vehicle (LEV) use is permitted on County and State transportation facilities, consistent with Policy TRA I.A.7.



Implementation Snapshot



The Village shall maintain an inventory of sidewalks, street trees and bicycle lanes and off road pathways including status of completion or construction, and overall condition.



The Village shall explore the use of golf carts and other light electric vehicles (LEVs) designed for personal transportation on streets owned and maintained by the Village.



The Village shall encourage and enable an annual Walk-to-School Day coordinated with County/National designated day.





The Village shall encourage and enable an annual Parking Day coordinated with County/National designated day.



The Village will re-evaluate its commuter connection and first/last mile services offered once the South Dade Busway Bus Rapid Transit (BRT) project construction is completed.



The Village will provide local connectivity to the South Dade Busway through enhanced sidewalks, bike lanes, and a connected street grid within Downtown Palmetto Bay.





ELEMENT 8

Housing (HOU)

The Housing Element (HOU) of the Comprehensive Plan works to ensure that the Village’s high quality of life and low-density residential character are maintained where established neighborhoods have a distinct sense of place. The planning of future housing is correlated with the Coastal Management, Infrastructure and Transportation Elements to guide future development away from the coastline, closer to transit proximity, and water-sewer service areas. The Village will meet all state statutes and coordinate with Miami-Dade County on regional initiatives.

This element is divided into four themes:



Maintain Safe, High-Quality Neighborhoods

The Village shall protect and enhance the community character and safety of neighborhoods.



Multigenerational Housing Opportunities

The Village shall plan for multi-generational housing options for residents and their families.



Mixed-Use Neighborhoods

Support a diverse mix of housing and mixed-use neighborhoods along US-1.



Sustainable Housing

The Village shall promote sustainable housing measures in order to protect neighborhoods and the residents’ quality of life.

PAGE LEFT INTENTIONALLY BLANK



Maintain Safe, High-Quality Neighborhoods

The Village shall protect and enhance the community character and safety of neighborhoods.



Objective A: Protect Neighborhood Safety

The Village will continue to diversify its travel options and enable more travel to be made in non-driving modes of transportation on all trips.

Policies:

- **HOU I.A.1: Crime Prevention Through Environmental Design (CPTED)**

The Land Development Regulations (LDR) shall utilize the principles of Crime Prevention Through Environmental Design (CPTED), or other similar programs, in regulating the design of buildings and placement of uses in order to increase the safety of neighborhoods and the community (See Future Land Use Element).

- **HOU I.A.2: Building Safety**

Consistent with F.S. 163.3177(6)(f)1.b., the Village is required to maintain and enforce minimum Florida Building Code and LDR standards that regulate the elimination or rehabilitation of unsafe and substandard housing units in order to maintain existing housing in a state of good repair and aesthetically pleasing with the surrounding community.

- **HOU I.A.3: Safe Access**

The Village shall enhance community parks and the safe access to parks and schools from residential neighborhoods (See Parks and Recreation Element and Educational Facilities Element).





Objective B: Maintain Community Character

The Village shall protect the community's sense of place and existing community character and established neighborhoods.

Policies:

- **HOU I.B.1: Neighborhood Aesthetics and Livability**

The Village shall protect and promote quality housing, community aesthetics, walkability, and livability to maintain a vibrant community.

- **HOU I.B.2: Design**

The Village shall maintain sustainability design guidelines for neighborhoods including street trees, sidewalks, bike lanes, and trails (See Future Land Use Element).

- **HOU I.B.3: Neighborhood Character**

The Village shall protect existing neighborhoods from commercial intrusion to maintain the character of the community.

- **HOU I.B.4: Compatibility**

The Land Development Regulations (LDR) shall promote the compatibility of other uses in proximity of residential housing and regulate proper screening and landscape buffering standards.

- **HOU I.B.5: Historical Resources**

The Village shall encourage the protection of designated historical and archaeological housing, structures, and sites through appropriate LDR regulations, review procedures, and historic and archaeological resources designations and may encourage the rehabilitation and adaptive reuse of designated historically significant housing. (See Parks and Recreation Element).



Multigenerational Housing Opportunities

The Village shall plan for multi-generational housing options for residents and their families.



Objective A: Multi-generational Housing

The Village shall support aging-in-place and multi-generational housing strategies that encourage residents to remain in their neighborhoods as they age and as needs evolve.

Policies:

- **HOU II.A.1: Aging-in-Place Housing Options**

The Land Development Regulations (LDR) shall include aging-in-place strategies such as shared housing options, sub-units under one roof, and other assisted living arrangements that may allow a single family to care for relatives onsite in all residential zoning districts.

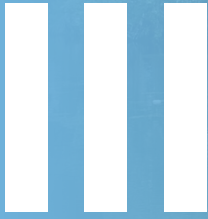
- **HOU II.A.2: Accessory Dwelling Units**

The Village shall evaluate the appropriateness of allowing accessory dwelling units as “granny flats” in the Estate Density Residential category provided they are not permitted to be rented, and incorporate adequate setbacks, parking, drainage, septic system, and other requirements and level of service standards are maintained.

- **HOU II.A.3: Senior Housing**

The Village shall identify and support existing senior housing stock, including affordable senior housing, and plan for additional senior housing options such as continuum of care, condos, or senior-only affordable and market rate rentals.





Mixed-Use Neighborhoods

Support a diverse mix of housing and mixed-use neighborhoods along US-1.



Objective A: New Housing

The Village shall designate density through mixed-use housing developments along US-1 in order to provide a variety of housing types in close proximity to jobs and supporting facilities.

Policies:

- **HOU III.A.1: Housing Variety**

Consistent with F.S. 163.3177(6)(f)3., the Village is required to maintain housing implementation programs that encourage adequate sites for a housing supply of various types, sizes, and costs with new development guided towards infill along US-1 and continue to partner with private and nonprofit sectors to address housing needs in order to accommodate the anticipated population through the 10 and 20-year planning horizon.

- **HOU III.A.2: Smart Growth**

The Village shall encourage smart growth and infill development and redevelopment of residential housing along US-1.

- **HOU III.A.3: Livability**

The Village shall promote livability by supporting new housing options that are well-integrated with the community's mobility network, accessible to services, and in proximity to employment centers and parks.

- **HOU III.A.4: Mitigation**

The Village shall consider traffic impacts when reviewing new multi-family housing developments to mitigate traffic impacts. Additionally, the improvement of mobility options for all types of users may be required for offsite and onsite mitigation based on the review of traffic impacts associated with these new developments (See Transportation Element).

- **HOU III.A.5: Attainable Housing**

Consistent with F.S. 163.3177(6)(f)1.d, F.S. 163.3177(6)(f)1.g, F.S. 163.3177(6)(f)3, the Village is required to plan for adequate sites for future housing including attainable and affordable housing, especially along US-1, where community residents, including but not limited to teachers, government workers, and senior citizens can live where they work and have access to every day needs and transit.

- **HOU III.A.6: Consistency with State Requirements**

Consistent with F.S. 163.3177(6)(f)1.d., the Village is required to continue to provide opportunities for mobile homes, group homes, and foster care facilities in residential zoning districts, provided that they meet design compatibility standards. Consistent with F.S. 163.3177(6)(f)1.e., the Village is also required to provide residents with the ability to relocate when residents are displaced by Village actions, through public development or redevelopment.

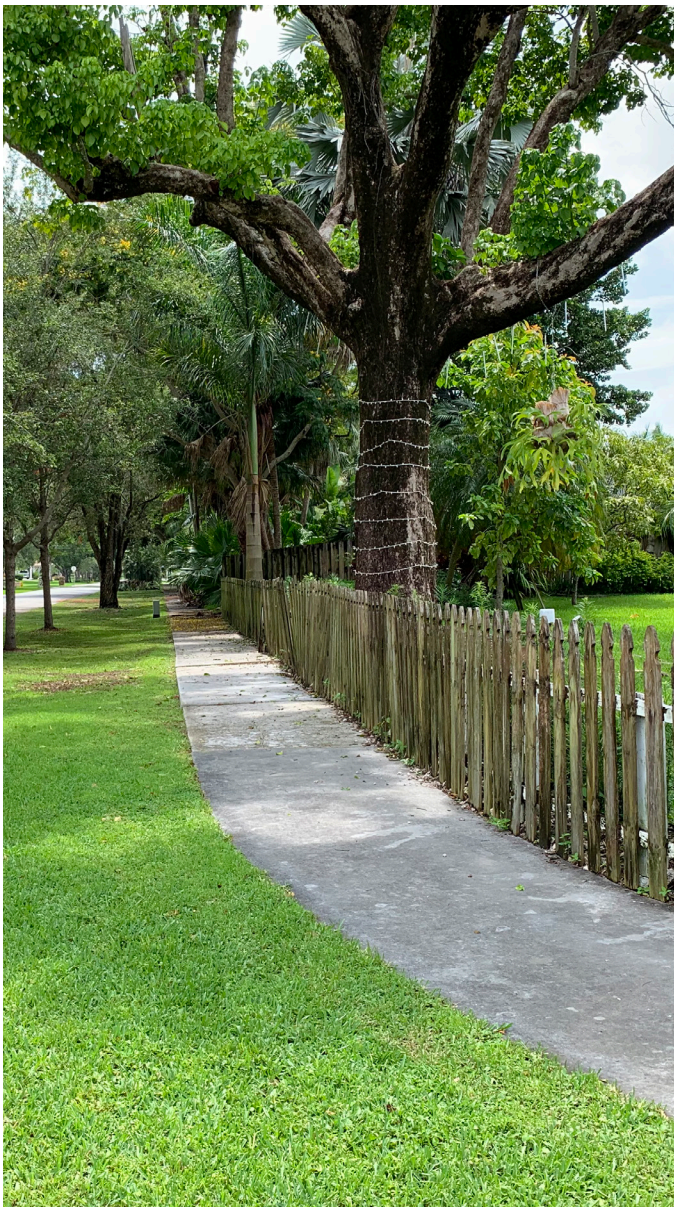
IV Sustainable Housing

The Village shall promote sustainable housing measures in order to protect neighborhoods and the residents' quality of life.



Objective A: Sustainability

Consistent with the Village's broader sustainability goals, the Village shall guide housing away from coastal areas and encourage sustainable housing design and construction methods.



Policies:

- **HOU IV.A.1: Coastal Sustainability and Resiliency**
The Village shall guide housing development away from the Coastal High Hazard Area (CHHA). Any development and rehabilitation of housing near the coast and/or within the CHHA shall be consistent with the policies outlined in the Coastal Management Element of this Comprehensive Plan to ensure the long-term resiliency and safety of neighborhoods.
- **HOU IV.A.2: Mitigation**
Where feasible, the Village shall coordinate with the appropriate state, federal, and other applicable entities to support property owners in the mitigation of risks from natural hazards and flooding such as elevating existing homes and support property owners in the repair of housing after a hazard event (See Coastal Management Element).
- **HOU IV.A.3: Sustainable Housing Design**
The Land Development Regulations (LDR) may incorporate strategies to address housing design and construction methods that increase energy efficiency and encourage the use of renewable resources. The LDR may also provide incentives for housing developments that meet recognized green building criteria (i.e., LEED).



Implementation Snapshot



The Land Development Regulations (LDR) shall utilize the principles of Crime Prevention Through Environmental Design (CPTED)



The Village will create appropriate “buffer” land use and zoning categories between commercial and single-family zoning where possible. The LDR shall promote the compatibility of other uses in proximity of residential housing and ensure gradual transition of height and massing, screening and landscape buffering standards.



The Village shall evaluate the appropriateness of accessory dwelling units as a way to provide multi-generational housing and aging in place of family members within single family residential area provided they are not permitted as short term rentals and will incorporate adequate setbacks, parking, drainage, septic system, and other requirements and all adopted level of service standards are maintained.





The Village will work with Miami-Dade County to implement smart growth, infill development and redevelopment along US-1 thru the Land Development Code.



The Village will modify the LDR to include state mandates as opportunities arise.



The Village shall incorporate sustainability standards into the LDR to address housing design and construction methods that increase energy efficiency, encourage the use of renewable resources, reduce continual losses, and flood risks.



ELEMENT 9

Property Rights (PRO)

The Village shall act in the public's interest through the highest quality customer services that are provided having a nexus to life, safety, health, and the well-being of the general public by all residents. Individuals must respect each property owner's individual rights and actively be a part of the collective neighborhood unit within which their parcel of land is located. All property owners must respect each other and allow for the peaceful enjoyment of the community within which individuals reside and are a part of the entire village.

This element includes:



Respect Property Rights

The Village shall consider judicially acknowledged and constitutionally protected private property rights in its local decision making.

Respect Property Rights

The Village shall consider judicially acknowledged and constitutionally protected private property rights in its local decision making.



Objective A: Property Rights

Consistent with F.S. 163.3177(i)(1), the Village is required to ensure that private property rights are considered in its local decision making amongst other factors required by the Comprehensive Plan and Land Development Regulations.

Policies:

• PRO I.A.1: Physical Possession and Control

The Village shall consider in its local decision making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

• PRO I.A.2: Personal Use of Property

The Village shall consider in its local decision making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

• PRO I.A.3: Privacy

The Village shall consider in its local decision making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

• PRO I.A.4: Disposal of Property

The Village shall consider in its local decision making the right of a property owner to dispose of his or her property through sale or gift.



ELEMENT 10

Public Participation (PUB)

The Village values the input and discussion with the public in the decision-making process. The Village recognizes that local residents elect municipal leaders and that their thoughts and concerns are the most important constituent. The public participation element ensures that everyone is heard through a lens of equity and inclusion where everyone has a voice and is enabled to be involved in your government’s due process.

This element includes:



Public Participation

The Village’s decision making will be reliable and predictable to promote sound, long-term investments in the community.

Public Participation

The Village's decision making will be reliable and predictable to promote sound, long-term investments in the community.



Objective A: Public Participation Processes

The Village must provide for opportunities for all persons to be heard on actions that:

- Amend the Village's Comprehensive Plan;
- Change the zoning designation of property within the Village;
- Require a variance; or
- Quasi-judicial actions

Policies:

• PUB I.A.1: Public Hearings

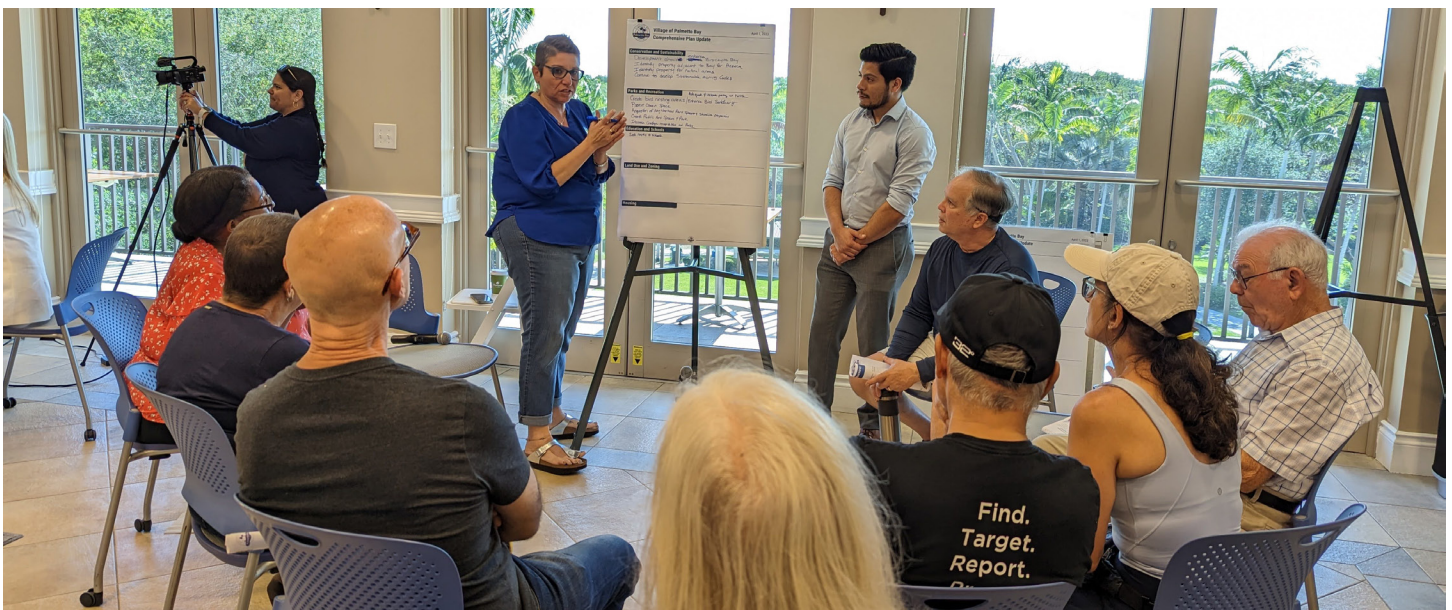
Action items identified in Objective A must occur in a public hearing meeting and adhere to the standards of this policy.

• PUB I.A.2: Any Person may Participate

The Village recognizes that planning and development decisions affect complex systems and have impacts that occur beyond the site of development. Any person may participate in and be a party to a hearing on a decision this policy governs.

• PUB I.A.3: Right to Evaluate Proposed Decisions

The Village respects the right of people, including elected officials, to fairly evaluate proposed decisions that this objective governs.



IMPLEMENTATION & ACCOUNTABILITY





03

CHAPTER





ELEMENT 11

Capital Improvements (CAP)

The Capital Improvements Element (CAP) implements the Village's vision by establishing a list of infrastructure projects that are tied to the adopted level of service and predicted revenues to ensure a balanced budget. The comprehensive plan contains a Capital Improvements Element designed to consider the Village's needs assessment for public facilities in order to provide exceptional customer service to the citizens and end users.

The Village will coordinate on behalf of the residents' services that are provided by other government entities. Per Florida Statute, a schedule of capital improvements shall include any publicly funded projects of federal, state, or local government and the Village will assign funding sources for future investments. The Capital Improvements Plan is evaluated yearly to update project status, rankings, funding sources, projected revenues, and cost estimates if applicable. This element includes:



Provision of High-Quality road, utility and infrastructure facilities and services

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.

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.



Objective A: Capital Improvement Funding Availability

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.

Policies:

- **CAP I.A.1: Five-Year Capital Improvement Program**

Prepare and adopt a Five-Year Capital Improvement Program (CIP) and One-Year Capital Budget as part of the Village's annual budgeting process, along with an annual review and update, as necessary of the Capital Improvements Element (CIE). The annual update of the CIE's financially feasible Capital Improvements Schedule should demonstrate that level of service standards will be maintained during the next five-year period.

- **CAP I.A.2: Public Facilities**

Prior to the issuance of new development orders, ensure 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.

- **CAP I.A.3: Additional Capital Revenues**

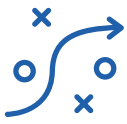
Seek grants and private development contributions, whenever possible, to provide additional capital revenues for the implementation of the Five-Year Schedule of Capital Improvements.

- **CAP I.A.4: Assess Impact Fees**

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.

- **CAP I.A.5: Mitigation**

Include proportionate share mitigation methodologies in the Village's Code of Ordinances, and provide options for mitigation of impacts on public school facilities in the Village's concurrency management program and Interlocal Agreement for Public Facility Planning between the Village, Miami-Dade County Public Schools, Miami-Dade County and the Cities in Miami-Dade County, consistent with the requirements of Chapter 163, Florida Statutes. These mitigation options 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.



Objective B: 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.

Policies:

• CAP I.B.1: Ensure Availability of Public Facilities

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 Land Development Regulations (LDR) and in compliance with the Village's Water Supply Plan.

• CAP I.B.2: Construction of Capital Improvements

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.

• CAP I.B.3: Manage Land Development Process

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 Village LDR.

• CAP I.B.4: CIP Guidelines

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:

1. Protects public health, safety, and welfare;
2. Promotes Sustainability and Resiliency;
3. Fulfills existing legal commitments of the Village to provide facilities and services;
4. Corrects an existing public facility deficiency identified in this Plan;
5. Permits the most efficient and effective use of existing and/or future facilities;
6. Provides new capacity to accommodate future growth consistent with this Plan;
7. Prevents or reduces future improvement costs; and
8. Promotes cost effective use of time and revenue (related projects)

• CAP I.B.5: Assess Costs

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 and cultural facilities.

• CAP I.B.6: Repair and Upgrade

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.

• CAP I.B.7: School Concurrency

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.

• CAP I.B.8: School District Facilities Work Plan

The Miami-Dade County School Board's latest adopted district facilities work plan should 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.

• CAP I.B.9: Incorporated by Reference

Incorporated by Reference. The Miami-Dade County Public Schools Facilities Work Program is incorporated by reference into this Element, except as expressly excluded during the annual adoption of the Schedule of Projects. The Village is not financially responsible for those capital projects funded, maintained and/or under the control of other agencies or jurisdictions.

• CAP I.B.10: Street Tree Master Plan

Street Tree Master Plan. Continue to implement the Village Street Tree Master Plan, dated June 21, 2006, and update the plan as needed and appropriate.



Objective C: Concurrency and Level-of-Service Standards (LOS)

Make the availability of high-quality public facilities at adopted Level of Service (LOS) Standards concurrent with the impacts of development, an important basis for future land planning and capital decisions.

Policies:

• CAP I.C.1: Support Development at Adopted LOS

Sanitary Sewer, Solid Waste, Drainage and Potable Water:

As discussed in Element 6 (Infrastructure), 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 Level of Service (LOS) Standards all must meet one of the following timing requirements:

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 F.S. 163.3220, or an agreement or development order issued pursuant to F.S. Chapter 380, 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.

Parks & Recreation: As discussed in Element 4 (Parks, Recreation and Open Space), 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:

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
 - 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 F.S. 163.3220, or an agreement or development order issued pursuant to F.S. Chapter 380, 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
 - d. Necessary covenants are executed.

Transportation: As discussed in Element 7 (Transportation), prior to the issuance of any development order for new development or redevelopment, transportation public facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

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 scheduled 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 F.S. 163.3220, or an agreement or development order issued pursuant to F.S. Chapter 380, to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent, or
5. Necessary covenants are executed.

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.

Public Educational Facilities: 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:

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).

• CAP I.C.2: Meet or Exceed LOS

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 F.S. Chapter 163, or in development order issued pursuant to F.S. Chapter 380.

• CAP I.C.3: Evaluate

Evaluate proposed Plan amendments and requests for new development or redevelopment according to the following guidelines:

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?

• CAP I.C.4: Proportionate Cost

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.

• **CAP I.C.5: Minimal Impact**

Any proposed development that is deemed to generate a minimal impact (as defined in F.S. subsection 163.3189 (6)), shall not be required to establish transportation concurrency.

• **CAP I.C.6: Amendment**

A comprehensive plan amendment shall be required to eliminate, defer, or delay construction of any facility listed in the Five-Year Schedule of Capital Improvements.



Objective D: 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.

Policies:

• **CAP I.D.1: Debt**

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.

• **CAP I.D.2: Operating Costs**

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.

• **CAP I.D.3: Operation and Maintenance**

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.

• **CAP I.D.4: Debt Service Expenditures**

The Village’s total debt service expenditures shall be no more than 10% of total revenue.

• **CAP I.D.5: Capital Indebtedness**

The Village’s outstanding capital indebtedness shall be no more than five (5) percent of its property tax base.



Table CAP-1: Recommended Level of Service (LOS) Standards for the Village of Palmetto Bay

Public Facility	Level of Service Standard												
Sanitary Sewer^A	<p>a. The wastewater treatment plants shall operate with a physical capacity of no less than the annual average daily influent sewage flow for the preceding 12 months.</p> <p>b. Effluent discharged from wastewater treatment plants shall meet all federal, State, and County standards.</p> <p>c. The system shall maintain the capacity to collect and dispose of no less than 102 percent of annual average daily influent sewage flow for the preceding 5 years accounting for reserved capacity. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months. The annual average daily influent sewage flow shall be calculated as the average of the daily volume received at the facility over a 12-month period.</p> <p>d. The per capita Level of Service standard for sanitary sewer shall be 122 gallons per capita per day.</p>												
Solid Waste^A	<p>The County Solid Waste Management System, which includes County-owned solid waste disposal facilities and those operated under contract with the County for disposal, shall, for a minimum of five (5) years, collectively maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the System through long-term interlocal agreements or contracts with municipalities and private waste haulers, and anticipated non-committed waste flows.</p>												
Potable Water^A	<p>a. The potable water treatment system shall operate with a rated maximum daily capacity no less than 2 percent above the maximum finished water daily flow for the preceding year accounting for capacity that is reserved for development that is not yet completed (“reserved capacity”). The maximum finished water daily flow shall be determined by calculating the average of the highest five single day finished water flows for the previous 12 months.</p> <p>b. Water shall be delivered to users at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Rescue Department, minimum fire flows based on the land use served shall be maintained as follows:</p> <table border="0" data-bbox="451 1270 1226 1732"> <thead> <tr> <th data-bbox="451 1270 966 1312">Land Use</th> <th data-bbox="982 1270 1226 1312">Min. Fire Flow (gpm)</th> </tr> </thead> <tbody> <tr> <td data-bbox="451 1312 966 1354">Single Family Residential Estate</td> <td data-bbox="1023 1312 1226 1354">500</td> </tr> <tr> <td data-bbox="451 1375 966 1449">Single Family and Duplex; Residential on Minimum lots of 7,500 sf</td> <td data-bbox="1039 1417 1226 1449">750</td> </tr> <tr> <td data-bbox="451 1480 966 1554">Multi-Family Residential (Low Medium Density); Semiprofessional Offices</td> <td data-bbox="1015 1480 1226 1512">1,500</td> </tr> <tr> <td data-bbox="451 1585 966 1659">Multi-Family Residential (Medium High Density); Hospitals; Schools</td> <td data-bbox="1015 1585 1226 1617">2,000</td> </tr> <tr> <td data-bbox="451 1690 966 1732">Business and Industry</td> <td data-bbox="1023 1690 1226 1722">3,000</td> </tr> </tbody> </table> <p>c. Water Quality shall meet all federal, state, and County primary standards for potable water.</p> <p>d. Countywide storage capacity for finished water shall equal no less than 15% of the Countywide average daily demand.</p> <p>e. The per capita Level of Service standard for potable water shall be 139 gallons per capita per day.</p>	Land Use	Min. Fire Flow (gpm)	Single Family Residential Estate	500	Single Family and Duplex; Residential on Minimum lots of 7,500 sf	750	Multi-Family Residential (Low Medium Density); Semiprofessional Offices	1,500	Multi-Family Residential (Medium High Density); Hospitals; Schools	2,000	Business and Industry	3,000
Land Use	Min. Fire Flow (gpm)												
Single Family Residential Estate	500												
Single Family and Duplex; Residential on Minimum lots of 7,500 sf	750												
Multi-Family Residential (Low Medium Density); Semiprofessional Offices	1,500												
Multi-Family Residential (Medium High Density); Hospitals; Schools	2,000												
Business and Industry	3,000												



Public Facility	Level of Service Standard
Stormwater Drainage	<p>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 one inch (1") of rainfall runoff to meet water quality standards required by Chapter 62-302, 862-302.500 of the Florida Administrative Code.</p> <p>Were two or more standards impact a specific development, the most restrictive standard shall apply.</p> <ul style="list-style-type: none"> 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 one inch (1") of rainfall on-site or the first half inch (0.5") of runoff, whichever is greater.
Flood Protection	<p>The minimum acceptable Flood Protection Levels of Service (FPLOS) standards for Miami-Dade County shall be protection from the degree of flooding that would result from a duration of one day from a ten-year storm, with exceptions in previously developed canal basins, where additional development to this base standard would pose a risk to existing development. All structures shall be constructed at, or above, the minimum floor elevation specified in the federal flood Insurance Rate Maps for Miami-Dade County or as specified in Chapter 11-C of the Miami-Dade County Code, whichever is higher.</p>
Recreation /Open Space	<p>3.0 acres per 1,000 residents. A separate LOS of .25 acres per 1,000 residents for developments within the Downtown area.</p>
Transportation - UIA TCEA^B	<p>All development applications within the Urban Infill Area Transportation Concurrency Exception Area are exempt from transportation concurrency requirements; however the following level of service thresholds are established for reviewing projects within the UIA TCEA:</p> <ul style="list-style-type: none"> a. The Level of Service (LOS) Standard 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 a Strategic Intermodal System (SIS) 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 the resultant increase in traffic volume does not exceed two percent of the defined maximum service volume.</p>



Public Facility	Level of Service Standard
Transportation-UDB^c	All major roadways within the Urban Development Boundary must operate at LOS D except State urban minor arterials (SUMA), which may operate at LOS E.
Schools^c	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.

Notes:

^A =These public facilities and services are provided by Miami-Dade County and are subject to the level of service standards established in the Miami-Dade County Comprehensive Development Master Plan (CDMP). The Village of Palmetto Bay Comprehensive Plan will adopt these same level of service standards to be consistent with the CDMP.

^B =UIA TCEA denotes the Urban Infill Area Transportation Concurrency Exception Area. The section of Palmetto Bay located east of SW 77th Avenue is part of the Miami-Dade County UIA TCEA.

^C =These public educational facilities are provided by the Miami-Dade County Public Schools and these standards were established through the “Amended and Restated Interlocal Agreement for Public School Facilities in Miami-Dade County.”

PLAN MONITORING, EVALUATION AND APPRAISAL

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.

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 Commerce for review. Once the final EAR is approved by all agencies, EAR-based amendments are initiated.

FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

The Village of Palmetto Bay’s schedule of capital improvements is published annually as part of the Capital Improvement Program. It presents key information related to the future projects proposed in various elements of this Comprehensive Plan. Table 1 through 4 of the Capital Improvement Program outlines the Revenue Sources available to fund each capital improvement, the year the project is projected to be implemented, compliance with Goals, Objectives and Policies of the Comprehensive Plan and project-related expenses over the next five (5) years



Implementation Snapshot



Prepare and adopt a **Five-Year Capital Improvement Program (CIP) and Capital Budget** as part of the Village's annual budgeting process, along with an annual review and update, as necessary of the **Capital Improvements Element (CIE)**.



Include proportionate share mitigation methodologies in the Village's Code of Ordinances



The village will continue to implement the **Street Tree Master Plan** and passive swale area stormwater improvements.







ELEMENT 12

Intergovernmental Coordination (INT)

The Intergovernmental Coordination Element (INT) ensures that the Village is aligned with all of its service providers and adjacent municipalities to be able to make the best decisions for its residents. It is the purpose of this section to permit the Village to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities. The Village acknowledges the fundamental State Constitutional value of Home Rule Authority and believes that localities are best equipped to make local decisions for their residents. This element includes:



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.

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.



Objective A: Non-Transportation Coordination Activities and Participation.

Maintain and 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.

Policies:

• INT I.A.1: Participate

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.

• INT I.A.2: Communication

Maintain 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.

• INT I.A.3: Disseminate Information

The Village Manager or his/her designee shall disseminate information on proposed comprehensive plan and/or land development regulation amendments by the Village, to neighboring cities, Miami-Dade County, and other governmental agencies in addition to publication requirements.

• INT I.A.4: Level-of-Service Reports

The Village Manager or his/her designee shall prepare and review the level-of-service reports 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.

• INT I.A.5: Coordinate Adopted LOS Standards

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, the 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.

- **INT I.A.6: Comprehensive Plans**

The Village's Comprehensive Plan will be coordinated with the State of Florida Comprehensive Plan, and the Miami-Dade County Comprehensive Development Master Plan.

- **INT I.A.7: Water Quality**

Continue to coordinate with the Miami-Dade County Department of Regulatory and Economic Resources and the South Florida Water Management District on surface water quality monitoring and water quality in Biscayne Bay.

- **INT I.A.8: Regulatory Programs**

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 Management Regulatory and Economic Resources to ensure that all regulatory programs administered through each of these agencies is integrated, as applicable, into the Village of Palmetto Bay Land Development Regulations.

- **INT I.A.9: Hurricane Evacuation and Shelter**

Continue to cooperate with Miami-Dade County to maintain or reduce predicted hurricane evacuation times and ensure adequate shelter capacity for residents during mandatory hurricane evacuation orders by:

- 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.

- **INT I.A.10: Coordinate with USDA & FPL**

Coordinate with the USDA Horticulture Research Station and Florida Power and Light (FPL) regarding future plans for their properties or changes in their operations.

- **INT I.A.11: Conflict Resolution**

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.

- **INT I.A.12: Development and Growth Management**

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:

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.



Objective B: Transportation and Transit Coordination Needs

Coordinate 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..

Policies:

- **INT I.B.1: Move People Safely and Efficiently**

Work with officials at the Florida Department of Transportation (FDOT), Miami-Dade County Metropolitan Planning Organization (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.

- **INT I.B.2: County Road Impact Fees**

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.

- **INT I.B.3: Pedestrian & Bicycle Linkages**

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

- **INT I.B.4: Plant Trees**

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 Villages Street Tree Maser Plan dated June 21,2006.

- **INT I.B.5: Transit Coordination**

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 Miami-Dade Transit bus routes operating within the village that participate in the Agency's Bike and Ride Program.

- **INT I.B.6: Support Efforts**

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 reliability.

- **INT I.B.7: Coordinate Implementation**

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 Peoples Transportation Plan. Funding for these improvements will come from the half-cent sales tax referendum approved by Miami-Dade County voters in 2002.



Objective C: Communicate Village Plans to Affected Outside Entities

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.

Policies:

• INT I.C.1: Adjacent Communities

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.

• INT I.C.2: Identify, Develop, and Pursue

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.

• INT I.C.3: Review and Coordinate

The Village shall, as needed, review and coordinate with neighboring jurisdictions the Village of Palmetto Bay’s land use plans 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.

• INT I.C.4: Cooperative Planning Programs

Continue to participate in cooperative planning programs with other governmental agencies.

• INT I.C.5: Proposed Annexation Areas

When proposed annexation areas are considered, coordinate with all potential-impacted unincorporated communities, adjacent municipalities, and Miami-Dade County.



Objective D: Coordinate with Other Agencies for Recreation

The Village shall coordinate with appropriate agencies regarding recreation and open space.

Policies:

• INT I.D.1: Coordination

The Village shall 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.

• INT I.D.2: Natural Areas

The Village shall 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.

• INT I.D.3: Trails

The Village shall coordinate with the Miami-Dade County Metropolitan Planning Organization (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.

• INT I.D.4: Adjacent Parkland

The Village shall 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.

• INT I.D.5: Park Site

The Village shall coordinate with Miami-Dade County on plans to develop a potential park site on all surplus designated lands that are located within the Village.

• INT I.D.6: Greenways

The Village shall actively participate in the planning and update of Miami-Dade County’s regional greenways system.

DEFINITIONS



04

CHAPTER



Definitions listed below in **bold** are defined by Florida Statutes. All state definitions are identified in Ch 163.3164 unless otherwise noted in parenthesis at the end of the definition. All Comprehensive Plan definitions are defined at the time of adoption of the Village's Comprehensive Plan and may be updated by Florida Statute at a future date.

1. **Adaptation Action Area** or **Adaptation Area** means a designation in the coastal management element which identifies one or more areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning.
2. **Affordable Housing** means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households. (F.S. 420.0004(3)).
3. **Area** or **Area of Jurisdiction** means the lands lying within the limits of an incorporated municipality.
4. **Capital Improvement** means physical assets constructed or purchased to provide, improve, or replace a public facility and which are typically large scale and high in cost. Eligible activities include, but are not limited to: the initial removal of invasive plants; the construction, improvement, enlargement or extension of facilities' signs, firelanes, access roads, and trails; or any other activities that serve to restore, conserve, protect, or provide public access, recreational opportunities, or necessary services for land or water areas. Eligible activities include but are not limited to: roadway improvements, water, wastewater, and sewer utilities, parks, Village buildings, and heavy equipment.
5. **Coastal Area** means the 35 coastal counties and all coastal municipalities within their boundaries, including the Village of Palmetto Bay within Miami-Dade County.
6. **Compatibility** means a condition in which land uses or conditions can coexist in relative proximity to each other such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.
7. **Comprehensive Plan** means a plan that meets the requirements of ss. 163.3177 and 163.3178. A Comprehensive Plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.
8. **Density** means an objective measurement by which residential development shall be determined based on the number of dwelling units allowed per gross area of land.
9. **Developer** means any person, including a governmental agency, undertaking any development as defined in this act.
10. **Development** means the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. (F.S. 380.04.(1)).
11. **Development Order** means any order granting, denying, or granting with conditions an application for a development permit.



12. **Development Permit** includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.
13. **Downtown Revitalization** means the physical and economic renewal of a central business district of a community as designated by local government, and includes both downtown development and redevelopment.
14. **Floodprone Areas** means areas inundated during a 100-year flood event or areas identified by the National Flood Insurance Program as an A Zone on flood insurance rate maps or flood hazard boundary maps. Portions of the Village lie within floodprone areas.
15. **Floor Area Ratio (FAR)** is calculated by dividing the total size of the building floor area, by the total size of the lot on which the building is located.
16. **Goal** means the long-term end toward which programs or activities are ultimately directed.
17. **Governing Body** means the board of county commissioners of a county, the commission or council of an incorporated municipality.
18. **Intensity** means an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground. Non-residential development shall be limited by intensity, measured by height, square footage, or as Floor Area Ratio (FAR).
19. **Internal Trip Capture** means trips generated by a mixed-use project that travel from one onsite land use to another onsite land use without using the external road network.
20. **Land** means the earth, water, and air, above, below, or on the surface, and includes any improvements or structures customarily regarded as land.
21. **Land Development Regulation Commission** means a commission designated by a local government to develop and recommend, to the local governing body, land development regulations which implement the adopted comprehensive plan and to review land development regulations, or amendments thereto, for consistency with the adopted plan.
22. **Land Development Regulations** means ordinances enacted by governing bodies for the regulation of any aspect of development and includes any local government zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land, except that this definition does not apply in s. 163.3213.
23. **Land Use** means the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof.
24. **Level of Service** means an indicator of the extent or degree of service provided by, or 163.3164(7) proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.
25. **Local Planning Agency** means the agency designated to prepare the comprehensive plan or plan amendments required by this act. The Planning Division is the local planning agency for the Village.

26. **Master Development Plan or Master Plan**, for the purposes of this act and 26 U.S.C. s. 118, means a planning document that integrates plans, orders, agreements, designs, and studies to guide development as defined in this section and may include, as appropriate, authorized land uses, authorized amounts of horizontal and vertical development, and public facilities, including local and regional water storage for water quality and water supply.
27. **Objective** means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.
28. **Parcel of Land** means any quantity of land capable of being described with such definiteness that its locations and boundaries may be established, which is designated by its owner or developer as land to be used, or developed as, a unit or which has been used or developed as a unit.
29. **Policy** means the way in which programs and activities are conducted to achieve an identified goal.
30. **Projects that promote public transportation** means projects that directly affect the provisions of public transit.
31. **Public Facilities** means major capital improvements, including transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational facilities.
32. **Public Notice** means notice as required by s. 125.66(2) for a county or by s. 166.041(3)(a) for a municipality.
33. **Regional Planning Agency** means the council created pursuant to Florida Statutes chapter 186. The Village of Palmetto Bay is incorporated in the South Florida Regional Planning Council.
34. **Seasonal Population** means part-time inhabitants who use, or may be expected to use, public facilities or services.
35. **State Land Planning Agency** means the Florida Department of Commerce.
36. **Structure** means anything constructed, installed, or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. "Structure" also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs. (F.S. 380.031(19))
37. **Suitability** means the degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.
38. **Transit-Oriented Development** means a project or projects, in areas identified in a local government comprehensive plan, that is or will be served by existing or planned transit service. These designated areas shall be compact, moderate to high density developments, of mixed-use character, interconnected with other land uses, bicycle and pedestrian friendly, and designed to support frequent transit service operating through, collectively or separately, rail, fixed guideway, streetcar, or bus systems on dedicated facilities or available roadway connections.
39. **Transportation Corridor Management** means the coordination of the planning of designated future transportation corridors with land use planning within and adjacent to the corridor.
40. **Urban Infill** means the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place.

41. **Urban Redevelopment** means demolition and reconstruction or substantial renovation of existing buildings or infrastructure within urban infill areas, existing urban service areas, or community redevelopment areas created pursuant to part III.
42. **Urban Service Area** means areas where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element.
43. **Urban Sprawl** means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

DATA INVENTORY & ANALYSIS





CONSERVATION & SUSTAINABILITY ELEMENT DATA INVENTORY AND ANALYSIS

INTRODUCTION

Pursuant to the requirements of Chapter 163 of the 2022 Florida Statutes, the Conservation and Sustainability Element consists of a data inventory and analysis that influences the overarching goals, objectives, and policies. This Element sets the foundation for the Village to protect its natural environment.

WATERBODIES

Utilizing data retrieved from the U.S. Fish and Wildlife Service, **Map CON-1** illustrates the waterbodies located within and surrounding the Village of Palmetto Bay. The inland areas of Palmetto Bay, which are submerged during all of the year, with the exception of extreme dry periods, include wetlands, ponds, and canals. Those areas of Palmetto Bay classified as inland open waterways include the C-100 Canal network. Wetlands are concentrated along the coastal areas east of Old Cutler Road. The waters behind and adjacent to the Deering Estate are home to the Biscayne Bay Aquatic Preserve, which provides habitat for a wide variety of juvenile and adult marine species including several of Florida's imperiled species, such as the west Indian manatee, the smalltooth sawfish, the American crocodile, and Johnson's seagrass. Other vital resources of the Preserve include corals, sponges and algae, mangrove-lined shores, and a variety of invertebrate species throughout the length of the bay. Seagrass beds within the BBAP, especially along the shores of the Deering Estate, are prime feeding areas for wading birds and a valuable nursery area for juvenile fish and invertebrates, including many of commercial interest. Additionally, the Deering Estate contains some of the last remaining functioning springs in the region.

The estuary's mangrove wetlands is one of the most productive ecosystems in the region. Mangrove communities along the coastal areas of Biscayne Bay stabilize bottom sediments and protect shorelines from erosion and storm surge. Forest and fringe communities provide protection from storm surge and can potentially reduce damage to upland areas from hurricanes. Mangrove trees provide nesting and roosting habitat for many resident and migrating birds in addition to providing shelter and a safe nursery to growing marine life. Mangrove leaves are also a large component of the near shore food web.

While channelization of this region's historic waterflow has altered the ability to stabilize these mangrove communities, the Deering Estate Flow-way was completed in 2012 and is designed to increase freshwater flow directing it away from existing canal discharges and spreading it out as sheetflow prior to discharging into the aquatic preserve. This will result in healthier coastal wetlands and recreate the natural sheetflow of water through the land, into the bay. Improved freshwater flow and salinity distribution near the shore will also help re-establish productive nursery habitat for shrimp and shellfish.

Both Biscayne Bay and its mangrove forests are protected by County and State regulations from impacts of development. Waterways within the Village are protected and will receive only minimal effects from future development.

FLOODPLAINS

Flood zones allocated in the Village of Palmetto Bay are illustrated in **Map CON-2**. There are several areas within the Village of Palmetto Bay which have been identified by the Federal Emergency Management Agency (FEMA) as having the potential for flooding in the 100-year storm event, or 1% annual chance of flooding. Also included in the map is the 500-year storm event area, or those areas having a 0.2% annual chance of flooding. These areas are subject to rising waters due to their proximity to nearby canals and Biscayne Bay.

MINERAL RESOURCES

There are no significant deposits of commercially valuable minerals known to exist within the Village of Palmetto Bay.

SOILS

The Miami-Dade County Soil Survey prepared by the Natural Resources Conservation Service and updated in 1996 gives details of the 25 different soil types that exist throughout the County.

The soil classifications are made based upon the water table, slope, erosion potential, permeability, subsidence and organic (muck/peat) content. The soils are also rated as to their potential for development based upon those limiting properties. The primary soil types identified for Palmetto Bay include:

- Opalocka-Rock outcrop complex
- Perrine marl, tidal
- Plantation muck
- Hallandale fine sand
- Margate fine sand

The Village of Palmetto Bay does not have any specific areas of soil erosion. Erosion potential can be mitigated by reducing the time interval between the clearing of land and actual development or construction.

WATER QUANTITY AND QUALITY

This section analyzes the current and projected water needs and sources based on the demands for industrial, agricultural, and potable water use and the quality and quantity of water available to meet these demands.

Water Demands

The Miami-Dade County Water and Sewer Department (MDWASD) provides water to a number of Miami-Dade County municipalities, including the Village of Palmetto Bay. The South Florida Water Management District 2018 Lower East Coast Water Supply Plan Update details the projected potable water demand for MDWASD. Since MDWASD provides water to several Miami-Dade County municipalities and most of the unincorporated area, the analysis of the Village’s water needs is determined by the Village’s percentage of the overall population of the MDWASD service area population.

Table CON-1 below provides a listing of the projected potable water demand based upon the population projections and the entire Village being connected to the MDWASD potable water system. In order to meet projected demand in 2045, the Village will require an estimated 2,360,000 gallons per day. To ensure the efficient and acceptable delivery of potable water services to the Village of Palmetto Bay, continued coordination with MDWASD is recommended.

Table CON-1: Projected Potable Water Demand

Year	Population	Per Capita (gallons per day finished water)	Potable Water Demands (daily average annual, MGD)
2020	24,439	93.45	2.28
2025	24,826	93.45	2.32
2030	25,097	93.45	2.35
2035	25,204	93.45	2.36
2040	25,219	93.45	2.36
2045	25,219	93.45	2.36

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita data from Village of Palmetto Bay 18-Year Water Supply Facilities Work Plan (2016-2033)

Water Conservation

Water conservation is the key to maintaining the health and productivity of the Surficial Aquifer System. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. Protection of the aquifer system and wellfields through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality.

The Village of Palmetto Bay works in coordination with MDWASD and the South Florida Water Management District on water conservation, use, and protection through several programs and policies that include:

- Plumbing requirements
- Florida Friendly Landscaping as described in Section 373.185, Florida Statutes
- Adoption of a Village Stormwater Master Plan

Aquifer Recharge

There are no classified prime groundwater recharge areas within the Village of Palmetto Bay. Aquifer recharge sources in the Village include the Cutler Drain Canals and Biscayne Bay and their tributaries, drainage structures designed for infiltration, and lawns and swales.

Water Quality

The Miami-Dade County Water and Sewer Department operates three regional water treatment plants: Alexander Orr, Jr., John E. Preston and Hialeah. There are five smaller water treatment plants which make up the South Dade Water Supply System and the Hialeah Reverse Osmosis Water Treatment Plant. The Village of Palmetto Bay is served by the Alexander Orr, Jr. Water Treatment Plant, which serves customers who live south of Flagler Street to about SW 248 Street. This plant draws water from the Biscayne Aquifer and receives lime treatment to reduce hardness, and is then fluoridated, disinfected and filtered.

In 2022, the Florida Department of Environmental Protection (FDEP) performed a Source Water Assessment on the MDWASD system. The assessment was conducted to provide information about any potential sources of contamination in the source wells' vicinity. There are 91 potential sources of contamination identified for this system with low to moderate susceptibility levels. The susceptibility levels describe potential contamination due to nearby activity but do not indicate contamination. There were 24 parameters detected in Miami-Dade's water during the reporting period. All are below maximum contaminant levels allowed.

WILDLIFE AND HABITATS

The Village of Palmetto Bay's native vegetation and forests as well as wetlands, streams, ponds, and canals provide vital habitat for wildlife within the Village. Lands that have been dedicated for parks or conservation are displayed in **Maps REC-1 and REC-2**. The Biscayne Bay Aquatic Preserve and Biscayne Bay National Park border the eastern edge of the Village and provide crucial habitat for endangered species and migratory birds.

The Central Biscayne Bay sub-region extends from the Fisher Island/Virginia Key area on the north, southward to the Cutler area. Although the barrier island of Key Biscayne is present in the northerly portion of this sub-region, the absence of barrier islands to the south make this sub-region the most well-flushed area of Biscayne Bay. Freshwater inputs, which enter the west side of the Bay through the Coral Gables Waterway and Snapper Creek, result in estuarine salinities along the west shoreline. This salinity gradient, together with a westerly shoreline that includes mangroves and other naturally occurring vegetation provides habitat for a comparatively high diversity of flora and fauna.

Seagrasses are a major component of the benthos, and where seagrasses are not continuous, hardbottom is interspersed with seagrasses. Seagrasses are primarily dense beds of turtle grass in the east, but shoalgrass, paddle grass and manatee grass are also present, primarily along the coast. Attached macroalgae are abundant within this sub-region, particularly on hardbottom and/or in eastern portions. The combination of dense seagrass beds and grassbeds interspersed with hardbottom create ideal habitat conditions for a variety of crustaceans and fishes. This portion of Biscayne Bay sustains a major commercial pink shrimp (*Farfantepenaeus duorarum*) fishery. Shrimp are valuable both for the economic value of the fishery and for their contribution to the food web. Many species of fish that are valuable either commercially or recreationally feed on pink shrimp.

Aerial surveys and telemetry tracking have documented the presence of West Indian Manatees within this sub-region. These monitoring efforts have also documented the presence of manatees in manatee-accessible areas of the Coral Gales waterway, Snapper Creek and the Kings Bay/Cutler area. The extent to which fresh water and/or comparatively warm water during the winter, are the attracting features for manatees is not known, however the presence of manatees in these waterways at different times of the year suggest that both fresh water and warm water may be attracting features to varying extents throughout the year.

Loggerhead turtles, green turtles, and leatherback turtles are known to occur within this sub-region, although nesting habitat for these species in this subregion is exceedingly small. These species are designated as threatened (loggerhead) and endangered (green and leatherback) by both the State of Florida and federal resource agencies.

Wildlife species which have been listed by the United States Fish and Wildlife Service and the Miami-Dade County Comprehensive Development Master Plan as being endangered or threatened within Miami-Dade County are documented in **Table CON-2 and CON-3** below. Please note that these sources only contain records of all listed species that may occur at the county level. This list is not all inclusive. Some of the species which are included in the list may be found infrequently within the Village but have ranges that do include Palmetto Bay.

Table CON-2

List of Federal, State and County Endangered, Threatened, Rare, and Special Concern Flora In Miami-Dade County

Scientific Name	Common Name	Designated State	Status Federal	County
<i>Acacia choriophylla</i>	Tamarindillo; cinnecord	E	NL	Y
<i>Acanthocereus tetragenus</i>	Triangle cactus	T	NL	Y
<i>Acoelorrhaphe wrightii</i>	Everglades palm	T	NL	Y
<i>Acrostichum aureum</i>	Golden leather fern	T	NL	Y
<i>Adiantum capillus-veneris</i>	Venus hair fern; southern maidenhair fern	NL	NL	Y
<i>Adiantum melanoleucum</i>	Fragrant maidenhair fern	E	NL	Y
<i>Adiantum tenerum</i>	Brittle maidenhair fern	E	NL	Y
<i>Aeschynomene pratensis</i>	Meadow joint-vetch	E	NL	Y
<i>Agalinis filifolia</i>	Seminole false fox glove	NL	NL	Y
<i>Aletris bracteata</i>	White colic root	E	NL	Y
<i>Alvaradoa amorphoides</i>	Mexican alvaradoa	E	NL	Y
<i>Amorpha herbacea</i> var. <i>crenulata</i>	Crenulate (=Miami) lead plant	E	E	Y
<i>Amphitecna latifolia</i>	Black calabash	NL	NL	Y
<i>Anemia wrightii</i>	Wright's pineland fern	E	NL	Y
<i>Angadenia berteroi</i>	Pineland golden trumpet	T	NL	Y
<i>Argusia gnaphalodes</i>	Sea rosemary	E	NL	Y
<i>Argythamnia blodgettii</i>	Blodgett's silverbush	E	C	Y
<i>Aristolochia pentandra</i>	Marsh's dutchmans pipe	E	NL	Y
<i>Asplenium abscissum</i>	Cutleaf spleenwort	NL	NL	Y
<i>Asplenium dentatum</i>	Toothed spleenwort	E	NL	Y
<i>Asplenium serratum</i>	Wild bird nest fern	E	NL	Y
<i>Asplenium verecundum</i>	Modest spleenwort	E	NL	Y
<i>Asplenium x biscaynianum</i>	Biscayne spleenwort	NL	NL	Y
<i>Asteraea lobata</i>	Lobed croton; Florida treefern	NL	NL	Y
<i>Baccharis dioica</i>	Broombush falsewillow	E	NL	Y
<i>Basiphyllaea corallicola</i>	Carter's orchid	E	NL	Y
<i>Bletia patula</i>	Flor de Pismo	NL	NL	Y
<i>Bletia purpurea</i>	Pinepink orchid	T	NL	Y
<i>Bourreria cassinifolia</i>	Smooth strongback	E	NL	Y
<i>Bourreria succulenta</i>	Bahama strongback	E	NL	Y
<i>Brassia caudata</i>	Spider orchid	E	NL	Y
<i>Brickellia eupatorioides</i> var. <i>floridana</i> <i>Brickellia mosieri</i>	Brickell-brush; Mosier's false boneset	E	C	Y
<i>Byrsonima lucida</i>	Locustberry	T	NL	Y
<i>Caesalpinia major</i>	Yellow nickerbean	E	NL	Y
<i>Calopogon multiflorus</i>	Many-flowered grass pink	E	NL	Y
<i>Calyptanthus pallens</i>	Spicewood; pale lid flower	T	NL	Y
<i>Calyptanthus zuzygium</i>	Myrtle-of-the-river	E	NL	Y
<i>Campyloneurum angustifolium</i>	Narrow strap fern	E	NL	Y
<i>Campyloneurum costatum</i>	Tailed strap fern	E	NL	Y
<i>Campyloneurum latum</i>	Broad strap fern	E	NL	Y
<i>Canella winterana</i>	Pepper cinnamon bark	E	NL	Y
<i>Catopsis berteroniana</i>	Powdery strap airplant	E	NL	Y
<i>Catopsis floribunda</i>	Florida strap airplant	E	NL	Y

<i>Cayaponia americana</i>	American melonleaf	NL	NL	Y
Scientific Name	Common Name	Designated State	Status Federal	County
<i>Ceropteris pteridoides</i>	Water horn fern	NL	NL	Y
<i>Celosia nitida</i>	West Indian cock's comb	E	NL	Y
<i>Chamaesyce deltoidea</i> ssp. <i>adherens</i>	Gould's wedge sandmat	E	NL	Y
<i>Chamaesyce deltoidea deltoidea</i>	Wedge sandmat; rockland spurge	E	E	Y
<i>Chamaesyce deltoidea garberi</i>	Garber's sandmat; Garber's spurge	E	T	Y
<i>Chamaesyce deltoidea pinetorum</i>	Pineland sandmat	E	C	Y
<i>Chamaesyce pergamena</i>	Southern Florida sandmat	T	NL	Y
<i>Chamaesyce porteriana</i>	Porter's sandmat	E	NL	Y
<i>Chaptalia albicans</i>	White sunbonnets	T	NL	Y
<i>Cheilanthes microphylla</i>	Southern lip fern	E	NL	Y
<i>Chrysophyllum oliviforme</i>	Satin leaf	T	NL	Y
<i>Cissampelos pareira</i>	Velvet leaf; pareira brava	E	NL	Y
<i>Clitoria mariana</i>	Butterfly pea; Atlantic pigeonwings	NL	T	Y
<i>Coccothrinax argentata</i>	Florida silver palm	T	NL	Y
<i>Colubrina cubensis</i> var. <i>floridana</i>	Cuban nakedwood	E	NL	Y
<i>Colubrina elliptica</i>	Soldierwood	E	NL	Y
<i>Conradina grandiflora</i>	Large flowered false rosemary	T	NL	Y
<i>Cordia globosa</i>	Curacao bush	E	NL	Y
<i>Cranichis muscosa</i>	Cypress knee helmet orchid; moss orchid	E	NL	Y
<i>Crossopetalum ilicifolium</i>	Christmas berry	T	NL	Y
<i>Crossopetalum rhacoma</i>	Rhacoma maidenberry	T	NL	Y
<i>Croton humilis</i>	Pepperbush	E	NL	Y
<i>Ctenitis sloanei</i>	Red-hair comb fern	E	NL	Y
<i>Ctenitis submarginalis</i>	Brown-hair comb fern	E	NL	Y
<i>Cupania glabra</i>	Florida toadwood	E	NL	Y
<i>Cuscuta amerciana</i>	American dodder	NL	NL	Y
<i>Cynanchum blodgettii</i>	Blodgett's swallowwort	T	NL	Y
<i>Cyperus pendunculatus</i>	Beach star	E	NL	Y
<i>Cyrtopodium punctatum</i>	Cow-horn orchid; cigar orchid	E	NL	Y
<i>Dalbergia brownei</i>	Browne's Indian rosewood	E	NL	Y
<i>Dalea carthagenensis</i> var. <i>floridana</i>	Florida prairie clover	E	C	Y
<i>Dendrophylax lindenii</i>	Ghost orchid	E	NL	Y
<i>Desmodium floridanum</i>	Florida ticktrefoil	NL	NL	Y
<i>Desmodium strictum</i>	Pinebarren ticktrefoil	NL	NL	Y
<i>Digitaria filiformis</i> var. <i>dolichophylla</i>	Caribbean crabgrass	T	NL	Y
<i>Digitaria pauciflora</i>	Two-spike crabgrass; Florida pineland crabgrass	E	C	Y
<i>Drypetes diversifolia</i>	White wood; milkbark	E	NL	Y
<i>Drypetes lateriflora</i>	Guiana plum	T	NL	Y
<i>Eleocharis albida</i>	White albida	NL	NL	Y



Eleocharis rostellata Beaked spikerush E NL Y

Scientific Name	Common Name	Designated State	Status Federal	County
<i>Eltroplectris calcarata</i>	Long-clawed orchid; spurred neottia	E	NL	Y
<i>Encyclia tampensis</i>	Butterfly orchid	CE	NL	Y
<i>Epidendrum anceps</i>	Dingy-flowered star orchid; dingy-flowered epidendrum	E	NL	Y
<i>Epidendrum floridense</i>	Umbrella star orchid; umbrella epidendrum	E	NL	Y
<i>Epidendrum nocturnum</i>	Night scented; night scented epidendrum	E	NL	Y
<i>Epidendrum rigidum</i>	Stiff-flowered star orchid; rigid epidendrum	E	NL	Y
<i>Erithalis fruticosa</i>	Black torch	T	NL	Y
<i>Ernodea cokeri</i>	Coker's beach creeper; one nerved ernodea	E	NL	Y
<i>Eugenia confusa</i>	Redberry stopper; redberry eugenia	E	NL	Y
<i>Eugenia rhombea</i>	Red stopper	E	NL	Y
<i>Eupatorium compositifolium</i>	Yankeeweed	T	NL	Y
<i>Evolvulus convolvuloides</i>	Bindweed dwarf morning glory; dwarf bindweed	E	NL	Y
<i>Exostema caribaeum</i>	Caribbean princewood	E	NL	Y
<i>Galactia smallii</i>	Small's milkpea	E	E	Y
<i>Galeandra bicarinata</i>	Helmet orchid; two keeled hooded orchid	E	NL	Y
<i>Glandularia maritima</i>	Coastal mock vervain	E	NL	Y
<i>Gossypium hirsutum</i>	Upland cotton; wild cotton	E	NL	Y
<i>Govenia floridana</i>	Gowen's orchid; Florida govenia	E	NL	Y
<i>Guaiacum sanctum</i>	Hollywood lignumvitae	E	NL	Y
<i>Guzmania monostachia</i>	Fuch's bromeliad; West Indian tufted airplant	E	NL	Y
<i>Gyminda latifolia</i>	West Indian false box	E	NL	Y
<i>Gymnopogon ambiguus</i>	Bearded skeleton grass	NL	NL	Y
<i>Gymnopogon brevifolius</i>	Shortleaf skeleton grass	NL	NL	Y
<i>Habenaria nivea</i>	Snowy orchid	T	NL	Y
	Johnson's seagrass	T	T	Y
<i>Harrisia fragrans</i>	Caribbean apple cactus; Indian River prickly-apple; Simpson's applecactus	E	E	Y
<i>Harrisela porrecta</i>	Needleroot airplant	T	NL	Y
<i>Helenium flexuosum</i>	Purple sneeze weed	NL	NL	Y
<i>Hibiscus poeppigii</i>	Poeppig's rosemallow	E	NL	Y
<i>Hippomane mancinella</i>	Manchineel	E	NL	Y
<i>Hypelate trifoliata</i>	White ironwood	E	NL	Y
<i>Hypericum myrtifolium</i>	Myrtle leaf St. John's wort	NL	NL	Y
<i>Ilex krugiana</i>	Krug's holly	T	NL	Y
<i>Indigofera trita</i> ssp. <i>scabra</i> <i>keyensis</i>	Florida Keys indigo	E	C	Y



<i>Ipomoea microdactyla</i>	Bejuco colorado; wild potato morning glory; man-in-the-ground	E	NL	Y
<i>Ipomoea tenuissima</i>	Rockland morning glory	E	NL	Y
<i>Isoetes flaccida</i>	Florida quillwort	NL	NL	Y

Scientific Name	Common Name	Designated State	Status Federal	County
<i>Jacquemontia curtisii</i>	Pineland jacquemontia	T	NL	Y
<i>Jacquemontia havanensis</i>	Havana clustervine	E	NL	Y
<i>Jacquemontia pentanthos</i>	Skyblue clustervine	E	NL	Y
<i>Jacquemontia reclinata</i>	Beach clustervine; beach jacquemontia	E	E	Y
<i>Jacquinia keyensis</i>	Joewood	T	NL	Y
<i>Koanophyllon villosum</i>	Florida thoroughwood shrub	E	NL	Y
<i>Lantana canescens</i>	Hammock shrub verbena	E	NL	Y
<i>Lantana depressa</i>	Rockland shrub verbena	E	NL	Y
<i>Lactuca floridana</i>	Woodland lettuce	NL	NL	Y
<i>Lechea divaricata</i>	Drysand pinweed; spreading pinweed	E	NL	Y
<i>Leptochloa fusca</i> var. <i>uninervia</i>	Mexican sprangletop	NL	NL	Y
<i>Leptochloa virgata</i>	Tropical sprangletop	NL	NL	Y
<i>Licaria triandra</i>	Pepper leaf sweetwood	E	NL	Y
<i>Linum arenicola</i>	Sand flax	E	C	Y
<i>Linum carteri</i>	Everglades flax	E	C	Y
<i>Linum carteri</i> var. <i>carterii</i>	Carter's Everglades flax	E	C	Y
<i>Linum carteri</i> var. <i>smallii</i>	Small's flax	E	NL	Y
<i>Linum floridanum</i>	Florida yellow flax	NL	NL	Y
<i>Lippia stoechadifolia</i>	Southern fogfruit; southern matchsticks	E	NL	Y
<i>Liparis nervosa</i>	Pantropical widelip orchid; tall tway blade	E	NL	Y
<i>Lomariopsis kunzeana</i>	Hollyvine fern; climbing holly fern	E	NL	Y
<i>Macradenia lutescens</i>	Long-gland orchid; Trinidad macradenia	E	NL	Y
<i>Manilkara jaimiqui</i> ssp. <i>emarginata</i>	Wild dilly	T	NL	Y
<i>Matelea floridana</i>	Florida milkvine; Florida spiny pod	E	NL	Y
<i>Maytenus phyllanthoides</i>	Florida mayten	T	NL	Y
<i>Melanthera parvifolia</i>	Small leaved cat-tongue	T	NL	Y
<i>Microgramma heterophylla</i>	Climbing vine fern	E	NL	Y
<i>Mosiera longpipes</i>	Mangrove berry	T	NL	Y
<i>Myrcianthes fragrans</i>	Simpson's stopper	T	NL	Y
<i>Nephrolepis biserrata</i>	Giant swordfern	T	NL	Y
<i>Nevrodium lanceolatum</i>	Ribbon fern	E	NL	Y
<i>Nymphaea mexicana</i>	Yellow waterlily	NL	NL	Y
<i>Ocimum campechianum</i>	Wild sweet basil; wild mosquito plant	E	NL	Y
<i>Odontosoria clavata</i>	Wedgelet fern	E	NL	Y
<i>Okenia hypogaea</i>	Burrowing four-o'clock; beach peanut	E	NL	Y
<i>Oncidium ensatum</i>	Florida dancing lady orchid; Florida oncidium	E	NL	Y



<i>Ophioglossum palmatum</i>	Hand fern	E	NL	Y
<i>Ophioglossum nudicaule</i>	Slender adders tongue	NL	NL	Y
<i>Opuntia corallicola</i>	Semaphore pricklypear; semaphore cactus	E	NL	Y

Scientific Name	Common Name	Designated State	Status Federal	County
<i>Opuntia stricta</i>	Erect pricklypear; shell- pricklypear	T	NL	Y
<i>Osmunda cinnamomea</i>	Cinnamon fern	CE	NL	Y
<i>Osmunda regalis</i>	Royal fern	CE	NL	Y
<i>Paspalidium chapmanii</i>	Coral panicum; coral panicgrass	E	NL	Y
<i>Passiflora multiflora</i>	White-flower passionflower; white- flowered passionvine	E	NL	Y
<i>Passiflora pallens</i>	Pineland passionflower; pineland passionvine	E	NL	Y
<i>Passiflora sexflora</i>	Goats foot	E	NL	Y
<i>Pavonia paludicola</i>	Swampbush	E	NL	Y
<i>Pecluma dispersa</i>	Widespread polypody	E	NL	Y
<i>Pecluma plumula</i>	Plume polypody	E	NL	Y
<i>Pecluma ptilodon</i> var. <i>bourgeanuana</i>	Comb polypody; swamp plume polypody; plumed rockcap fern; palmleaf rockcap fern	E	NL	Y
<i>Pelexia adnata</i>	Hachuela pelexia	E	NL	Y
<i>Peperomia amplexicaulis</i>	Jackie's saddle; clasping peperomia	E	NL	Y
<i>Peperomia humilis</i>	Low peperomia	E	NL	Y
<i>Peperomia magnoliifolia</i>	Spoonleaf peperomia; spatulate peperomia	E	NL	Y
<i>Peperomia obtusifolia</i>	Florida peperomia; baby rubberplant	E	NL	Y
<i>Phoradendron rubrum</i>	Mahogany mistletoe	E	NL	Y
<i>Physalis cordata</i>	Heartleaf ground cherry	NL	NL	Y
<i>Picramnia pentandra</i>	Florida bitterbush	E	NL	Y
<i>Pithecellobium keyense</i>	Florida Keys blackbead	T	NL	Y
<i>Poinsettia pinetorum</i>	Pineland spurge; Everglades poinsettia	E	NL	Y
<i>Polygala polygama</i>	Racemed milkwort	NL	NL	Y
<i>Polygala smallii</i>	Small's milkwort; Tiny polygala	E	E	Y
<i>Polygonella gracilis</i>	Tall jointweed	NL	NL	Y
<i>Polygonum setaceum</i>	Bog smartweed	NL	NL	Y
<i>Polystachya concreta</i>	Greater yellow spike orchid	E	NL	Y
<i>Ponthieva brittoniae</i>	Britton's shadowwitch	E	NL	Y
<i>Prescotia oligantha</i>	Small prescott orchid; small flowered orchid	E	NL	Y



<i>Prosthechea boothiana</i> var. <i>erythronoides</i>	Dollar orchid	E	NL	Y
<i>Prosthechea cochleata</i>	Clamshell orchid; Florida cockleshell orchid	E	NL	Y
<i>Prunus myrtifolia</i>	West Indian cherry	T	NL	Y
<i>Pseudophoenix sargentii</i>	Seargants cherry palm; buccaneer palm	E	NL	Y
<i>Psidium longipes</i>	Mangrove berry	T	NL	Y
<i>Psychotria ligustrifolia</i>	Bahama wild coffee; smooth wild coffee	E	NL	Y
<i>Pteris bahamensis</i>	Bahama ladder brake	T	NL	Y

Scientific Name	Common Name	Designated State	Status Federal	County
<i>Pteroglossaspis encristata</i> <i>ecristata</i>	Giant orchid	T	NL	Y
<i>Remirea maritima</i>	Beach star	E	NL	Y
<i>Reynosia septentrionalis</i>	Darling plum	T	NL	Y
<i>Rhipsalis baccifera</i>	Mistletoe cactus	E	NL	Y
<i>Rhynchosia parvifolia</i>	Small leaf snoutbean	T	NL	Y
<i>Rhynchosia swartzii</i>	Swartz's snoutbean	E	NL	Y
<i>Rhynchospora pusilla</i>	Fairy beaksedge	NL	NL	Y
<i>Nasturtium floridanum</i>	Florida watercress	NL	NL	Y
<i>Roystonea regia</i>	Florida royal palm	E	NL	Y
<i>Sachsia polycephala</i>	Bahama sachsia	T	NL	Y
<i>Sacoila lanceolata</i>	Leafless beaked ladiestresses	T	NL	Y
<i>Sacoila lanceolata</i> var. <i>paludicola</i>	Leafy beaked ladiestresses	T	NL	Y
<i>Salvia misella</i>	Southern river sage; river sage	NL	NL	Y
<i>Scaevola plumieri</i>	Beachberry; inkberry; gullfeed	T	NL	Y
<i>Schaefferia frutescens</i>	Florida boxwood	E	NL	Y
<i>Schizaea pennulata</i>	Ray fern	E	NL	Y
<i>Scleria ciliata</i> var. <i>curtissii</i>	Fringed nutrush	NL	NL	Y
<i>Scleria lithosperma</i>	Florida Keys nutrush	E	NL	Y
<i>Scutellaria havanensis</i>	Havana scullcap	E	NL	Y
<i>Selaginella armata</i> var. <i>eatonii</i>	Eaton's spike-moss; pygmy spike-moss	E	NL	Y
<i>Senna mexicana</i> var. <i>chapmanii</i>	Chapman's sensitive plant	T	NL	Y
<i>Sericarpus tortifolius</i>	White top aster	NL	NL	Y
<i>Smilax havanensis</i>	Everglades greenbrier	T	NL	Y
<i>Sideroxylon reclinatum</i> ssp. <i>austrofloridense</i>	Everglades bully	NL	C	Y
<i>Solanum donianum</i>	Mullein nightshade	T	NL	Y
<i>Solanum chenopodioides</i>	Black nightshade	NL	NL	Y
<i>Spermacoce terminalis</i>	False buttonwood	T	NL	Y
<i>Spiranthes brevibrabis</i>	Texas ladiestresses; small ladiestresses	E	NL	Y
<i>Spiranthes costaricensis</i>	Costa Rican ladiestresses	E	NL	Y



<i>Spiranthes elata</i>	Tall neottia; tall ladiestresses	E	NL	Y
<i>Spiranthes laciniata</i>	Lace lip ladiestresses	T	NL	Y
<i>Spiranthes longilabris</i>	Long lip ladiestresses	T	NL	Y
<i>Spiranthes lucayana</i>	Gray ladiestresses;	E	NL	Y
<i>Spiranthes torta</i>	Southern ladiestresses	E	NL	Y
<i>Sporobolus compositus</i> var. <i>clandestinus</i>	Hidden dropseed	NL	NL	Y
<i>Stylosanthes calycicola</i>	Everglades Key pencilflower	E	NL	Y
<i>Swietenia mahagoni</i>	Mahogany	T	NL	Y
<i>Tectaria coriandrifolia</i>	Hairy halberd fern; Hattie Bauer halberd fern	NL	NL	Y
<i>Tectaria fibriata</i>	Least halberd fern	E	NL	Y
<i>Tectaria heracleifolia</i>	Broad halberd fern	T	NL	Y

Scientific Name	Common Name	Designated State	Status Federal	County
<i>Tephrosia angustissima</i>	Narrowleaf hoarypea	E	NL	Y
<i>Tephrosia angustissima</i> var. <i>corallicola</i>	Coral hoarypea	E	NL	Y
<i>Tephrosia spicata</i>	Spiked hoarypea	NL	NL	Y
<i>Tetrazygia bicolor</i>	Florida clover ash	T	NL	Y
<i>Thelypteris augescens</i>	Abrupt tipped maiden fern	T	NL	Y
<i>Thelypteris hispidula</i> var. <i>versicolor</i>	Hairy maiden fern	NL	NL	Y
<i>Thelypteris patens</i>	Grid-scale maiden fern	E	NL	Y
<i>Thelypteris reptans</i>	Creeping star-hair fern	E	NL	Y
<i>Thelypteris reticulata</i>	Lattice vein fern	E	NL	Y
<i>Thelypteris sclerophylla</i>	Stiff star-hair fern	E	NL	Y
<i>Thelypteris serrata</i>	Toothed lattice-vein fern	E	NL	Y
<i>Thrinax morissii</i>	Brittle thatch palm; Silver thatch palm	E	NL	Y
<i>Thrinax radiata</i>	Florida thatch palm	E	NL	Y
<i>Tillandsia balbisiana</i>	Northern needleleaf	T	NL	Y
<i>Tillandsia fasciculata</i>	Cardinal airplant; common wildpine	E	NL	Y
<i>Tillandsia fasciculata</i> var. <i>clavispica</i>	Clubspike cardinal airplant	E	NL	Y
<i>Tillandsia fasciculata</i> var. <i>densispica</i>	Mez stiff-leaved wild pine	E	NL	Y
<i>Tillandsia flexuosa</i>	Twisted air plant	T	NL	Y
<i>Tillandsia utriculata</i>	Giant airplant; giant wild pine	E	NL	Y
<i>Tillandsia variabilis</i>	Leatherleaf airplant	T	NL	Y
<i>Tournefortia hirsutissima</i>	Chiggery grapes	E	NL	Y
<i>Tragia saxicola</i>	Rockland noseburn	T	NL	Y
<i>Trema lamarckiana</i>	West Indian trema; Lamarck's trema	E	NL	Y
<i>Trichomanes krausii</i>	Kraus' bristle fern	E	NL	Y
<i>Trichomanes lineolatum</i>	Lined bristle fern	E	NL	Y
<i>Trichomanes punctatum</i> ssp. <i>floridanum</i>	Florida bristle fern	E	C	Y

<i>Tricocentrum undulata</i>	Mule-eared oncidium; Cape Sable dancing lady orchid	E	NL	Y
<i>Tridens flavus</i>	Tall redtop; purple tridens	NL	NL	Y
<i>Triplasis americana</i>	Perennial sandgrass	NL	NL	Y
<i>Tripsacum floridanum</i>	Florida gamagrass	T	NL	Y
<i>Tropidia polystachya</i>	Young palm orchid	E	NL	Y
<i>Utricularia juncea</i>	Southern bladderwort	NL	NL	Y
<i>Vallesia antillana</i>	Tearshrub	E	NL	Y
<i>Vanilla barbellata</i>	Worm-vine orchid	E	NL	Y
<i>Vanilla dilloniana</i>	Leafless vanilla; Dillon's vanilla	E	NL	Y
<i>Vanilla mexicana</i>	Mexican vanilla; unscented vanilla; Fuch's vanilla	E	NL	Y
<i>Voyria parasitica</i>	Parasitic ghostplant	E	NL	Y

Scientific Name	Common Name	Designated State	Status Federal	County
<i>Warea carteri</i>	Carter's pinelandcress; Carter's mustard	E	E	Y
<i>Zamia pumila</i>	Florida arrowroot; coontie	CE	NL	Y
<i>Zanthoxylum coriaceum</i>	Biscayne pricklyash; leathery pricklyash	E	NL	Y
<i>Zaphranthes atamasca</i>	Atamasco lily	T	NL	Y
<i>Zornia bracteata</i>	Viperina	NL	NL	Y

Key:

NL = Not Listed

1) Federal Listings:

E = Listed as Endangered Species in the List of Endangered and Threatened Wildlife and Plants under the provisions of the Endangered Species Act. Defined as any species which is in danger of extinction throughout all or a significant portion of its range.

T = Listed as Threatened Species. Defined as any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

C = Candidate Species for addition to the List of Endangered and Threatened Wildlife and Plants. Includes taxa for which: the US Fish and Wildlife Service (USFWS) currently has substantial information on hand to support the biological appropriateness of proposing to list the species as endangered or threatened; or the USFWS currently possesses information indicating that proposing to list the species as endangered or threatened is possibly appropriate, but for which conclusive data on biological vulnerability and threat(s) are not currently available to support proposed rules at this time.

2) State Listings:

E = Listed as Endangered Plants in the Preservation of Native Flora of Florida Act. Defined as species of plants native to the State that are in imminent danger of extinction within the State, the survival of which is unlikely if the causes of a decline in the number of plants continue, and includes all species determined to be endangered or threatened pursuant to the Federal

Endangered Species Act of 1973, as amended.

T = Listed as Threatened Plants in the Preservation of Native Flora of Florida Act. Defined as species native to the State that are in rapid decline in the number of plants within the State, but which have not so decreased in such number as to cause them to be endangered.

CE = Listed as a Commercially Exploited Plant in the Preservation of Native Flora of Florida Act. Defined as species native to the State, which are subject to being removed in significant numbers from native habitats in the State and sold or transported for sale.

3) County Listings:

Y = Miami-Dade County endangered, threatened, rare or special concern flora species as updated from previously adopted CDMP lists, due to low population numbers or limited/localized population; impacts resulting from habitat destruction or environmental contamination; or nesting destruction/disturbance/failures.

Table CON-3

List of Federal, State and County Endangered, Threatened, Rare, and Special Concern Fauna in
Miami-Dade County

Scientific Name	Common Name	Designated State	Status Federal	County
FISH				
<i>Acipenser brevirostrum</i>	Shortnose sturgeon	FE	E	Y
<i>Acipenser oxyrinchus desotoi</i>	Gulf sturgeon	FT	T	Y
<i>Acipenser oxyrinchus oxyrinchus</i>	Atlantic sturgeon	FE	E	Y
<i>Etheostoma olmstedii maculaticeps</i>	Southern tessellated darter	SSC	NL	Y
<i>Fundulus jenkinsi</i>	Saltmarsh topminnow	SSC	NL	Y
<i>Menidia conchorum</i>	Key silverside	ST	NL	Y
<i>Pristis pectinata</i>	Smalltooth sawfish	FE	E	Y
<i>Rivulus marmoratus</i>	Mangrove rivulus	SSC	NL	Y
AMPHIBIANS AND REPTILES				
<i>Alligator mississippiensis</i>	American alligator	FT(S/A)	T(S/A)	Y
<i>Caretta caretta</i>	Loggerhead sea turtle	FT	T	
<i>Chelonia mydas</i>	Green sea turtle	FE	E	
<i>Crocodylus acutus</i>	American crocodile	FT	E	Y
<i>Dermochelys coriacea</i>	Leatherback sea turtle	FE	E	
<i>Drymarchon corais couperi</i>	Eastern indigo snake	FT	T	Y
<i>Elaphe guttata guttata</i>	Red rat snake	NL	NL	Y
<i>Eretmochelys imbricata</i>	Hawksbill sea turtle	FE	E	
<i>Eumeces egregieus egregioeus</i>	Florida Keys mole skink	SSC	NL	Y
<i>Gopherus polyphemus</i>	Gopher tortoise	ST	C	Y
<i>Kinosternon baurii</i>	Striped mud turtle	ST	NL	Y
<i>Lepidochelys kempii</i>	Kemp's ridley sea turtle	FE	E	
<i>Malaclyemys terrapin</i>	Mangrove terrain turtle	NL	NL	Y
<i>Neoseps reynoldsi</i>	Sand skink	FT	T	
<i>Nerodia clarkii taeniata</i>	Atlantic salt marsh snake	FT	T	Y
<i>Pituophis melanoleucus mugitus</i>	Florida pine snake	SSC	NL	Y
<i>Pseudemys concinna suwanniensis</i>	Suwannee cooter	SSC	NL	Y
<i>Lithobates capito</i>	Gopher frog	SSC	NL	Y
<i>Sitlosima extenuatum</i>	Short-tailed snake	ST	NL	Y
<i>Tantilla oolitica</i>	Rim rock crowned snake	ST	NL	Y
<i>Thamnophis sauritus sackenii</i>	Florida ribbon snake	NL	NL	Y
BIRDS				
<i>Accipiter cooperii</i>	Cooper's hawk	NL	NL	Y
<i>Aimophila aestivalis</i>	Bachman's sparrow	NL	NL	Y
<i>Ammodramus maritimes penisulae</i>	Scott's seaside sparrow	SSC	NL	Y
<i>Ammodramus maritimus mirabilis</i>	Cape sable seaside sparrow	FE	E	Y
<i>Aphelocoma coerulescens coerulescens</i>	Florida scrub jay	FT	T	
<i>Aramus guarana</i>	Limpkin	SSC	NL	Y
<i>Ardea herodias</i>	Great blue heron	NL	NL	Y
<i>Athene cunicularia</i>	Florida burrowing owl	SSC	NL	Y
<i>Botaurus lentiginosus</i>	American bittern	NL	NL	Y
...



Calidris canutus rufa Red knot NL C Y

Scientific Name	Common Name	Designated State	Status Federal	County
<i>Campephilus principalis principalis</i>	Ivory-billed woodpecker	FE	E	Y
<i>Charadrius melodus</i>	Piping plover	FT	T	Y
<i>Charadrius alexandrinus</i>	Southeastern (Cuban) snowy plover	ST	NL	Y
<i>Chordeliles minor</i>	Antillean nighthawk	NL	NL	Y
<i>Circus cyaneus</i>	Northern harrier	NL	NL	Y
<i>Cistothorus palustris griseus</i>	Worthington's marsh wren	SSC	NL	Y
<i>Cistothorus palustris marianae</i>	Marian's marsh wren	SSC	NL	Y
<i>Coccyzus minor</i>	Mangrove cuckoo	NL	NL	Y
<i>Dendroica kirtlandii</i>	Kirtland's warbler	FE	E	
<i>Dendroica petechia gundlachi</i>	Cuban yellow throated warbler	NL	NL	Y
<i>Egretta caerulea</i>	Little blue heron	SSC	NL	Y
<i>Egretta rufescens</i>	Reddish egret	SSC	NL	Y
<i>Egretta thula</i>	Snowy egret	SSC	NL	Y
<i>Egretta tricolor</i>	Tricolored heron	SSC	NL	Y
<i>Elanoides forficatus</i>	Swallow-tailed kite	NL	NL	Y
<i>Elanus leucurus</i>	White-tailed kite	NL	NL	Y
<i>Eudocimus albus</i>	White ibis	SSC	NL	Y
<i>Falco columbarius</i>	Merlin	NL	NL	Y
<i>Falco peregrinus</i>	Peregrine falcon	NL	NL	Y
<i>Falco sparverius paulus</i>	Southeastern American kestrel	ST	NL	Y
<i>Frigata magnificens</i>	Magnificent frigate bird	NL	NL	Y
<i>Grus canadensis pratensis</i>	Florida sandhill crane	ST	NL	Y
<i>Grus americana</i>	Whooping crane	FE/XN	E/XN	
<i>Haematopus palliatus</i>	American oyster catcher	SSC	NL	Y
<i>Haliaeetus leucocephalus *</i>	Bald eagle	NL*	NL	Y
<i>Ixobrychus exilis</i>	Least bittern	NL	NL	Y
<i>Laterallus jamaicensis</i>	Black rail	NL	NL	Y
<i>Mycteria americana</i>	Wood stork	FE	E	Y
<i>Nyctanassa violacea</i>	Yellow-crowned night heron	NL	NL	Y
<i>Nycticorax nycticorax</i>	Black-crowned night heron	NL	NL	Y
<i>Pandion haliaetus</i>	Osprey	NL	NL	Y
<i>Passerina ciris</i>	Painted bunting	NL	NL	Y
<i>Patagioenas leucocephala</i>	White crowned pigeon	ST	NL	Y
<i>Pelecanus occidentalis</i>	Brown pelican	SSC	NL	
<i>Picoides borealis</i>	Red-cockaded woodpecker	FE	E	Y
<i>Picoides villosus</i>	Hairy woodpecker	NL	NL	Y
<i>Platalea ajaja</i>	Roseate spoonbill	SSC	NL	Y
<i>Polyborus plancus audubonii</i>	Audobon's crested caraca	FT	T	Y
<i>Pterodroma hasitata</i>	Black-capped petrel	NL	NL	Y
<i>Rallus longirostris insularum</i>	Mangrove clapper rail	NL	NL	Y
<i>Rostrhamus sociabilis plumbeus</i>	Everglade snail kite	FE	E	Y
<i>Rynchops niger</i>	Black skimmer	SSC	C	Y
<i>Setophaga discolor</i>	Prairie warbler	NL	NL	Y
<i>Sterna antillarum</i>	Least tern	ST	NL	Y
<i>Sterna dougallii dougallii</i>	Roseate tern	FT	T	Y
<i>Thalasseus sandvicensis</i>	Sandwich tern	NL	NL	Y
<i>Vermivora bachmanii</i>	Bachman's warbler	FE	E	Y
<i>Vireo altiloquus</i>	Black-whiskered vireo	NL	NL	Y

Scientific Name	Common Name	Designated State	Status Federal	County
MAMMALS				
<i>Balaenoptera borealis</i>	Sei whale	FE	E	
<i>Balaenoptera physalus</i>	Finback whale	FE	E	
<i>Eubalaena glacialis</i>	North Atlantic right whale	FE	E	
<i>Eumops glaucinus floridanus</i>	Florida mastiff bat	ST	C	Y
<i>Lutra canadensis</i>	River otter	NL	NL	Y
<i>Megaptera novaeangliae</i>	Humpback whale	FE	E	
<i>Monachus tropicalis</i>	Caribbean monk seal	NL	NL	Y
<i>Neotoma floridana smalli</i>	Key Largo woodrat	FE	E	Y
<i>Neovision vision evergladensis</i>	Everglades mink	ST	NL	Y
<i>Peromyscus gossypinus allapaticola</i>	Key Largo cotton mouse	FE	E	Y
<i>Peromyscus polionotus niveiventris</i>	Southeastern beach mouse	FT	T	Y
<i>Physeter catodon</i>	Sperm whale	FE	E	
<i>Plecotus rafinesquii</i>	Rafinesque's big eared bat	NL	NL	Y
<i>Podomys floridanus</i>	Florida mouse	SSC	NL	Y
<i>Puma (= Felis) concolor coryi</i>	Florida panther	FE	E	Y
<i>Sciurus niger avicennia</i>	Big Cypress fox squirrel	ST	NL	Y
<i>Sciurus niger shermani</i>	Sherman's fox squirrel	SSC	NL	Y
<i>Trichechus manatus latirostris</i>	Florida manatee	E	E	Y
<i>Ursus americanus floridanus</i>	Florida black bear	NL*	NL	Y
INVERTEBRATES				
CRUSTACEANS				
<i>Crangonyx gradimanus</i>	Florida cave amphipod	NL	NL	Y
CORALS				
<i>Acropora cervicornis</i>	Staghorn coral	FT	T	Y
<i>Acropora palmata</i>	Elkhorn coral	FT	T	Y
<i>Agaricia lamarcki</i>	Lamarck's sheet coral	NL	NL	Y
<i>Agaricia spp</i>	Lettuce corals	NL	NL	Y
<i>Colpophyllia natans</i>	Boulder brain coral	NL	NL	Y
<i>Dendrogyra cylindrus</i>	Pillar coral	ST	NL	Y
<i>Diploria cilvosa</i>	Knobby brain coral	NL	NL	Y
<i>Diploria labyrinthiformis</i>	Grooved brain coral	NL	NL	Y
<i>Dipolria strigosa</i>	Symmetrical brain coral	NL	NL	Y
<i>Eusmilia fastigiata</i>	Smooth flower coral	NL	NL	Y
<i>Meandrina meandrites</i>	Maze coral	NL	NL	Y
<i>Montastrea annularis</i>	Boulder star coral	NL	NL	Y
<i>Montastrea cavernosa</i>	Great star coral	NL	NL	Y
<i>Montastera faveolata</i>	Mountainous star coral	NL	NL	Y
<i>Montastrea franksi</i>	Star coral	NL	NL	Y
<i>Mussa angulosa</i>	Spiny flower coral	NL	NL	Y
<i>Mycetophyllia aliciae</i>	Knobby cactus coral	NL	NL	Y
<i>Mycetophyllia ferox</i>	Rough cactus coral	NL	NL	Y
<i>Mycetophyllia lamarckiana</i>	Lamarck's cactus coral	NL	NL	Y
<i>Siderastera siderea</i>	Elliptical star coral	NL	NL	Y

<i>Anaea troglodyta floralis</i>	Florida leafwing butterfly	NL	C	Y
<i>Aphodius troglodytes</i>	Gopher tortoise aphopdius commensal scarab beetle	NL	NL	Y

Scientific Name	Common Name	Designated State	Status Federal	County
<i>Atrytone agros argos</i>	Eastern beard-grass skipper	NL	NL	Y
<i>Ceraclea floridana</i>	Florida ceraclean long horn caddishfly	NL	NL	Y
<i>Cyclargus thomasi bethunebakeri</i>	Miami blue butterfly	FE	E	Y
<i>Cyclophala miamiensis</i>	Miami roundhead scarab beetle	NL	C	Y
<i>Eumaeus atala floridana</i>	Florida atala butterfly	NL	C	Y
<i>Heraclides aristodemus ponceanus</i>	Schaus swallowtail butterfly	FE	E	Y
<i>Micronaspsis floridana</i>	Florida intertidal firefly	NL	NL	Y
<i>Mixogaster delongi</i>	Delong's mixogaster flower fly	NL	NL	Y
<i>Mycotrupes pedester</i>	Scrub island burrowing scarab beetle	NL	NL	Y
<i>Oxyethira florida</i>	Florida oxeythiran micro-caddishfly	NL	NL	Y
<i>Photuris brunnipennis floridana</i>	Everglades brownwing firefly	NL	NL	Y
<i>Strymon acis bartrami</i>	Bartram's scrub-hairstreak butterfly	NL	C	Y
MOLLUSCS				
<i>Liguus fasciatus</i> var.	Florida tree snail	SSC	NL	Y
<i>Orthalicus reses reses</i>	Stock Island tree snail	FT	T	Y
<i>Strombus gigas</i>	Queen conch	NL	C	Y

Key:

NL = Not Listed

1) Federal Listings:

E = Listed as Endangered Species in the List of Endangered and Threatened Wildlife and Plants under the provisions of the Endangered Species Act. Defined as any species that is in danger of extinction throughout all or a significant portion of its range.

T(S/A) = Listed only because of similarity in appearance to the American

crocodile. FE/FX = Experimental population in Florida.

T = Listed as Threatened Species. Defined as any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

C = Candidate Species for addition to the List of Endangered and Threatened Wildlife and Plants. Includes taxa for which: the US Fish and Wildlife Service (USFWS) currently has substantial information on hand to support the biological appropriateness of proposing to list the species



proposing to list the species as endangered or threatened is possibly appropriate, but for which conclusive data on biological vulnerability and threat(s) are not currently available to support proposed rules at this time.

2) State Listings:

FE/FT= Listed as Federally-designated Endangered and Threatened Species. Defined as species of fish or wild animal life, subspecies or isolated populations of species or subspecies, whether vertebrate or invertebrate, that are native to Florida and are classified as Endangered and Threatened under the Fish and Wildlife Conservation Commission (Commission) rule by virtue of designation by the United States Departments of Interior or Commerce as endangered or threatened under the Federal Endangered Species Act, 16 U.S.C. §1531 et seq. and rules thereto; the definition of Federally-designated Endangered and Threatened Species does not include species that are not within the Commission's constitutional authority.

FT(S/A) = Listed only because of similarity in appearance to the American crocodile.

FE/FX = Experimental population in Florida

ST= Listed as State-designated Threatened Species by the Fish and Wildlife Conservation Commission (Commission). Defined as species of fish or wild animal life, subspecies, or isolated population of a species or subspecies, whether vertebrate or invertebrate, that are native to Florida and are classified as Threatened as determined by paragraph (a), (b), (c), (d), or (e) in accordance with Rule 68A-27.0012, F.A.C. The designation of a species as threatened shall include all subspecies unless stated otherwise in Commission rule.

SSC= Listed as a Species of Special Concern by the Fish and Wildlife Conservation Commission under an earlier listing process. Either the species is being evaluated for listing as a State-designated Threatened species or not enough data currently exist to make a listing determination.

C= A species of fish or wild animal life, subspecies, or isolated populations of species or subspecies, whether invertebrate or vertebrate, that the Fish and Wildlife Conservation Commission (Commission) has determined warrants listings as a State-designated Threatened Species in accordance with Rule 68A-27.0012, F.A.C., and is awaiting final Commission action to be added to the list of Florida Endangered and Threatened Species in Rule 68A-27.003, F.A.C.

* = The Fish and Wildlife Conservation Commission has delisted these species; however, the bald eagle continues to be under the protection of the state in accordance to rule 68A-16.002, F.A.C., and its Bald Eagle Management Plan, adopted on April 9, 2008, and the bear is protected under rule 68A-

3) County Listings:

Y = Miami-Dade County endangered, threatened, rare or special concern fauna species as updated from previously adopted CDMP lists, due to low population numbers or limited/localized population; impacts resulting from habitat destruction or environmental contamination; or nesting destruction/disturbance/failures.

COASTAL MANAGEMENT ELEMENT DATA INVENTORY & ANALYSIS

INTRODUCTION

The goals, policies and objectives contained in the Coastal Management Element include development and redevelopment principles and strategies designed to eliminate inappropriate and unsafe development in coastal areas and to protect the safety and lives of Village residents and visitors. These policies and objectives are in compliance with the six requirements identified in the Peril of Flood laws, Section 163.3178(2)(f), Florida Statutes.

COASTAL HIGH HAZARD AREA

The Village of Palmetto Bay's eastern boundary runs along the coast of Biscayne Bay. The Coastal High Hazard Area is an area particularly vulnerable to the effects of coastal flooding from tropical storm events and is defined by section 163.3178(2)(h)9, Florida Statutes, as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model (See **Map CON-2**). The threats of sea level rise and flood events should be taken into consideration in regard to development and redevelopment strategies used in the CHHA as defined in § 163.3178(2), F.S. The restriction of development activities and limiting of public infrastructure expenditures within the CHHA and hazard prone areas should also be considered.

The Storm Surge Planning Map prepared by Miami-Dade County delineates the County into the following storm surge evacuation areas:

- Zone A: At greatest risk for storm surge for Category 1 and higher storms
- Zone B: At greatest risk for storm surge for Category 2 and higher storms
- Zone C: At greatest risk for storm surge for Category 3 and higher storms
- Zone D: At greatest risk for storm surge for Category 4 and higher storms
- Zone E: At greatest risk for storm surge for Category 5 and higher storms

The Village is within Storm Surge Evacuation Areas A, B, C, and D. Zone A encompasses the portions of the Village east of SW 67th Avenue north of SW 152nd Street, and east of SW 77th Avenue south of SW 152nd Street. Miami-Dade offers an interactive storm surge planning zone map here: <https://mdc.maps.arcgis.com/apps/webappviewer/index.html?id=4919c85a439f40c68d7b3c81c3f44b58>

LAND USE

The existing land uses in the Village are illustrated in **Map FLU-4**. While the vast majority of the existing land within the CHHA consist of Parks, Preserves, or Conservation Areas, there is some single-family residential as well as office development within the CHHA. The Future Land Use map is shown in **Map FLU-1**. The majority of the CHHA consists of future land use designations such as Environmental Protection and Water Management and Recreation that cannot be developed. However, there are some areas designated as Low Density Residential, Low Medium Density Residential, and Estate Density Residential also within the CHHA. The development within the CHHA is served by a mix of public and private roads, water, and sewer.

UNDEVELOPED AREAS

While the vast majority of the developable vacant properties in the Village are outside of the CHHA, there are some vacant parcels within the CHHA designated as either Estate Density or Low Density Residential on the Future Land Use Map. Development of these parcels will be subject to the Village of Palmetto Bay's Floodplain Management regulations and the Florida Building Code. Vacant land in the Village can be viewed in **Map FLU-3**.

COMMUNITY RATING SYSTEM

The Village of Palmetto Bay has been an active participant of the CRS since 2017 entering the program as a Class 8 community, rewarding residents with a 10% premium discount on their flood insurance. The Village is currently rated as a Class 7, which rewards policy holders with a 15% reduction in their flood insurance premiums within the Special Flood Hazard Area (SFHA).

In CRS communities, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the commu-

nity's efforts that address the three goals of the program:

- Reduce and avoid flood damage to insurable property
- Strengthen and support the insurance aspects of the National Flood Insurance Program
- Foster comprehensive floodplain management

The Village continues to implement new strategies to further reduce the community rating to achieve a higher discount eligibility. In March 2023, the Village Council passed and adopted Ordinance 2023-11, whereby higher regulatory standards were incorporated under the guidance of Village staff in accordance with the CRS program.

COASTAL CONSTRUCTION CONTROL LINE PROGRAM

The Florida Department of Environmental Protection's (FDEP) Coastal Construction Control Line (CCCL) Program regulates structures and activities that can cause beach erosion, destabilize dunes, damage upland properties or interfere with public access. CCCL permits also protect sea turtles and dune plants. There is currently no CCCL within the Village of Palmetto Bay limits. The CCCL line can be viewed on the interactive FDEP map via this link: <https://ca.dep.state.fl.us/mapdirect/?webmap=a8c9e92fbad5446d987a8dd4ee5dc5cc>

NATURAL RESOURCES

The Natural Resources Inventory for the Village can be found in the Conservation and Sustainability Element Data Inventory and Analysis.

CULTURAL RESOURCES

Palmetto Bay has two parks situated within the Coastal High Hazard Area: Thalatta Estate Park and Ludovici Park. The location of these parks can be viewed in **Map REC-1**.

Two historical sites in the Village are located within the Coastal High Hazard Area: The Deering Estate and the Thalatta Estate.

The full Historical Resources Inventory for the Village can be found in the Future Land Use Element Data Inventory and Analysis and is illustrated on **Map FLU-7**.

PUBLIC ACCESS ROUTES TO COAST

The Village of Palmetto Bay has two points of public access to the coast, both in the vicinity of the Deering Estate.

The Deering Estate People's Dock is located just east of the Estate's visitor center, on Biscayne Bay, and is a popular spot for locals for birdwatching, manatee and dolphin sightings, as well as picnics and family fishing.

Deering Point, located adjacent to the C-100 Canal at the south end of the Deering Estate, provides public access to the waterfront with a canoe, kayak, and paddleboard launch, and is served by picnic pavilions, off-street parking, and restroom facilities.

DISASTER PREPAREDNESS

The Miami-Dade County Comprehensive Emergency Management Plan (CEMP) establishes the framework that Miami-Dade County and its municipalities utilize to address a variety of hazards that threaten its communities, businesses and the environment. The CEMP outlines the roles and responsibilities of the local government, state and federal agencies and other stakeholder organizations.

The CEMP outlines the basic strategies, assumptions, operational goals and objectives, and mechanisms through which Miami-Dade County will mobilize resources and conduct activities to guide and support emergency management efforts through preparedness, response, recovery and mitigation. This is an operations-based plan that addresses evacuation; sheltering, post disaster response and recovery; deployment of resources; communications and warning systems. The Plan calls for annual exercises to determine the ability of the local government and its municipalities to respond to emergencies.

FUTURE LAND USE DATA INVENTORY AND ANALYSIS

INTRODUCTION

Pursuant to the requirements of Chapter 163 of the 2022 Florida Statutes, the Land Use Element consists of data inventory and analysis (DIA) that influences and informs the overarching goals, objectives, and policies that will guide the growth and development of the Village of Palmetto Bay. The Village's existing land uses, vacant land, build-out potential, natural resources, and population projections were evaluated and analyzed in order to update the Village's land use designations which will shape how the Village will grow in the next 20 years. The updated 2043 Future Land Use Map (FLUM) is provided as a regulatory tool to direct future development.

HISTORY AND SETTING

Palmetto Bay is a municipality in Miami-Dade County on the east coast of Florida, generally situated between the Village of Pinecrest and City of Coral Gables to the north, the Town of Cutler Bay to the south, Biscayne Bay to the east and South Dixie Highway to the west. The Village was incorporated in 2002, becoming the 33rd municipality in Miami-Dade County.

The Deering Estate, an environmental, archaeological, and historical preserve now managed by the Miami-Dade County Parks, Recreation and Open Spaces Department, reflects the Village's rich history. Most recently inhabited by a wealthy industrialist and his heirs through the mid-20th century, the Estate also contains Paleo-Indian archaeological remains dating back 10,000 years, along with remains of subsequent Tequesta settlements. The grounds also contain preserved structures from the late 19th century pioneer settlement that became known as the town of Cutler, which had been largely abandoned due to the construction of Henry Flagler's railroad farther west by the time the land was developed in its current form.

Now known as the "Village of Parks," Palmetto Bay has a population of over 25,000 residents and is governed by a five-member Village Council operating under a Council-Manager form of government.

EXISTING LAND USE CONDITIONS

In order to better guide and direct future land uses within the Village of Palmetto Bay, it is necessary to first gain an understanding of present land use patterns. The Village of Palmetto Bay covers approximately 8.29 square miles (5,383 acres). The existing 2023 land uses were determined by their Miami-Dade County Land Use Codes and may not precisely reflect what is "on the ground" but provide insight into the current conditions and development patterns of the Village. To provide a basis for analysis these existing land uses have been further grouped into the following distinct categories which include their definitions from the Florida Department of Revenue.

Agriculture: Property used for production of food, feed, and fiber commodities, livestock and poultry, bees, fruits and vegetables, and sod, ornamental, nursery, grazing farm animals and horticultural crops that are raised, grown, or produced for commercial purposes.

Commercial: Business property, such as supermarkets, shopping centers, office buildings, medical centers, hotels, theaters, RV parks, financial institutions, stores, etc. which are intended to operate with a profit.

Residential: Property zoned for single-family homes, mobile homes, retirement homes, multifamily apartments and co-ops.

Government: All property owned by or leased to the Government or acquired by the Government under the terms of the contract. Not subject, in whole or in part, to Ad Valorem property taxes. Examples include forests, parks, public schools, county hospitals, military buildings etc.

Industrial: Property used for industrial purposes. Types of industrial property include heavy manufacturing buildings, light manufacturing buildings, packing plants, mineral processing plants, warehouses, wineries, sawmills etc.

Institutional: Property which is not strictly commercial, industrial, agricultural, or residential, but which serves some public purpose, even if privately owned. Examples include private schools, private hospitals, orphanages, cemeteries, sanitoriums, nursing homes etc.

Miscellaneous: Includes property such as mining land, railroad land, utilities, waste land, submerged land etc.

The current distribution of existing land uses is shown in **Table FLU-1** and **Figure FLU-1**. A detailed Existing Land Use Map, **Map FLU-4**, was developed depicting the current land use patterns in the Village of Palmetto Bay as of 2023.

A majority of Village is residential, with single-family residential comprising the largest share. Commercial development comprises a relatively minor share of the overall Village and is mostly located on the west side of the Village along US-1. The Village is largely developed, with only 2.5% vacant land.

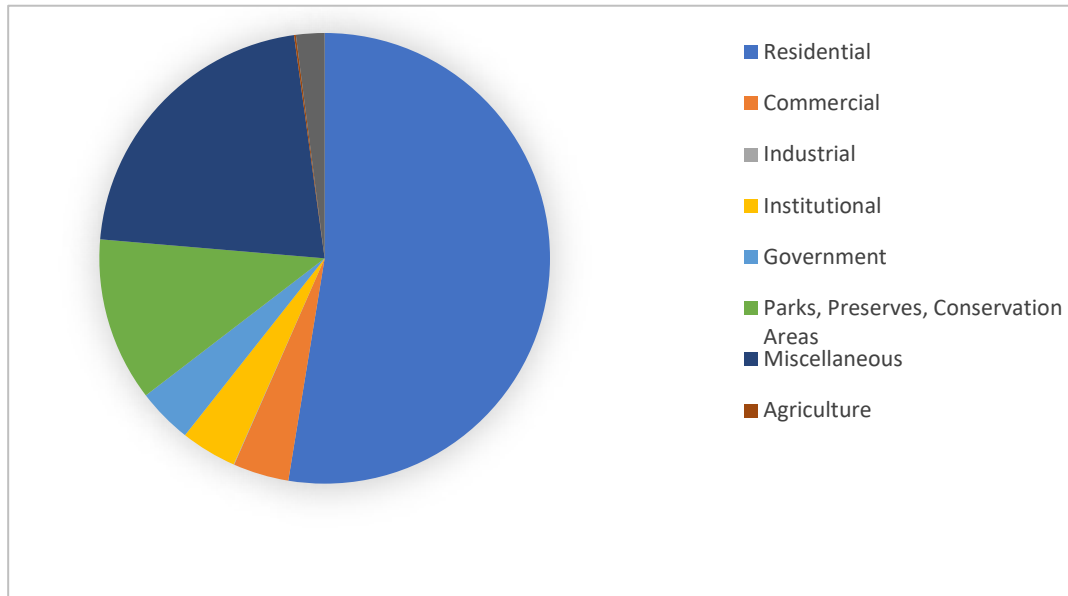
Table FLU-1: Existing Land Uses

Land Use	Acres	% of Total
Residential	2,841.42	52.58%
Commercial	208.45	3.86%
Industrial	2.08	0.04%
Institutional	217.35	3.88%
Government	209.63	3.88%
Parks, Preserves, Conservation Areas	582.70	10.78%
Miscellaneous*	1,155.65	21.39%
Agriculture	7.23	0.13%
Vacant	179.16	3.32%
Total	5,403.67	100%

*Miscellaneous includes rights-of-way, utilities, and water bodies

Source: Florida Department of Revenue and Miami-Dade County

Figure FLU-1: Existing Land Uses



Source: Florida Department of Revenue and Miami-Dade County

VACANT LAND ANALYSIS

An analysis of vacant land was conducted based on data the Florida Department of Revenue’s land use codes as of June 2023. Approximately 6% of the Village’s overall acreage is classified as vacant. Open green space properties designated as environmentally protected, water management, or parks, recreation and schools were not classified as vacant land in this analysis. Additionally, many of these parcels may be in the development application process or under development,

and therefore actual vacant land supply may be less than reported. The vacant lands within the Village of Palmetto Bay are displayed on **Map FLU-3**.

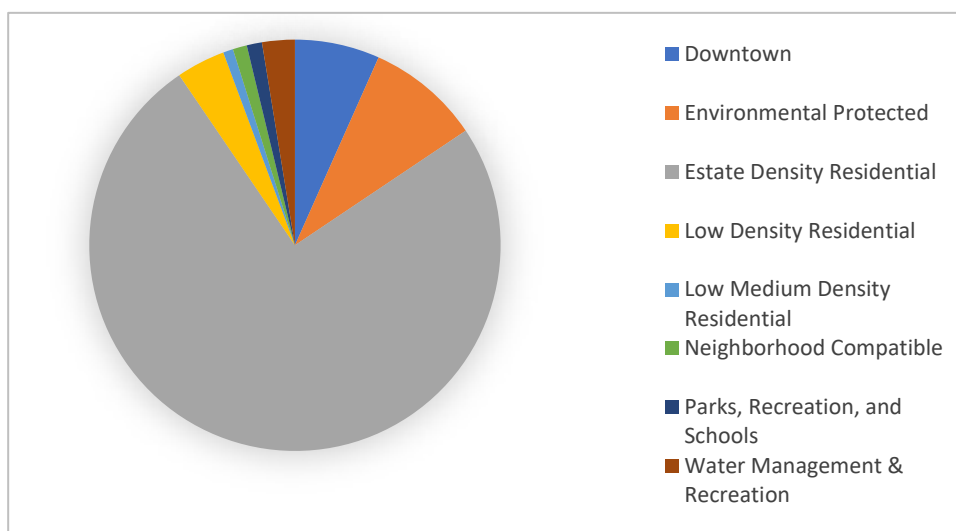
The Village is near full buildout, yet there remain opportunities for development and redevelopment. The relationship between the vacant lands and future land use designation is illustrated in this analysis in **Table FLU-2** and **Figure FLU-2**. According to this analysis, approximately 88% of vacant land in the Village is designated Estate Density Residential. The next highest percentage of vacant land, totaling approximately 7% of all vacant land, is designated as Downtown, followed by Low Density Residential at 3%.

Table FLU-2: Vacant Parcels by Future Land Use

Future Land Use Designation	Acres	% of Total Vacant Acreage
Commercial	0	0.0%
Downtown	7	6.7%
Estate Density Residential	81	74.9%
Institutional Public Facilities	0	0.0%
Low Density Residential	4	3.8%
Low Medium Density Residential	1	0.8%
Medium Density Residential	0	0.0%
Neighborhood Compatible	1	1.1%
Parks, Recreation, and Schools	1	1.2%
Village Mixed Use	0	0.0%
Water Management & Recreation	3	2.6%
Environmental Protection	10	8.9%
TOTAL	109	100.0%

Source: Florida Dpt. of Revenue, Miami-Dade County, and Palmetto Bay Department of Community and Economic Development

Figure FLU-2: Vacant Parcels by Future Land Use



Source: Florida Department of Revenue and Miami-Dade County

POPULATION TRENDS AND PROJECTIONS

Projected population is the driving force behind the Village’s future facility needs, housing supply and demand, and land use requirements. This population analysis is a major consideration in preparing future land use designations and each of the Elements’ goals, objectives, and policies. Future population estimates for Palmetto Bay identify the amount of residential land and development density allocations that will be necessary to accommodate the Village’s anticipated population changes over the next 10 to 20 years.

According to BEBR, the official population estimate of permanent residents in the Village of Palmetto Bay as of 2022 is 25,041 residents. This is a growth of 602 persons (2.5% growth rate) since the 2020 recorded census population. The Shimberg Center for Housing Studies prepares population projections for all municipalities in Florida. Population projections for the Village of Palmetto Bay through the year 2045 are shown in **Table FLU-3** and **Figure FLU-3**.

According to the U.S. Census Bureau, the median age in Palmetto Bay is 42. A breakout of the population of individuals in different age groups is displayed in **Figure FLU-4**.

Palmetto Bay’s future population is projected to be 25,219 residents by the year 2045, with an average annual growth rate of 1%. This is in contrast with Miami-Dade County as a whole, which is projected to grow in population at an average annual rate of 3% through 2045. Palmetto Bay’s share of the overall Miami-Dade County population has been 0.9% since 2010 and is projected to decrease to 0.8% of the overall County population by 2035.

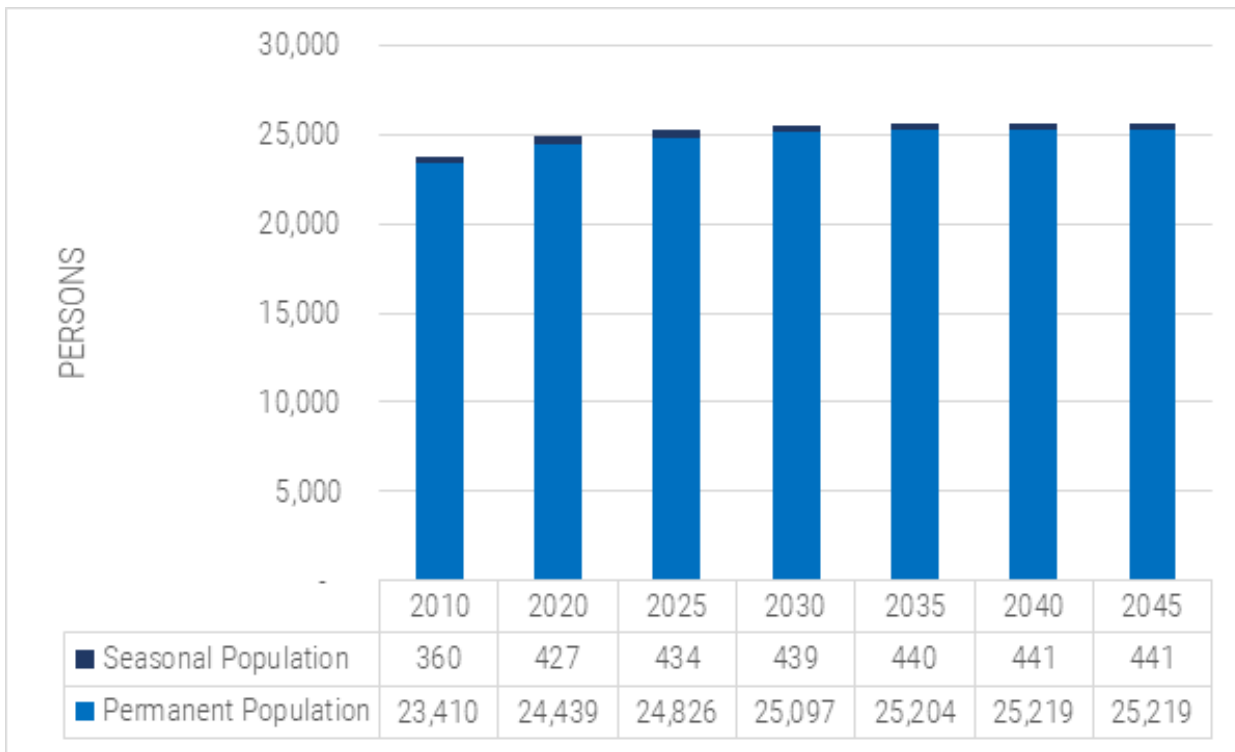
A small portion of the population is represented by seasonal residents who live in Palmetto Bay during certain times of year but claim another city as their permanent residence. The Village’s seasonal population for 2020 was 427 people and was calculated using U.S. Census Bureau data. The seasonal population projections were calculated using the step-down method where the Village’s seasonal population was proportionally derived from the Village’s overall population projections. Palmetto Bay can expect to experience slight population growth through 2040, with the overall population plateauing between 2040 and 2045.

Table FLU-3: Population Projections

Year	Palmetto Bay			Miami-Dade County		Palmetto Bay Share of Miami-Dade County Population
	Permanent Population	Growth Rate	Seasonal Population	Population	Growth Rate	
2010	23,410	-	360	2,487,099	-	0.9%
2020	24,439	4.4%	427	2,701,767	8.6%	0.9%
2025	24,826	1.6%	434	2,823,792	4.5%	0.9%
2030	25,097	1.1%	439	2,922,599	3.5%	0.9%
2035	25,204	0.4%	440	3,001,805	2.7%	0.8%
2040	25,219	0.1%	441	3,068,382	2.2%	0.8%
2045	25,219	0.0%	441	3,126,593	1.9%	0.8%

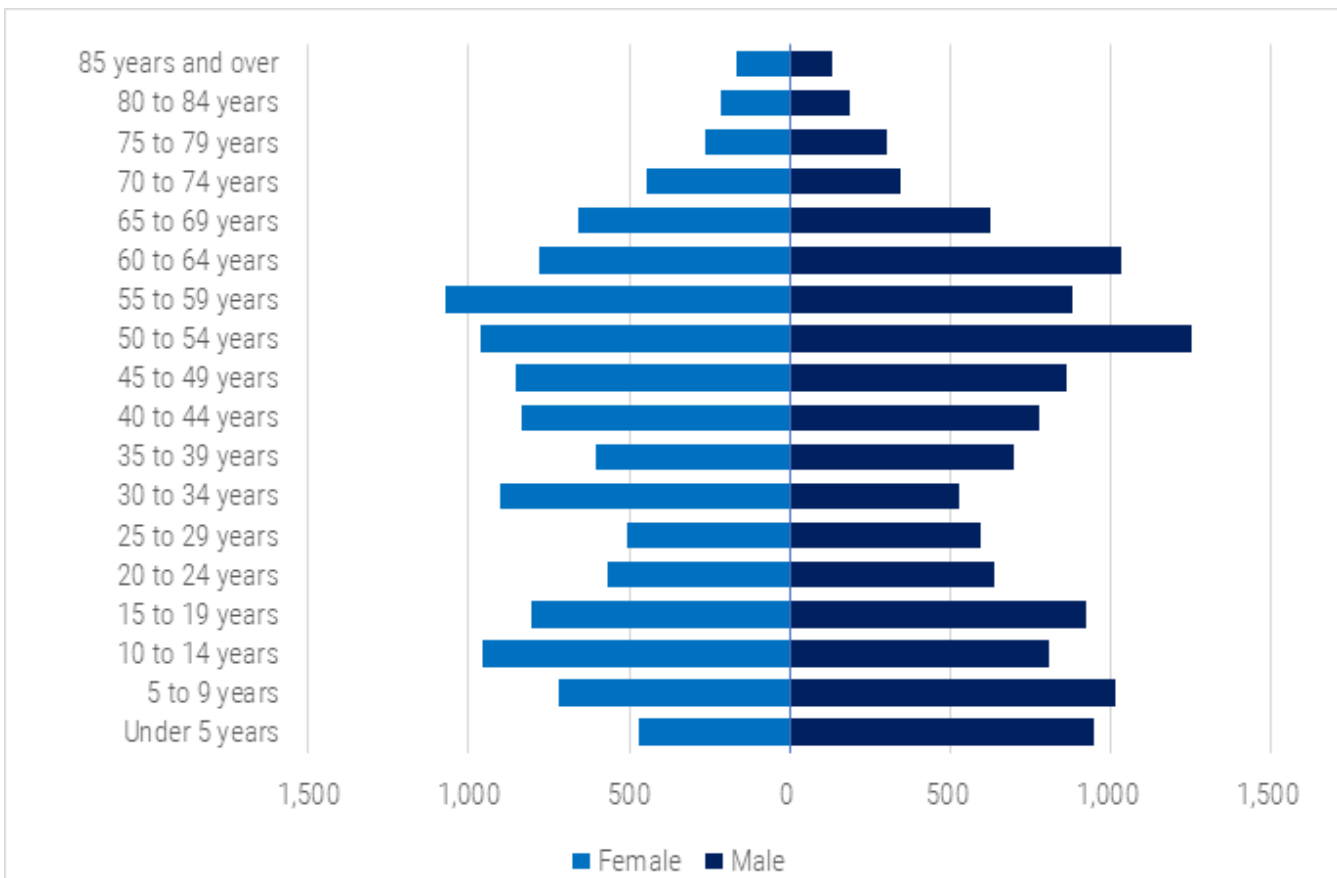
Source: Shimberg Center – Florida Housing Data Clearinghouse

Figure FLU-3: Village Population Projections



Source: Florida Housing Data Clearinghouse; US Census Bureau

Figure FLU-4: Age and Sex



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates



FUTURE LAND USE DESIGNATIONS AND ANALYSIS

The 2035/2045 Future Land Use Map, **Map FLU-1**, designates future land uses within the Village limits through the 2043 planning horizon. The acreages of the Future Land Use Map are shown below in **Table FLU-4**.

Table FLU-4: Future Land Use Designations and Analysis

Future Land Use Categories	Acres	% of Total
Commercial	124	2.8%
Environmental Protection	435	9.9%
Estate Density Residential	2,669	60.5%
Downtown	141	3.2%
Institutional Public Facilities	47	1.1%
Low Density Residential	407	9.2%
Low Medium Density Residential	51	1.2%
Medium Density Residential	13	0.3%
Neighborhood Compatible	33	0.7%
Parks and Recreation	354	8.0%
Village Mixed Use	45	0.8%
Water Management & Recreation	95	2.3%
Total	4,414	100%

Source: Village of Palmetto Bay Department of Community and Economic Development

BUILD OUT ANALYSIS

To better understand the current level of development potential and the ability of the Village of Palmetto Bay to accommodate growth, a build out analysis was performed utilizing the Future Land Use Map and Vacant Lands. Maximum densities and intensities were assigned to each future land use designation as documented in **Table FLU-5**. The acreages of vacant parcels within these future land use designations were used to roughly calculate the most dense and intense development that Palmetto Bay could potentially expect.

The build out analysis shows that the currently adopted FLUM allows for a maximum construction of 477 dwelling units and approximately 31,461 square feet of non-residential floor area. This square footage does not include the non-residential development potential within the Downtown category, as there are no FAR limits in this category. Using BEBR's 2022 estimate of 2.74 people per dwelling unit for Miami-Dade County, the Village of Palmetto Bay can absorb an additional 1,307 people under the current FLUM's residential designations identified as vacant by the Florida Department of Revenue's data. This meets the dwelling units needed to absorb the amount of growth projected through 2045; a projected increase of 780 people between 2020 and 2045.

Table FLU-5: Build Out Analysis

Future Land Use Category	Vacant Acres	Maximum DU/Acre	Maximum FAR	Maximum Density DU/Acre	Maximum Intensity SF
Commercial	0.00	24	0.4 FAR for the 1 st story plus 0.11 FAR for each additional story up to five (5) stories	0	-
Downtown - Main Street Sector	5.90	32	-	189	-
Downtown - Island Sector	0.00	54	-	0	-
Downtown - Eureka Sector	0.06	43	-	3	-
Downtown - Neighborhood Sector	1.28	24	-	31	-
Estate Density Residential	81.29	2.5	-	203	-
Institutional Public Facilities	0.00	13	0.4 FAR for the 1 st story, plus 0.11 FAR for each additional story up to 6 stories	0	0
Low Density Residential	4.18	6	-	25	-
Low Medium Density Residential	0.85	13	-	11	-
Medium Density Residential	0.00	23	-	0	-
Neighborhood Compatible	1.20	13	0.4 FAR for a 1-story building and 0.6 for a 2-story building	16	31,461
Parks, Recreation, and Schools	1.30	0	-	0	-
Village Mixed Use	0.00	10	0.5	0	0
Water Management & Recreation	2.79	0	-	0	-
Environmental Protection	9.69	0	-	0	-
TOTAL	109.98			477	31,461



NATURAL RESOURCES INVENTORY

The presence of natural resources and the ability of land to support development within the City of Sebastian will be a major determinant for the future land use pattern. It is important to take these natural resources into consideration when guiding growth in order to avoid the potential adverse impacts of development activity. Below is an inventory of the natural resources located in the Village of Palmetto Bay.

Waterbodies and Shoreline Protection

Utilizing data retrieved from the U.S. Fish and Wildlife Service, **Map CON-1** illustrates the waterbodies located within and surrounding the Village of Palmetto Bay. The inland areas of Palmetto Bay, which are submerged during all of the year, with the exception of extreme dry periods, include wetlands, ponds, and canals. Those areas of Palmetto Bay classified as inland open waterways include the C-100 Canal network. Wetlands are concentrated along the coastal areas east of Old Cutler Road. The waters behind and adjacent to the Deering Estate are home to the Biscayne Bay Aquatic Preserve, which provides habitat for a wide variety of juvenile and adult marine species including several of Florida's imperiled species, such as the west Indian manatee, the smalltooth sawfish, the American crocodile, and Johnson's seagrass. Other vital resources of the Preserve include corals, sponges and algae, mangrove-lined shores, and a variety of invertebrate species throughout the length of the bay. Seagrass beds within the BBAP, especially along the shores of the Deering Estate, are prime feeding areas for wading birds and a valuable nursery area for juvenile fish and invertebrates, including many of commercial interest. Additionally, the Deering Estate contains some of the last remaining functioning springs in the region.

The estuary's mangrove wetlands is one of the most productive ecosystems in the region. Mangrove communities along the coastal areas of Biscayne Bay stabilize bottom sediments and protect shorelines from erosion and storm surge. Forest and fringe communities provide protection from storm surge and can potentially reduce damage to upland areas from hurricanes. Mangrove trees provide nesting and roosting habitat for many resident and migrating birds in addition to providing shelter and a safe nursery to growing marine life. Mangrove leaves are also a large component of the near shore food web.

While channelization of this region's historic waterflow has altered the ability to stabilize these mangrove communities, the Deering Estate Flow-way was completed in 2012 and is designed to increase freshwater flow directing it away from existing canal discharges and spreading it out as sheetflow prior to discharging into the aquatic preserve. This will result in healthier coastal wetlands and recreate the natural sheetflow of water through the land, into the bay. Improved freshwater flow and salinity distribution near the shore will also help re-establish productive nursery habitat for shrimp and shellfish.

Both Biscayne Bay and its mangrove forests are protected by County and State regulations from impacts of development. Waterways within the Village are protected and will receive only minimal effects from future development.

Floodplains and Coastal High Hazard Area (CHHA)

Flood zones allocated in the Village of Palmetto Bay are illustrated in **Map CON-2**. There are several areas within the Village of Palmetto Bay which have been identified by the Federal Emergency Management Agency (FEMA) as having the potential for flooding in the 100-year storm event, or 1% annual chance of flooding. Also included in the map is the 500-year storm event area, or those areas having a 0.2% annual chance of flooding. These areas are subject to rising waters due to their proximity to nearby canals and Biscayne Bay.

Mineral Resources

There are no significant deposits of commercially valuable minerals known to exist within the Village of Palmetto Bay.

Soils

The Miami-Dade County Soil Survey prepared by the Natural Resources Conservation Service and updated in 1996 gives details of the 25 different soil types that exist throughout the County.

The soil classifications are made based upon the water table, slope, erosion potential, permeability, subsidence and organic (muck/peat) content. The soils are also rated as to their potential for development based upon those limiting properties. The primary soil types identified for Palmetto Bay include:

- Opalocka-Rock outcrop complex
- Perrine marl, tidal
- Plantation muck
- Hallandale fine sand
- Margate fine sand

The Village of Palmetto Bay does not have any specific areas of soil erosion. Erosion potential can be mitigated by reducing the time interval between the clearing of land and actual development or construction.



Water Demands

The Miami-Dade County Water and Sewer Department (MDWASD) provides water to a number of Miami-Dade County municipalities, including the Village of Palmetto Bay. The South Florida Water Management District 2018 Lower East Coast Water Supply Plan Update details the projected potable water demand for MDWASD. Since MDWASD provides water to several Miami-Dade County municipalities and most of the unincorporated area, the analysis of the Village's water needs is determined by the Village's percentage of the overall population of the MDWASD service area population.

Table FLU-6 below provides a listing of the projected potable water demand based upon the population projections and the entire Village being connected to the MDWASD potable water system. In order to meet projected demand in 2045, the Village will require an estimated 2,360,000 gallons per day. To ensure the efficient and acceptable delivery of potable water services to the Village of Palmetto Bay, continued coordination with MDWASD is recommended. The Village's water supplies, public facilities, and services are illustrated in **Map FLU-10**.

Table FLU-6: Projected Potable Water Demand

Year	Population	Per Capita (gallons per day finished water)	Potable Water Demands (daily average annual, MGD)
2020	24,439	93.45	2.28
2025	24,826	93.45	2.32
2030	25,097	93.45	2.35
2035	25,204	93.45	2.36
2040	25,219	93.45	2.36
2045	25,219	93.45	2.36

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita data from Village of Palmetto Bay 18-Year Water Supply Facilities Work Plan (2016-2033)

Potable Water Wells

There are no designated wellfield protection areas within the Village of Palmetto Bay. **Map FLU-9** illustrates wellfield protection areas in the surrounding vicinity.

HISTORICAL RESOURCES INVENTORY

Palmetto Bay has a number of historic resources within its Village boundaries. Historic resource data was retrieved from the Division of Historical Resources of the Florida Department of State. The Division of Historical Resources of the Florida Department of State maintains a central archive for Florida's historical and archaeological sites known as the Florida Master Site File. Historical structures and properties including those which are on the National Register of Historic Places are listed in **Table FLU-7** and illustrated on **Map FLU-7**.

According to the Division of Historical Resources of the Florida Department of State there are 28 sites/structures documented in the Village as having historic significance. One site, the Charles Deering Estate, is on the National Register of Historic Places. The Charles Deering Estate, comprising 368-acres, contains three known archaeological sites, some of which are among the most significant and best-preserved sites in South Florida. Contributing buildings on the estate are the Deering House (built 1922), Richmond House (built 1896) and Cottage (built 1900), and Carriage House (built 1916).

It is important to take the historic resources in the Village into consideration when guiding growth in order to avoid the potential adverse impacts of development activity.

Table FLU-7: Historical Resources

SITE NAME	ADDRESS	SIGNIFICANCE
OLD CUTLER ROAD HISTORIC HIGHWAY	OLD CUTLER ROAD	STATE HISTORIC HIGHWAY
16553 OLD CUTLER RD	16553 OLD CUTLER RD	HISTORICAL STRUCTURE
16870 OLD CUTLER RD	16870 OLD CUTLER RD	HISTORICAL STRUCTURE
17301 OLD CUTLER RD	17301 Old Cutler RD	HISTORICAL STRUCTURE
17800 OLD CUTLER RD	17800 OLD CUTLER RD	HISTORICAL STRUCTURE
8315 SW 153RD TERRACE	8315 SW 153RD TERRACE	HISTORICAL STRUCTURE
CHARLES DEERING ESTATE	16701 SW 72nd AVE	NATIONAL REGISTER
CHARLES DEERING HOUSE	16701 SW 72nd AVE	HISTORICAL STRUCTURE
RICHMOND HOUSE AND COTTAGE	16701 SW 72nd AVE	HISTORICAL STRUCTURE
DEERING ESTATE BRIDGE	72nd Avenue unnamed creek	HISTORICAL STRUCTURE
Charles Deering Estate Oolite Wall	16701 SW 72nd AVE	HISTORICAL STRUCTURE
7253 SW 168TH ST	7253 SW 168TH ST	HISTORICAL STRUCTURE
PERRINE ELEMENTARY SCHOOL	9895 SW 184TH ST	HISTORICAL STRUCTURE
6725 SW 144 STREET	6725 SW 144 ST	HISTORICAL STRUCTURE
7201 SW 166 STREET	7201 SW 166 ST	HISTORICAL STRUCTURE
S.W. 72ND AVENUE ROAD SEGMENT	S.W. 72ND AVENUE	HISTORICAL SITE
HARRY TROEGER HOUSE	8940 SW 156th ST	HISTORICAL STRUCTURE
Bill Sadowsky Park Site	17555 SW 79TH AVE	HISTORICAL SITE
8001 SW 148th Drive	8001 SW 148th DR	HISTORICAL STRUCTURE
8025 SW 148th Drive	8025 SW 148th DR	HISTORICAL STRUCTURE
8101 SW 148th Drive	8101 SW 148th DR	HISTORICAL STRUCTURE
8125 SW 148th Drive	8125 SW 148th DR	HISTORICAL STRUCTURE
Miami Serpenterium	15321 S Dixie HWY	HISTORICAL SITE
Boat Turning Basin	16701 SW 72nd AVE	HISTORICAL STRUCTURE
South Estate Wall	16701 SW 72nd AVE	HISTORICAL STRUCTURE
Carriage House (Coach House)	16701 SW 72nd AVE	HISTORICAL STRUCTURE
Power House	16701 SW 72nd AVE	HISTORICAL STRUCTURE
Pump House (Water Storage House)	16701 SW 72nd AVE	HISTORICAL STRUCTURE

Source: Division of Historical Resources of the Florida Department of State

SUMMARY

The Land Use Data Inventory and Analysis has effectively provided the data to guide the type, location, and timing of development in an appropriate manner. The Land Use Element is the foundation of the Comprehensive Plan and is dependent upon the goals, objectives, and policies of each of the other Elements. It sets the planning framework for the Village to accommodate projected growth and development, minimize adverse impacts on natural and historical resources, and maintain essential amenities at desired levels to maintain the quality of life within the Village.



RECREATION & OPEN SPACE ELEMENT DATA INVENTORY & ANALYSIS

INTRODUCTION

Known as “the Village of Parks,” Palmetto Bay has a comprehensive system of parks, recreation, and open space. Pursuant to the requirements of Chapter 163 of the 2022 Florida Statutes, the Parks and Recreation Element consists of a data inventory and analysis that influences the overarching goals, objectives, and policies.

RECREATION AND OPEN SPACE INVENTORY

The Village has a total of approximately 90 acres of developed, Village-operated recreation land and other undeveloped recreation land. An additional 470 acres of recreation and open space land within the Village is operated by Miami-Dade County. Below is a listing of the recreation sites and open space areas within the Village of Palmetto Bay. All parks, recreation, and open space within the Village is listed in **Table REC-1** below and can be viewed in **Map REC-1**.

Village of Palmetto Bay-Operated Parks

1. **Coral Reef Park:** Spanning more than 50 acres, Coral Reef Park offers open green spaces, pinelands preserve areas, and the tranquil streaming canal. It is a central location for playing, walking, reading, relaxing, and picnicking. Residents also flock here for beach volley ball, tennis, baseball, an expansive and fun playground, exercise trail, and abundance of indigenous birds and other wildlife.
2. **Ludovici Park:** Ludovici Park is a quiet and charming oasis, a perfect venue for musical performances, to enjoy a library book - all at once! With its meandering walkways, shaded gazebo, and manicured gardens, this park offers something for everyone. The main feature is the 5,000-square-foot Palmetto Bay Branch Library, which is complemented by the Edward and Arlene Feller Community Room and Amphitheater. The 1,000-square-foot, two-story Community Room offers ample meeting space overlooking the beautiful blue waters of Biscayne Bay. The first-story amphitheater features dramatic space for special performances and serves as an additional outdoor area for lectures, workshops, and children’s activities.
3. **Palmetto Bay Park:** Soon after Village incorporation, this park transitioned from a 5-acre park to a 25-acre park facility - a veritable oasis of passive and active attractions, tucked off US-1 just east of the Village Municipal Complex. Formerly known as Perrine Park, Palmetto Bay Park was renamed by the Village Council in 2006. The new Palmetto Bay Park features expansive greenspace, basketball courts, the largest Boundless Playgrounds in South Florida, and a six-field, state-of-the-art softball complex, Palmetto Bay Park is truly a multi-recreational facility.
4. **Perrine Wayside Dog Park:** This unique wayside park is located on South Dixie Highway (U.S. 1) south of 164th Street. Perrine Wayside is a lushly landscaped, 3-acre dog oriented family park where “all” members of the family, including the family dogs, can relax and enjoy the park atmosphere.
5. **Thalatta Estate Park:** Approximately four acres in size with vast green areas and unobstructed views of Biscayne Bay, Thalatta Estate offers direct access to the pristine waters of Biscayne Bay. Its proximity to the water allows for a habitat of herons, pelicans, marine iguanas, and other plant and wildlife to thrive in and around the mangroves, which adorn the northeast portion of the property.

Nature Reserve Areas

1. **Property at SW 168th Street and SW 88th Avenue:** This approximately 9-acre natural area is owned by Miami-Dade County and currently leased to the Village of Palmetto Bay.

Miami-Dade County-Operated Parks

1. **Old Cutler Bike Path and Rest Stop:** The Old Cutler Trail is an 11-mile multi-use bike trail running 11-miles along Historic Old Cutler Road. The trail’s northern terminus is at Coco Plum Circle in the City of Coral Gables and crosses through Palmetto Bay and into Cutler Bay. There is a sheltered rest stop along the trail within the Village at the intersection with SW 77th Avenue.
2. **Bill Sadowski Park:** Bill Sadowski Park and Nature Center offers three distinct habitats within thirty acres; pineland, tropical hardwood hammock, and a drained Everglades slough. The main building houses a live animal exhibit of native freshwater fish, arthropods, reptiles, and amphibians. A nature trail leads visitors through various plant communities to a canal where canoeing and fishing are available. Solution holes and Karst limestone formations are visible along the way. Encompassed within the park grounds are also a native tree arboretum and a bird watching area.
3. **Charles Deering Estate:** Located along the edge of Biscayne Bay, the 444-acre Deering Estate is an environmental, archeological and historical preserve. From canoe rides to butterfly hikes and guided tours, the Deering Estate has diverse activities for the whole family that make learning fun. The Estate offers daily tours of the historic houses

– dating from 1896 – as well as naturalist lead tours of the lush natural areas where fossil bones have been found from as far back as 50,000 years. The Park is part of the Miami-Dade County Parks, Recreation and Open Spaces Department, which manages the Estate on behalf of the State of Florida.

Table REC-1: Parks Inventory

Name	Size in Acres
<i>Village-Operated Parks</i>	
Coral Reef Park	48
Ludovici Park	2.64
Palmetto Bay Park	24.84
Perrine Wayside Dog Park	2.73
Thalatta Estate Park	3.52
168th St. Nature Reserve	8.69
Subtotal	90.42
<i>Miami-Dade County-Operated Parks</i>	
Old Cutler Bike Path & Rest Stop	N/A
Bill Sadowski Park	26.23
Charles Deering Estate	444
Subtotal	470.23
Total	560.65

Inventory as of August 2023

RECREATION AND OPEN SPACE ANALYSIS

Summary of Inventory

The recreation and open space inventory indicates that the Village of Palmetto Bay contains 560.65 acres dedicated for public recreation, which includes the approximately 9-acre Nature Reserve and the 444-acre Deering Estate. Based on the April 1, 2022 estimated resident population of 25,041 for Palmetto Bay, this total parks acreage represents 22.39 acres per 1,000 residents. The population estimate is provided by the Bureau of Economic and Business Research (BEBR) at the University of Florida, which is the official population estimate recognized by the State.

Projected Demand for Recreation and Open Space

The demand for park land in the future is based upon two factors: the future population and the adopted Level of Service. The Village has adopted a Level of Service of 3 acres per 1,000 population. The demand is determined by dividing the future population by 1,000 and then multiplying it by 3 acres for each classification. Based on the population projections and maintenance of the current parks inventory, the Village is expected to have a surplus of parks and open space through the 20-year planning horizon.

Table REC-2: Future Parks Demand

Year	Permanent Population	Adopted LOS (Acres/1,000 Population)	Demand Acres	Existing Acres	Surplus/ (Deficit)
2020	24,439	3	73.32	560.65	487.33
2025	24,826	3	74.48	560.65	486.17
2030	25,097	3	75.29	560.65	485.36
2035	25,204	3	75.61	560.65	485.04
2040	25,219	3	75.66	560.65	484.99
2045	25,219	3	75.66	560.65	484.99

Source Population Projections: Shimberg Center – Florida Housing Data Clearinghouse



INFRASTRUCTURE DATA INVENTORY AND ANALYSIS

INTRODUCTION

Pursuant to the requirements of Chapter 163 of the 2022 Florida Statutes, the Infrastructure Element consists of data inventory and analysis (DIA) that influences and informs the element's overarching goals, objectives, and policies. Provided in this inventory and analysis is sanitary sewer, solid waste, stormwater, and potable water facilities and services in the Village of Palmetto Bay.

The Village of Palmetto Bay does not maintain sanitary sewer, solid waste, or potable water facilities within its corporate limits. These services are provided to the Village pursuant to the terms of respective franchise agreements herein discussed. This DIA shall identify the nature of the existing facilities within Palmetto Bay. This identification shall include the following information:

- Entity having operational responsibility for the facility;
- Design capacity of the facility;
- Current demand on the facility capacity and the level of service provided by the facility; and
- Impact on adjacent natural resources.

This DIA will also provide an analysis of future public facilities for the Village of Palmetto Bay by determining future service demands as well as necessary levels of service to meet them.

POTABLE WATER

This section evaluates the potable water system serving the Village of Palmetto Bay inclusive of all structures designed to collect, treat, and distribute potable water in addition to water wells, treatment plants, reservoirs and distribution mains.

Miami-Dade County Water and Sewer Department (MDWASD) Geographic Service Area

The Village of Palmetto Bay's potable water is provided by a system operated by the Miami-Dade County Water and Sewer Department (MDWASD). The Village of Palmetto Bay is served by the Alexander Orr, Jr. Water Treatment Plant, which is located outside of the Village limits and serves customers who live south of approximately Flagler Street and north of SW 248th Street.

Water Sources

Potable water in the Village of Palmetto Bay is received from the County's water treatment plant. The Alexander Orr, Jr. Water Treatment Plant that serves the Village draws water from the Biscayne Aquifer and receives lime treatment to reduce hardness, and is then fluoridated, disinfected and filtered.

Water Treatment Plants (WTPs)

The Alexander Orr, Jr. WTP that serves the Village of Palmetto Bay is located at 6800 S.W. 87th Avenue in Unincorporated Miami-Dade County. The original design capacity was 40 MGD in 1954. This plant has undergone several expansions during the past 50 years. The raw water pumping capacity was increased by 32 MGD to 262 MGD in 1995 with an additional source from the West Wellfield. Additional reservoir and high pressure service capacities were also added to bring the total plant design capacity to 256 MGD.

The Alexander Orr, Jr. (AO) subarea is comprised of a high pressure system comprised of two major piping loops. This system delivers water to nearly all of Miami-Dade County south of approximately Flagler Street and north of SW 248th Street, including Virginia Key, Fisher Island, the Village of Key Biscayne and, upon request, to the City of Homestead, and Florida City. The Alexander Orr, Jr. subarea, water treatment plant is supplied by four water supply wellfields (Alexander Orr, Jr.- capacity 74.4 MGD; Snapper Creek – capacity 40.0 MGD; Southwest – capacity 161.2 MGD; and West 32.4 MGD), with a total designed capacity of approximately 308 MGD. In this subarea, there are also Upper Floridan Aquifer wells at two of the wellfields (West Wellfield (WWF) and the Southwest Wellfield (SWWF)). These wells have a total capacity of 25.08 MGD. MDWASD anticipates using these wells for storage of fresh Biscayne Aquifer water during the wet season (when operating water levels in the canal allows) for extraction and use in the dry season. In order to use the Upper Floridan Aquifer wells, the MDWASD installed an ultra-violet (UV) light disinfection system at both the SWWF and the WWF to provide treatment of the Biscayne aquifer water prior to injecting in the Floridan Aquifer.

Potable Water Level of Service

The Village's adopted Level of Service Standard for potable water is 93.45 gallons per capita per day. **Table INF-1** provides a listing of the projected potable water demand based upon the population projections and the entire Village being connected to the County potable water system. In order to meet projected demand in 2045, the Village will require an estimated 2,360,000 gallons per day. To ensure the efficient and acceptable delivery of potable water services to the Village of Palmetto Bay continued coordination with MDWASD is recommended.

Table INF-1: Projected Potable Water Demand

Year	Population	Per Capita (gallons per day finished water)	Potable Water Demands (daily average annual, MGD)
2020	24,439	93.45	2.28
2025	24,826	93.45	2.32
2030	25,097	93.45	2.35
2035	25,204	93.45	2.36
2040	25,219	93.45	2.36
2045	25,219	93.45	2.36

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita data from Village of Palmetto Bay 18-Year Water Supply Facilities Work Plan (2016-2033)

Water Conservation

Water conservation is the key to maintaining the health and productivity of the Surficial Aquifer System. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. Protection of the aquifer system and wellfields through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality.

The Village of Palmetto Bay works in coordination with MDWASD and the South Florida Water Management District on water conservation, use, and protection through several programs and policies that include:

- Plumbing requirements
- Florida Friendly Landscaping as described in Section 373.185, Florida Statutes
- Adoption of a Village Stormwater Master Plan

SANITARY SEWER

The sanitary sewer system is defined as structures or systems designed for the collection, transmission, treatment, or disposal of sewage. Disposal includes solids and effluent reuse, which is also referred to as reclaimed or grey water.

Geographic Service Area

The Village of Palmetto Bay does not maintain a sanitary sewer facility within its corporate limits and the majority of the homes are serviced by septic tanks. Those homes within the Village of Palmetto Bay on central sewer service receive service from Miami-Dade County Water and Sewer Department (MDWASD). The entire Village is within the County's service area.

Treatment Facilities and Capacity

The MDWASD wastewater system serves approximately 375,345 retail customers and 13 wholesale customers, consisting of 12 municipal customers and the Homestead Air Reserve Base. It consists of three regional wastewater treatment plants (WWTP), over 1,000 sewage pump stations and nearly 6,400 miles of collection and transmission pipelines, manholes, lift stations and force mains. The service area of the system covers approximately 375 square miles. The three WWTPs are the South District, Central District and North District WWTPs. The disposal of the by-products of the treatment process (sludge and effluent or treated wastewater) is an important part of MDWASD's plan to improve and expand its sewer system.

Disposal of treated wastewater at the North District Plant and the Central District Plant is accomplished by discharge into the Atlantic Ocean. A portion of the treated effluent at the North District Plant is also disposed via deep injection wells. The South District Wastewater Treatment Plant disposes of its effluent through deep injection wells to the lower Floridan Aquifer at a depth below 2,400 feet. In 1995, MDWASD completed construction of five additional deep injection wells as part of its 112.5 million gallons per day (MGD) plant expansion project. In FY 2014, MDWASD finalized operational permit for all the South District's 17 injection wells, which are now fully operational.

MDWASD continues to plan, and design reclaimed water facilities. Currently, in FY 2022 the Department reused 13 MGD of treated wastewater. Additional capacity for production of reclaimed water currently is available at the South District Wastewater Treatment Plant, with 97.66 MGD of public access reuse quality water produced in FY 2022. MDWASD is committed to distributing as much reclaimed water for aquifer recharge, irrigation, power plant cooling and potentially coastal wetlands rehydration as technically, environmentally, and economically feasible.

Table INF-2 depicts projected wastewater demand based upon the population projections and the entire Village being connected to the County wastewater system. To ensure the efficient and acceptable delivery of wastewater services to the Village of Palmetto Bay, continued coordination with MDWASD is recommended.

Table INF-2: Projected Wastewater Demand

Year	Population	Per Capita (gallons per day finished water)	Wastewater Demands (daily average annual, MGD)
2020	24,439	93.45	2.28
2025	24,826	93.45	2.32
2030	25,097	93.45	2.35
2035	25,204	93.45	2.36
2040	25,219	93.45	2.36
2045	25,219	93.45	2.36

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita data from Village of Palmetto Bay 18-Year Water Supply Facilities Work Plan (2016-2033)

SOLID WASTE

Miami-Dade County's Department of Solid Waste Management (DSWM) provides garbage, bulky trash pick-up, and recycling collection services, including electronic equipment recycling, for all homes in Palmetto Bay. Garbage collection occurs twice a week, with recycling once per week. Recycling services in Palmetto Bay are also provided by Miami-Dade County. DSWM offers bulky waste pick up services for Palmetto Bay residents. Each household is entitled to 2 bulky waste pickups per year of up to 25 cubic yards each. Besides the bulky trash pick-up services offered by DSWM, the division also manages 13 Neighborhood Trash and Recycling Centers, which accept landscape clippings, old appliances, vehicle tires, fence and construction debris, and more. The Eureka Drive Trash and Recycling Center at 9401 SW 184th St is located in Palmetto Bay.

The Miami-Dade County Department of Solid Waste Management (DSWM) currently maintains and operates three active solid waste landfills, which are:

- North Dade Landfill
- South Dade Landfill
- Resources Recovery Facility Ashfill

North Dade Landfill

The North Dade Landfill is a Class III (trash only) facility located just south of the Dade-Broward line. The eastern cell includes a leachate collection system and a groundwater monitoring system. Methane gas resulting from the decomposition of the landfill's waste is extracted and sent to a flare, where it is burned off.

South Dade Landfill

The 320-acre South Dade Landfill is used primarily for the disposal of garbage and non-processable waste from the Resources Recovery Facility. The landfill has been designed and constructed with natural and synthetic liners, a leachate collection

system, a groundwater monitoring and treatment system and a sequencing batch reactor to treat leachate and wastewater generated on site. Currently, the methane gas resulting from the decomposition of waste is extracted and sent to a flare, where it is burned off. The Department is working in partnership with the County's Water and Sewer Department (WASD) on a gas-to-energy recovery project where gas will be piped to the neighboring WASD wastewater treatment facility and converted into electricity for onsite use. Disposal capacity at the facility is anticipated to last through 2029.

STORMWATER/DRAINAGE

The Village of Palmetto Bay is a co-permittee on the Miami-Dade County Multiple Separate Storm Sewer System (MS4) Permit through the EPA's National Pollutant Discharge Elimination System (NPDES). The permit is administered by the Florida Department of Environmental Protection (DEP). Each year, the co-permittees are required to submit an annual report to DEP detailing progress on permit-mandated activities. These activities range from inspecting stormwater treatment facilities to conducting public awareness events to publicize the environmental consequences of illegal dumping.

Since the 2014 Stormwater Master Plan Update, the Village has coordinated with the National Flood Insurance Program (NFIP) and has become a member of the Community Rating System (CRS). The Village's CRS rating is determined by activities ranging from stormwater infrastructure maintenance to public outreach programs. Based on the number of activities currently implemented by the Village and the associated credits, the Village received a rating of 8. A CRS rating of 8 represents reducing the cost of flood insurance to Palmetto Bay residents by 10%.

In 2020, the Village completed its Stormwater Master Plan Update, which summarizes priority sub-basin performance against those goals, but now includes impacts associated with estimated sea level rise. This report also includes proposed stormwater system modifications resulting from the revised analysis and those improvements are the basis for the Capital Improvement Program contained at the end of the report.

The Capital Improvement Program contains approximately \$704,000 in annual expenses related to ongoing Operation and Maintenance of the existing system in conformance with federal and state agency mandates and the Village's desire to improve drainage conditions. The Capital Improvement Program also contains \$11,102,905 worth of capital improvement projects and localized drainage improvements recommended for implementation through 2030.

The Village has identified the following stormwater improvement projects in the 2020-2030 Ten -Year Capital Improvement Program.

• Drainage Sub-Basin #61	\$772,905
• Drainage Sub-Basin #11	\$1,450,000
• Drainage Sub-Basin #12	\$930,000
• Drainage Sub-Basin #39	\$1,020,000
• Drainage Sub-Basin #41	\$1,270,000
• Drainage Sub-Basin #42	\$930,000
• Drainage Sub-Basin #43	\$1,570,000
• Drainage Sub-Basin #57/96	\$2,160,000
• Localized Drainage Improvement Projects	\$1,000,000
• Annual O&M	\$7,040,000

Drainage Level of Service

Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 62-302.500 and 25.025, F.A.C., with treatment of first one (1) inch of rainfall runoff Water Quality Standard. Where two or more standards impact a specific development, the most restrictive standard shall apply:

- 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.
- Treatment of the runoff from the first one (1) inch of rainfall onsite or the first 0.5 inch of runoff, whichever is greater.

Aquifer Recharge

There are no classified prime groundwater recharge areas within the Village of Palmetto Bay. Aquifer recharge sources in the Village include the Cutler Drain Canals and Biscayne Bay and their tributaries, drainage structures designed for infiltration, and lawns and swales.



The Village's zoning regulations, flood damage prevention ordinance, and subdivision regulations accomplish an adequate degree of protection for natural drainage and recharge areas. Palmetto Bay's existing land use has generally developed in a manner favorable to natural groundwater recharge and natural flood protection.



TRANSPORTATION DATA INVENTORY AND ANALYSIS

INTRODUCTION

The purpose of the Transportation Element is to plan for a transportation system that emphasizes residents' accessibility to goods and services and supports the Land Use Element. The Element also encourages a reduction in vehicle miles travelled and also encourages better transportation planning. The Transportation Element establishes Level of Service (LOS) standards for the major roadways and supports land development policies that promote other transportation alternatives.

An essential base for planning a transportation system is the Land Use Element. The Future Land Use Map (FLUM) can guide where new or improved transportation facilities may be needed. The Transportation Element assesses the condition and capacity of the existing transportation facilities, projects future needs, sets LOS standards for roads, and determines future system improvements.

Roadway LOS standards are established to ensure that adequate facility capacity for future development is concurrently sufficient with the issuance of development orders and development permits. These standards will be established for each roadway link consistent with the facility type, and current Florida Department of Transportation (FDOT) LOS guidelines.

The Transportation Element also recognizes the need to provide transportation alternatives to increase accessibility and provide a comprehensive transportation system. Therefore, this Element addresses roadway facilities, transit facilities, availability of public parking facilities, availability of bicycle and pedestrian facilities, and other ancillary services and programs.

INVENTORY

An efficient transportation system should provide access to various land uses through alternative transportation modes. The overview of the existing multi-modal transportation system within the Village of Palmetto Bay provides the basis for analyzing existing transportation deficiencies and needs within the Village. This section will identify existing roadway and transit facilities, availability of public parking facilities, availability of bicycle and pedestrian facilities, and other ancillary services and programs.

Road System

This section describes the major roadway facilities within the Village and their relative function in the Village's circulation system. The traffic circulation system can generally be described as an area of curvilinear gridded streets. The following is a description of the major roadways in the Village of Palmetto Bay.

US 1 (South Dixie Highway) is under the jurisdiction of FDOT and serves as an urban principal arterial connecting the Village of Palmetto Bay with neighboring Miami-Dade County municipalities such as Homestead, Cutler Bay, and Pinecrest. U.S. 1 runs along the state's east coast from Key West to Jacksonville. US 1 in the Village of Palmetto Bay is a divided six (6) lane facility located along the Village's western boundary. This road provides a linkage for both inter- and intra-state traffic between the north and south portions of the state.

Old Cutler Road is under the jurisdiction of Miami-Dade County and serves as a north/south minor arterial connecting the Village with Pinecrest and Coral Gables to the north and Cutler Bay to the south. The road in the Village of Palmetto Bay is a two (2) lane facility located along the eastern side of the Village. Old Cutler Road was declared a State Historical Highway in 1974 by the Florida Legislature.

SW 97th Avenue (Franjo Road) is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as a north/south major collector for the Village, providing access to US 1 and Unincorporated Miami-Dade to the north Cutler Bay to the south.

SW 87th Avenue is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as a north/south major collector for the Village, providing access to Cutler Bay to the south, leading eventually to its terminus at Black Point Park and Marina. SW 87th Avenue in the Village is interrupted twice where it terminates at the C-100 canal system and continues on the other side.

SW 82nd Avenue is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as a north/south major collector for the Village, providing access to Pinecrest to the north and Cutler Bay to the south. SW 82nd Avenue in the Village is interrupted at the C-100 canal, terminating just south of SW 170th Street and continuing on the other side of the canal at SW 176th Street.

SW 77th Avenue is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as a north/south major col-

lector for the Village, providing access through Pinecrest to the north and terminating at its southern end at Old Cutler Road at approximately SW 180th Street. SW 77th Avenue in the Village is interrupted twice where it terminates at the C-100 canal system and continues on the other side.

SW 67th Avenue is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as a north/south major collector for the Village, providing access through Pinecrest to the north and terminating at its southern end inside of the Village at SW 152nd Street.

SW 136th Street (Howard Drive) is a two (2) lane facility along the Village’s northern boundary under the jurisdiction of Miami-Dade County and serves as an east/west major collector, providing access west through Unincorporated Miami-Dade County and merging at its eastern end with Old Cutler Road.

SW 144th Street (Mitchell Drive) is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as an east/west major collector for the Village, providing access west through Unincorporated Miami-Dade County and east to Deering Bay.

SW 152nd Street (Coral Reef Road) is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as an east/west major collector for the Village, providing access west through Unincorporated Miami-Dade County and east to the Deering Estate North Addition Preserve.

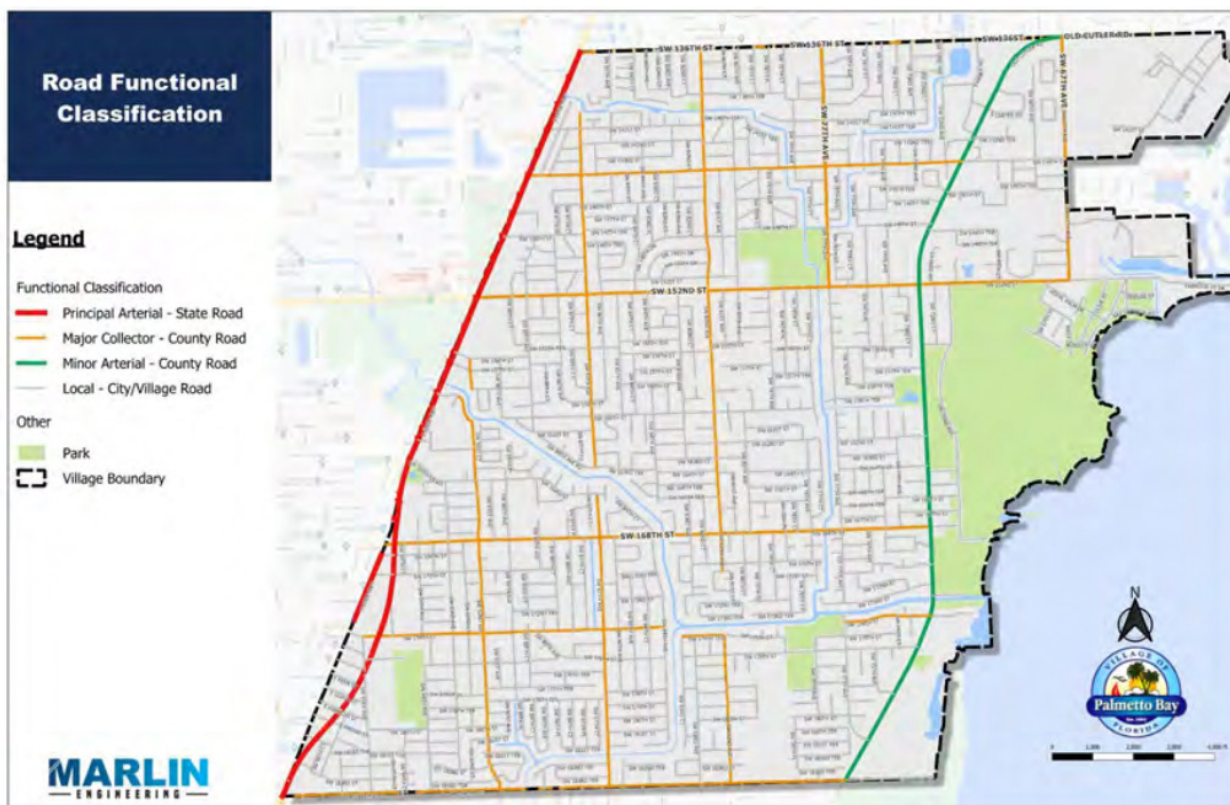
SW 168th Street (Richmond Drive) is a two (2) lane facility under the jurisdiction of Miami-Dade County and serves as an east/west major collector for the Village, providing access west through Unincorporated Miami-Dade County and east to the Deering Estate.

SW 184th Street (Eureka Drive) is a two (2) lane facility along the Village’s southern boundary under the jurisdiction of Miami-Dade County and serves as an east/west major collector, providing access west through Unincorporated Miami-Dade County and terminating east just passed Old Cutler Road.

Jurisdiction and Maintenance Responsibility

The jurisdictional responsibility of each roadway in the Village of Palmetto Bay is displayed in the map below. There is one State roadway, US 1, and twelve County roadways, including Old Cutler Road. Several minor roadway segments that function as local collectors, under Village jurisdiction, have also been shown on the map.

Figure TRA-1: Roadway Jurisdiction



Source: 2023 Villagewide Traffic Calming Study

Functional Classification

The functional classification of major roads in the Village of Palmetto Bay is illustrated in **Map TRA-1**. The functional classification of public roads in this Element is based on FDOT criteria, which considers quantitative and qualitative factors such as jurisdiction, land access, route length, and trip lengths. A road hierarchy is used to identify relative importance of roads within the system; provide guidance for LOS and design standards; aid in establishing improvement priorities; identify maintenance responsibility; and, assist in determining funding and financing policies. The hierarchy used in this Element includes:

Limited Access Facilities/Freeways: Designed to provide regional mobility via uninterrupted flow at high travel speeds for regional trips. Access spacing is generally on the order of one mile or more, and average travel speeds are above 40 miles per hour. There is no direct land access, and urban freeways are multilane, divided facilities. Lane access is always via ramps to major arterials or frontage roads. There are currently no limited access facilities within the Village of Palmetto Bay.

Strategic Intermodal System (SIS): The Village does not have any Strategic Intermodal System (SIS) roadways in or near the municipal limits.

Arterials: Provide regional mobility via both uninterrupted flow and interrupted flow segments. Arterials provide mobility around and through urban and community cores and accommodate relatively long trip lengths as opposed to providing access to adjacent properties. Arterials are further classified as "Urban" or "Rural" depending on the road location, "Principal", "Major" or "Minor" depending on its function and relative importance and as Class I, II, or III based on the number of signals per mile, access controls, geometric cross sections, and speed limits for performance purposes.

Collectors: Provide for movement between local streets and the arterial network. Collectors serve residential, commercial and industrial areas and are further classified as urban or rural based on location and area served.

Local Roads: Provide direct access to abutting properties. Local roads accommodate traffic originating in or traveling to properties within a neighborhood, commercial or industrial development. Local roads are not considered part of the major thoroughfare system.

Existing Characteristics of Major Trip Generators and Attractors

Overall, the location of major trip generators and attractors influences roadway improvement needs as well as the demand for transit. Trip production areas are those portions of the Village where major residential developments are located because this is where trips are generated.

Trip attraction areas are locations with shopping, recreation, medical, employment, and other facilities, generally the location of the trip ends. People are attracted to these areas by the services or facilities available there. The major traffic attractors within the Village include the several shopping centers with retail, restaurant, and grocery chains along US 1. Other facilities that are classified as minor traffic attractors include Village Hall, the schools, parks, businesses along Old Cutler Road, Deering Estate, and the Palmetto Bay Branch Library.

Population Characteristics

According to the University of Florida Bureau of Economic and Business Research (BEBR), Palmetto Bay's official population estimate as of 2022 is 25,041 residents. According to the 2017-2021 American Community Survey, approximately 73% of the workers living in Palmetto Bay drove to work alone, 7% drove to work in a carpool, 16% worked from home, 1% took public transportation to work, 1% walked, and 0.5% rode bike to work.

Constrained Facilities

Section 339.155, Florida Statutes, makes governmental police powers available to preserve and protect property necessary for transportation corridors and recommends that needed rights-of-way be acquired as far in advance of construction as possible. FDOT requests that local governments identify constrained roadways in their comprehensive plans to ensure maintenance of the operating conditions, so that significant degradation in the LOS does not occur. A constrained roadway is one in which adding two or more through lanes to meet current or future needs is not possible due to physical, environmental or policy barriers. Currently, the Village has no such constrained routes on Village- or County-maintained routes.

Evacuation Routes

US 1 is the primary evacuation routes out of the Village of Palmetto Bay and serves all of Miami-Dade County. US 1 runs north and south through the entire County and would be used by a number of residents to evacuate into other counties. Because the evacuation route serving the Village also serves the County, hurricane evacuation planning must be done on a countywide basis. Constraints are likely to prevail on certain segments of US 1 since it traverses through areas subject to

flooding from 100 to 500-year storm waters. The two segments of U.S. 1 that cross the C1-A canal system lie within a 100 to 500-year floodplain. The potential for road-surface flooding during heavy rainfall is greater along these road segments within Palmetto Bay than along others. Evacuation clearance times for Miami-Dade County will vary based on storm levels and impacts associated with a hurricane.

The National Weather Service (NWS) created the StormReady® Program to encourage communities to take a proactive approach to improving hazardous weather operations and to strengthen their local public safety programs. To receive this recognition the community or county must establish a 24-hour warning system and Emergency Operations Center (EOC); have more than one way to receive severe weather watches, warnings and forecasts to alert citizens; have a system that monitors weather conditions locally; promote public readiness; and develop a formal hazardous weather plan. Miami-Dade County has been a StormReady® Community since 2002 and was awarded this status again in March 2020.

Miami-Dade Alerts is a free subscription service that enables County residents and visitors to receive emergency texts and/or emails regarding public safety issues, recommended public protective actions, or other emergency information. Miami-Dade Alerts provides weather advisory notifications issued by the NWS, such as tornado, tropical storm and hurricane warnings, or any other emergency which that may require protective actions.

Evacuation Routes are illustrated in **Map TRA-7**.

Clearance time is defined as the time required to clear the roadways of all vehicles evacuating in response to a hurricane or other severe weather event. Clearance time is determined by three factors: mobilization time, travel time, and delay time. From a transportation system perspective, travel time and delay time are important because those times, to a great extent, are dependent upon roadway characteristics. The South Florida Regional Planning Council's Regional Evacuation Transportation Analysis showed that the clearance time for Miami-Dade County ranges from 10 to 36.5 hours.

Airport

There are no airports within the Village of Palmetto Bay.

Rail

There is no passenger or freight rail within the Village of Palmetto Bay.

Public Transit System

Miami-Dade Transit (MDT) provides service to the Village of Palmetto Bay with five (5) routes. Bus routes within the Village are shown in **Map TRA-2**. In addition to participating with the Miami-Dade transit system, the Village of Palmetto Bay offers an Intra-Village bus service known as I-Bus. Two I-Bus circulator buses are available to transport passengers to and from the Dadeland South Metrorail Station during the morning and afternoon peak hours commute. The I-Bus runs from the St. Richards- Holy Rosary Catholic Church designated park and ride area directly to the Dadeland South Metrorail station on the Miami-Dade County Transitway.

In 2020, the Village completed its Mobility Hubs and Transit Infrastructure Plan, which seeks to improve connectivity, mobility and safety for pedestrians, bicyclists, and transit users by identifying Transit Infrastructure improvements and Mobility Hubs throughout the Village's roadway network in conjunction with Village staff and resident participation. A total of four (4) Mobility Hubs were identified, in addition to seven (7) locations for Transit Infrastructure with shared mobility options and amenities throughout the Village of Palmetto Bay.

Parking System

Public parking in the Village of Palmetto Bay consists mainly of privately-owned off-street parking lots, with some on-street parking available. The Palmetto Bay Downtown Redevelopment Traffic Impact Analysis (2015) evaluates existing supply and demand for the envisioned Downtown District in the Village's southwest corner and projects future parking demand.

Bicycle System

The Village of Palmetto Bay recognizes the need to provide transportation alternatives to increase accessibility and provide a comprehensive transportation system. In 2023, the Village completed its Bicycle and Pedestrian Master Plan Update. There are currently five multi-use paths accommodating cyclists in or directly adjacent to the Village. These being the M-Path, the Old Cutler Path traversing the Village border to border, a multiuse path along Howard Drive, and a small trail on 72nd Avenue at the western boundary of the Deering Estate, and Route 10, and multi-use path that starts at US-1 and 152nd ST and ends at Zoo Miami.

Pedestrian System

The Village currently has a sidewalk network that is disjointed in certain areas. The 2023 Bicycle and Pedestrian Master Plan Update seeks to increase sidewalk connectivity by linking the peripheries of residential areas to trip generators throughout the Village. Based on the current LDC, developments are required to construct sidewalks in the Downtown Zoning District.

Intermodal Facilities

Intermodal facilities are those traffic circulation components that accommodate and interconnect different modes of transportation and serve the movement of people and goods. The Village of Palmetto Bay has no water, rail, or air intermodal facilities within its boundaries.

TRANSPORTATION ANALYSIS

Transportation can have a major role shaping the spatial and functional organization of a community. It can determine the size, scale, status and identity of a community. However, there are other contributing factors that need to be considered, such as the personal, social, physical, environmental, economic and cultural attributes of the community. This section analyzes existing and projected future conditions of the transportation system to provide a comprehensive assessment of the various transportation facilities and services, and their relationship with existing land uses. This section also addresses growth trends. The analysis provides an examination of the current and future performance of the roadway system as well as the transit performance. Other modes of transportation are also addressed for additional opportunities in lieu of the automobile. Future travel demand estimates are based on the population growth rate and the employment-to-population ratio. This analysis includes a comprehensive approach to the future transportation demand. Included within this analysis are future plans for bicycle, pedestrian, transit and roadway facilities. Also included are potential strategies to help alleviate future demand on constrained and overcapacity facilities.

Roadway Current Performance

The roadway LOS concept is defined in the FDOT 2023 Quality/ Level of Service Handbook, as amended, as a qualitative assessment of the road user's perception of the quality of flow and is measured by a scale of driver satisfaction. The scale ranges from "A" to "F", with "A" representing the most favorable driving conditions and "F" representing the least favorable. FDOT has adopted statewide minimum LOS standards for the State highway system but has also developed generalized guidelines that may be applied to all roads in the state based on their community context (urban, suburban, or rural), the general class of roadway, and the number of lanes. These are used for planning applications, including the review of local government plans. FDOT's current policy on minimum level-of-service standards recommended for the state system are indicated in FDOT Topic 000-525-006– Level of Service Targets for the State Highway System (Effective April 18, 2017) and is shown on the following page. The standardized descriptions of service levels used in transportation planning are as follows:

LOS A: A condition of road performance where traffic density is very low, with little or no restrictions in maneuverability. Drivers can maintain their desired speed with little or no delay.

LOS B: A condition of road performance where traffic density is low, and vehicles travel with operating speeds somewhat restricted by other vehicles. Drivers still have reasonable freedom to select their speeds.

LOS C: A performance condition where operating speeds are determined by other vehicles, permitting a stable traffic flow. Drivers might have limitations to maneuver and to increase speeds.

LOS D: A condition of road performance where traffic density is high but tolerable. Fluctuations in traffic volumes may cause reductions in operating speeds. Drivers have little freedom to maneuver. In some instances, traffic flows approach unstable conditions.

LOS E: Represents traffic operation near the roadway capacity or maximum service volume. Vehicles flow at unstable conditions. Stop-and-go situations may happen. In freeways or limited access roads, speeds are near thirty (30) miles per hour and traffic density is high.

LOS F: This condition usually results from long lines of vehicles backing up because the traffic volume exceeds the roadway capacity. The vehicles are forced to operate at very low speeds. Stop-and-go situations are frequent and in extreme cases, vehicles stop for long periods of time.

The existing performance of the roadway system represents the operating level of the facilities and will identify current deficiencies, if any exist.

FDOT Topic 000-525-006– Level of Service Targets for the State Highway System (Effective April 18, 2017)

“It is the Department’s intent to plan, design and operate the State Highway System at an acceptable level of service for the traveling public. The automobile mode level of service targets for the State Highway System during peak travel hours are “D” in urbanized areas and “C” outside urbanized areas. The Department shall work with local governments to establish appropriate level of service targets for multimodal mobility and system design. The targets shall be responsive to all users, for context, roadway function, network design, and user safety.”

Availability of Transportation Facilities and Services to Serve Existing Land Uses

Current and future land use patterns have a substantial influence on the characteristics of the transportation system. In Palmetto Bay, which has a largely single-family residential land use character that will not be changed with this Comprehensive Plan’s Future Land Use Map, the potential for major changes to land use and for impacts to transportation facilities that may come from this is focused on the US 1 corridor on the Village’s western edge. Based on current forecasts from the Miami-Dade Transportation Planning Organization,

Future Growth Projections

Future growth projections are based on socioeconomic data (capturing jobs, households, and more specific economic functions) maintained by the Miami-Dade TPO and used for forecasting purposes in the Southeast Florida Regional Planning Model (SERPM). These are coordinated with the Village’s Future Land Use map, as they are with all local government jurisdictions in Miami-Dade County and South Florida, to provide realistic forecasts for future travel demand based on expected growth in population, employment, and economic activity.

Future Roadway Performance

This subsection provides an analysis of the projected traffic circulation system needs based on conditions forecast in the SERPM. These needs are based on the anticipated travel demand and operating characteristics of major roadways, and are a function of land uses adjacent to and near the Village’s major transportation corridors. **Tables TRA-2 through TRA-3 and Maps TRA-3 through TRA-4** show the current and expected forecast traffic conditions. All roadway segments modeled comply with the FDOT LOS standards as described above.

In general, the Village’s internal streets and thoroughfares currently operate at acceptable levels of service relative to the policy minimums in this Comprehensive Plan, and are expected to do so in future forecast conditions. This is due to the largely residential character of the Village’s future land use designations, especially the single-family districts that make up a majority of the Village’s jurisdiction. While the Village’s streets are public thoroughfares and there is always the possibility of non-Village-based traffic using them, this is not something currently forecasted to occur in the Miami-Dade TPO’s regional planning model, and would be a condition to be addressed with design measures focused on calming, slowing, and discouraging this through traffic—not through added roadway capacity.

Table TRA-2: Existing Level of Service (based on the current Base Year scenarios of the SERPM, from 2015)

Street/Road	Operating Level of Service (based on Daily Traffic)
SW 67 th Avenue (SW 136 th to 144 th Streets)	B
Old Cutler Road (SW 136 th to 152 nd Streets)	B
Old Cutler Road (SW 152 nd to 184 th Streets)	C
SW 77 th Avenue (SW 136 th to 152 nd Streets)	B
SW 77 th Avenue (SW 152 nd to 168 th Streets)	B
SW 82 nd Avenue (SW 136 th to 152 nd Streets)	B
SW 82 nd Avenue (SW 152 nd to 168 th Streets)	B
SW 87 th Avenue (SW 168 th to 184 th Streets)	B
SW 136 th Street	A
SW 144 th Street	A
SW 152 nd Street	B
SW 168 th Street	A
US 1 (SW 136 th to 152 nd Streets)	F
US 1 (SW 152 nd to 168 th Streets)	E
US 1 Northbound (SW 168 th to 184 th Streets)	D
US 1 Southbound (SW 168 th to 184 th Streets)	C

Table TRA-3: Year 2045 Projected Roadway Performance (based on Horizon Year scenarios of the SERPM)

Street/Road	Operating Level of Service (based on Daily Traffic)
SW 67 th Avenue (SW 136 th to 144 th Streets)	B
Old Cutler Road (SW 136 th to 152 nd Streets)	C
Old Cutler Road (SW 152 nd to 184 th Streets)	C
SW 77 th Avenue (SW 136 th to 152 nd Streets)	B
SW 77 th Avenue (SW 152 nd to 168 th Streets)	B
SW 82 nd Avenue (SW 136 th to 152 nd Streets)	B
SW 82 nd Avenue (SW 152 nd to 168 th Streets)	B
SW 87 th Avenue (SW 168 th to 184 th Streets)	B
SW 136 th Street	A
SW 144 th Street	A
SW 152 nd Street	B
SW 168 th Street	A
US 1 (SW 136 th to 152 nd Streets)	F
US 1 (SW 152 nd to 168 th Streets)	F

US 1 Northbound (SW 168 th to 184 th Streets)	D
US 1 Southbound (SW 168 th to 184 th Streets)	C

Future Transportation Plan

This section provides recommendations for creating a safe, convenient, and energy efficient transportation system, coordinated with future land uses, plans and programs of the County and FDOT. The goal of this Transportation Element is to look at roads as multi-modal transportation corridors, and to start to plan for future growth accordingly. Intergovernmental coordination is essential for the most cost-effective provision of transportation system improvements. Clearly, the Village of Palmetto Bay does not possess the resources nor is it fiscally responsible for the entire transportation system within the Village. For example, both Miami-Dade County and FDOT have financial responsibility for county roads and state highway system roads, respectively. Therefore, it is necessary for the Village to review the transportation improvement plans and programs prepared by the County and FDOT. In this way, the effort and dollars expended by the Village to improve its transportation system may be complemented and perhaps enhanced by the activities of the County and FDOT. One area of coordination should include the preservation and protection of rights-of-way for identified future roadway improvements and construction. With the escalating value of land and costs entailed in right-of-way acquisition it is essential that the Village protect roadway corridors in advance from building encroachment.

Increased right-of-way costs reduce the funds available for actual construction. The Village needs to utilize techniques such as setback requirements, zoning restrictions, right-of-way protection regulations and official transportation maps to preserve and protect existing and future rights-of-way.

Future Transportation Map

The Village of Palmetto Bay is located in an urbanized area. The adopted LOS standard of “D” for all of the major Village- and County-owned roadways serving Palmetto Bay will be met in the year 2045 given the assumptions included in this plan. The projected roadway performance for the year 2045 includes the programmed improvements listed below. Future roadway design will need to incorporate bicycle, pedestrian and, eventually, transit features to achieve a true multi-modal system. According to the Miami-Dade County 2045 Long Range Transportation Plan, anticipated roadway improvement and construction projects by 2045 include:

- SW 77th Avenue bridge over C-100A Feeder Canal from SW 159th Ter to SW 160th Ter with an estimated cost of \$3,640,000.
- SW 77th Avenue bridge over C-100A Feeder Canal from SW 173rd St to SW 174th St with an estimated cost of \$3,180,000.

Future Public Transit Plan

The Village of Palmetto Bay works closely with the Miami-Dade County Transit department. In 2020, the Village completed its Mobility Hubs and Transit Infrastructure Plan, which seeks to improve connectivity, mobility and safety for pedestrians, bicyclists, and transit users by identifying Transit Infrastructure improvements and Mobility Hubs throughout the Village’s roadway network in conjunction with Village staff and resident participation. A summary of this Plan’s recommendations are listed below:

Short Term Recommendations

- Adopt Communication Plan
- Create awareness campaign on benefits of transit and sidewalks
- Coordination with FDOT and DTPW on Projects and Improvements
- Ensure Future Traffic Circles are Designed to Enhance Safety and Comfort for all Users.
- 38% of Surveyors Favored Bicycle Improvements, including Bicycle Access, Bicycle Parking & Bicycle Storage Lockers.
- Identify Bicycle Improvements and Locations in Conjunction with Transit.
- Adopt Policies Related to Complete Streets, Micromobility, Electric Vehicle Charging, Curbside Management, Transportation Demand Management (TDM), Carshare, Green Infrastructure, and Sustainable Development.
- Define Transit Stops within Downtown.
- Add Vehicles to Freebee Services to Ensure Success of the Program.
- Coordinate with Neighboring Communities for Existing & Future Transit Services.
- Extend Hours of Operation for iBus Express.

- Incorporate Delay Notifications into App.
- Establish Wi-Fi, Electric Bike or Electric Scooters at Key Locations.
- Provide Basic Transit Amenities at Key Locations.
- Continue Coordination of Integrating iBus, Freebee and Metrobus Smartphone Application.
- Use Pop-Up Bus Stop when Testing New Transit Locations.
- Minimize Overlap with Metrobus Routes.
- Utilize Existing Bus Stops for iBus When Feasible.
- Coordinate with Schools to Promote Transit. Recruit Volunteers to Transport Students from Transitway to Schools.
- Coordinate with Town of Cutler Bay and Village of Pinecrest to Address School Traffic.
- Explore the Use of Key Transit Locations and Mobility Hubs as pickup/drop-off Locations for Freebee during Peak Travel Times.
- Follow 11 Principles of Placemaking
- Incorporate Amenities for all Types of Users when Implementing Mobility Hub Improvements.
- Coordinate with Town of Cutler Bay on Implementation of Village Center / Eureka Drive East Neighborhood Mobility Hub.
- Implement Shared Mobility Options Throughout Community.
- Coordinate with FDOT & DTPW on Improving Access to Transitway.
- Leverage Public Private Partnerships to Incorporate Recommendations and Mobility Hub Improvements.
- Collaborate with DTPW to Incorporate Mobility Hubs into Transit Station Design.
- Allocate Space for Shared Services, and Consider the Flexible Use of Space within the Community.
- Incorporate Mobility Hub Elements into Future Joint Development Projects.
- Partner with Shared Mobility Service Providers to Integrate Shared Mobility Services into a Platform for Trip Planning and Payment.
- Adopt Off-Street Parking Requirements to Better Align with Mobility Hub Investments.
- Implement Flexible Curb Space to Meet the Needs of Shared Mobility Services.
- Educate Developers, Employers, and Other Transportation Stakeholders on the Mobility Hub Concept and Garner Support.
- Communicate the Value of Prioritizing Drop-Off Space over Parking to Private Property Owners and Developers.
- Seek Pilot Projects that Enhance Transit and Bring Mobility Options to Commuters.
- Encourage Business and/or Developers to Test Technologies and Service Concepts in Real World Environments.
- Adopt Mobility Fee to Fund Multimodal Transportation Improvements.

Long Term Recommendations

- Construct Multi-Use Trails or Shared Use Pathways and/or Separated Facilities for Non-Motorized Traffic
- Construct Sidewalks Near with 1/4-Mile of All Transit Stops
- Complete ADA Improvements Adjacent to All Transit Stops
- Pilot New Routes During Peak Traffic Times, include School Times.
- Coordinate with Town of Cutler Bay and Village of Pinecrest to Establish Transit for Students between three (3) cities.
- Provide Transit Service to Proposed Mobility Hubs.
- Account for Autonomous Future in Local Planning Documents.
- Multi-Use Trail Along Main Roadways to Connect to Transitway.
- Florida-Friendly Landscape Improvements Along Multi-Use Trails, Bus Stops, Public Spaces & Sidewalks.

Future Pedestrian Plan

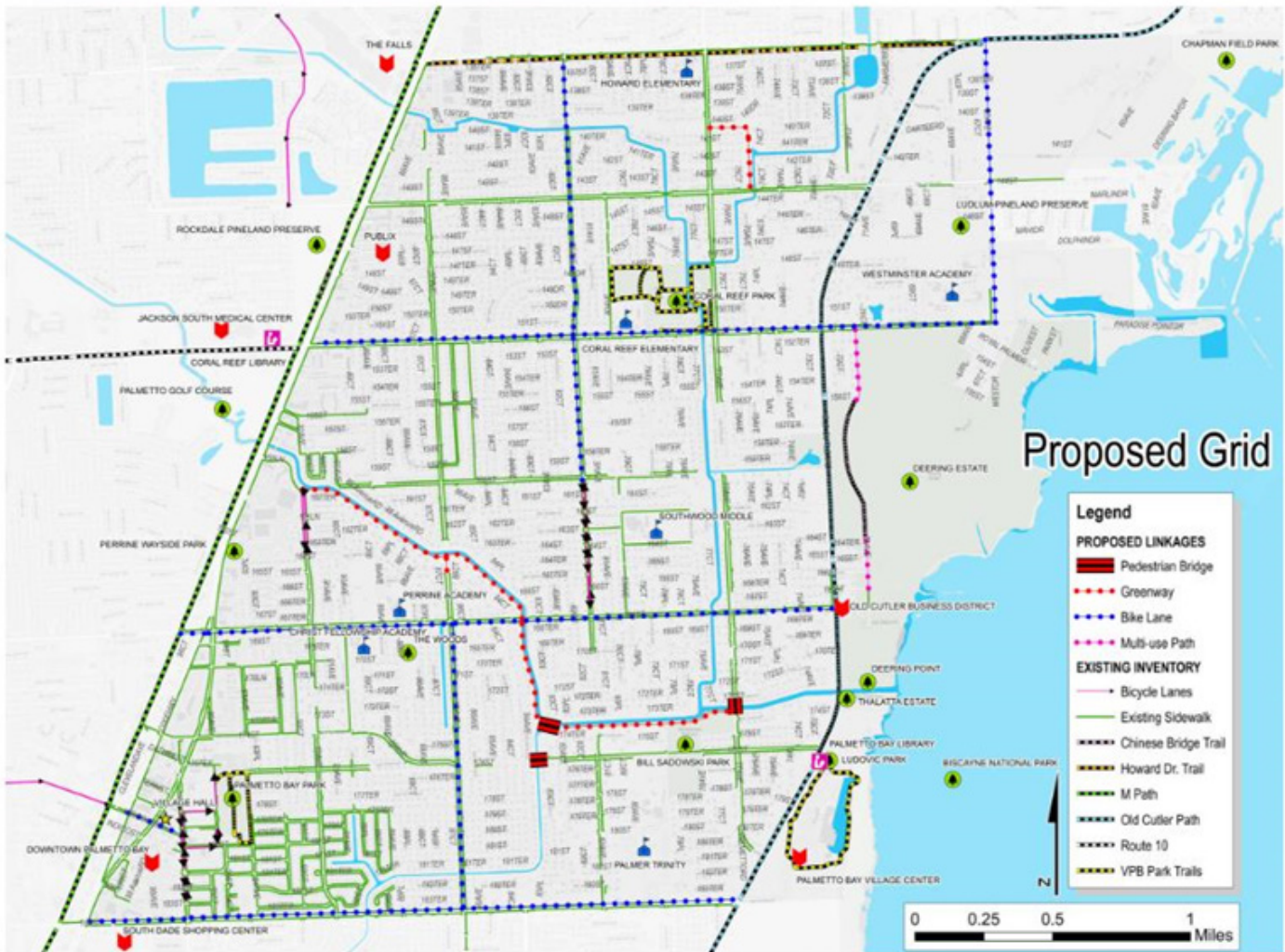
The Village currently has a sidewalk network that is disjointed in certain areas. The 2023 Bicycle and Pedestrian Master Plan Update seeks to increase sidewalk connectivity by linking the peripheries of residential areas to trip generators throughout the Village.

Future Bicycle Plan

The Village of Palmetto Bay recognizes the need to provide transportation alternatives to increase accessibility and provide a comprehensive transportation system. In 2023, the Village completed its Bicycle and Pedestrian Master Plan Update. As indicated in the inventory section, there are currently five multi-use paths accommodating cyclists in or directly adjacent to the Village. These being the M-Path, the Old Cutler Path traversing the Village border to border, a multiuse path along Howard Drive, and a small trail on 72nd Avenue at the western boundary of the Deering Estate, and Route 10, and multi-use path that starts at US-1 and 152nd ST and ends at Zoo Miami.

The Miami-Dade County 2045 Long Range Transportation Plan (LRTP) identified SW 82nd Avenue, Howard Drive, Coral Reef Drive, Richmond Drive, and Eureka Drive as needing bicycle facilities for 2045. **Figure TRA-2** below shows the Village's 2023

Figure TRA-2: Proposed Grid, from 2023 Bicycle and Pedestrian Master Plan Update



Source: 2023 Bicycle and Pedestrian Master Plan Update

TSM/TDM Strategies

Transportation System Management (TSM) and Transportation Demand Management (TDM) are options for communities trying to increase the performance of their transportation systems without having to construct costly new facilities or add vehicular capacity to existing ones. They have different approaches but generally seek to improve what existing roads and transportation facilities can do to meet overall travel demand.

TSM is based on using operational and traffic control systems and techniques to increase the effective capacity of roads, streets, and other facilities. It typically involves working with traffic signals and other traffic control devices at a system level to facilitate operations, address acute points of congestion, and to balance high-demand travel patterns in ways that reduce the propensity for congestion. Although they may be applied anywhere, they are typically mostly used on major regional travel corridors such as freeways and arterials.

Where TSM is more of a *supply*-side approach that finesses capacity in the roadway system, TDM is a *demand*-based approach that reduces the overall level of vehicle traffic, especially drive-alone traffic at peak hours, through behavior-changing incentive programs. In major metropolitan areas like South Florida, the most effective programs integrate supply and demand strategies to create a transportation network that promotes efficient choices. The Village of Palmetto Bay does not have the need to offer any of these programs in a Village-specific application. However, its current approach to coordination with partner agencies such as Miami-Dade County and the Florida Department of Transportation, will help to ensure that the Village may benefit from broader regional applications of both these approaches.

HOUSING DATA INVENTORY AND ANALYSIS

INTRODUCTION

Pursuant to the requirements of Chapter 163 of the 2022 Florida Statutes, the Housing Element consists of a data inventory and analysis (DIA) that influences the overarching goals, objectives, and policies that will guide housing development within the Village of Palmetto Bay. The Village's housing trends and needs are evaluated in this analysis in order to ensure a proper mix of housing types are available to accommodate diverse housing needs and achieve a livable community.

HOUSING INVENTORY

This section deals with the characteristics and conditions of the existing housing stock in the Village. In order to compile this analysis, the primary sources of data include the U.S. Census Bureau and the American Community Survey (ACS). These specific resources were applied as they comprise some of the most current and accurate information available.

Tables HOU-1 through HOU-16 of this section provide an inventory and comparison of housing characteristics for the Village of Palmetto Bay and Miami-Dade County. Data appearing for Miami-Dade County represents the entire county, including all unincorporated and incorporated areas as well as Palmetto Bay.

Dwelling Units by Structure Type

A comparison of dwelling units by structure type for the Village of Palmetto Bay when compared to Miami-Dade County is displayed in **Table HOU-1**. Single-family detached homes make up the majority of the inventoried housing units within Palmetto Bay. Miami-Dade County has a significantly higher percentage of multi-family units than Palmetto Bay.

Table HOU-1: Dwelling Units by Structure

Housing Units by Type, 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent	Units	Percent
Single-Family, Detached	6,385	81.9%	404,035	43.1%
Single-Family, Attached	477	6.1%	94,577	10.1%
Multi-Family	937	12.1%	424,383	45.4%
Mobile home or other type of housing	0	0.0%	13,356	1.4%
Total	7,799	100%	936,351	100%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Dwelling Units by Structure Tenure

A comparison between owner-occupied dwelling units and renter-occupied dwelling units in Palmetto Bay and Miami-Dade County is presented in **Table HOU-2**. As depicted below, approximately 79.2% of the Village's occupied dwelling units are occupied by the owner as compared to 51.9% in the County. The County has a significantly larger percentage of renter-occupied units at 48.1% as compared to 20.8% in Palmetto Bay.

Table HOU-2: Dwelling Units by Tenure

Housing Units by Tenure, 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent	Units	Percent
Owner-occupied	6,175	79.2%	486,018	51.9%
Renter-occupied	1,624	20.8%	450,333	48.1%
Total Occupied Housing Units	7,799	100%	936,351	100%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Household Size

The average household size in Miami-Dade County is 2.74 people per dwelling unit according to the University of Florida Bureau of Economic and Business Research (BEBR). **Table HOU-3** lists households according to the number of persons comprising a household in Palmetto Bay and in the County.

Table HOU-3: Persons per Household

Persons per Household	Palmetto Bay	Miami-Dade County
Total Occupied Households	7,799	936,351
1-person household	1,030	235,580
2-person household	2,457	279,025
3-person household	1,562	180,260
4-or-more-person household	2,750	241,486

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Housing Vacancy

Based on the 2017-2021 American Community Survey (ACS) 5-year Estimates, the Village experienced a vacancy rate of 7.0% for all housing units, a figure lower than that experienced by the County, which had a 12.1% vacancy rate. **Table HOU-4** shows the number of vacant housing units according to the circumstances creating vacant units.

Table HOU-4: Vacancy Status of Housing Units

Vacant Housing Units by Type, 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent of total housing units	Units	Percent of total housing units
Total Housing Units	8,388	100.0%	1,064,991	100.0%
Total Vacant Housing Units	589	7.0%	128,640	12.1%
Vacant Units for Rent	131	1.6%	26,876	2.5%
Rented, Not Occupied	123	1.5%	4,513	0.4%
For Sale Only	57	0.7%	7,493	0.7%
Sold, Not Occupied	0	0.0%	4,953	0.5%
For Seasonal, Recreational, or Occa- sional use	156	1.9%	60,236	5.7%
Vacant units for Migrant Workers	0	0.0%	134	0.01%
Other Vacant Units	122	1.5%	24,435	2.3%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Housing Age

Table HOU-5 compares the age of year-round housing units in the Village of Palmetto Bay and Miami-Dade County. The majority of year-round housing unit construction in the Village took place between 1960 and 1979, whereas the majority of housing unit construction in the County was spread over several more decades. As denoted below, a large majority of Palmetto Bay's housing stock (81.8%) was constructed between 1960 and 1999, with 29.1% being constructed between 1980 and 1999.

Table HOU-5: Dwelling Units by Age of Construction

Year Structure Built, 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent	Units	Percent
2020 or later	0	0.0%	1,171	0.1%
2010 to 2019	174	2.2%	62,150	6.6%
2000 to 2009	426	5.5%	113,789	12.2%
1980 to 1999	2,270	29.1%	259,847	27.8%
1960 to 1979	4,108	52.7%	286,706	30.6%
1940 to 1959	821	10.5%	180,651	19.3%
1939 or earlier	0	0.0%	32,037	3.4%
Total	7,799	100%	936,351	100%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Monthly Housing Rent

Table HOU-6 compares the monthly gross rents for specified renter-occupied housing units in the Village with the Miami-Dade County totals for the year 2021. The median gross rent in the Village of Palmetto Bay is approximately \$1,499 as compared to \$1,470 in Miami-Dade County.

Table HOU-6: Gross Rent

Gross Rent, 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent	Units	Percent
Less than \$500	0	0.0%	28,740	6.6%
\$500 to \$999	86	5.4%	53,618	12.2%
\$1,000 to \$1,499	706	44.7%	145,980	33.3%
\$1,500 to \$1,999	281	17.8%	118,963	27.2%
\$2,000 to \$2,499	247	15.6%	55,431	12.7%
\$2,500 to \$2,999	53	3.4%	19,133	4.4%
\$3,000 or more	207	13.1%	15,975	3.6%
Total	1,580	100%	437,840	100%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Monthly Cost of Owner-Occupied Units

The median monthly owner cost in the Village of Palmetto Bay is approximately \$3,271 as compared to \$2,006 in Miami-Dade County. The monthly owner costs with a mortgage are shown in **Table HOU-7**. This provides context in terms of the value of owning a home and affordability of owning a home when compared to renting.

Table HOU-7: Owner Costs

Owner Costs (with a mortgage), 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Housing units with a mortgage	Percent	Housing units with a mortgage	Percent
Less than \$500	0	0.0%	1,605	0.5%
\$500 to \$999	37	0.9%	20,898	7.1%
\$1,000 to \$1,499	264	6.3%	57,572	19.4%
\$1,500 to \$1,999	258	6.1%	67,362	22.7%
\$2,000 to \$2,499	378	9.0%	56,336	19.0%
\$2,500 to \$2,999	830	19.7%	36,338	12.3%
\$3,000 or more	2,441	58.0%	56,089	18.9%
Total	4,208	100%	296,200	100%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Value of Owner-Occupied Housing Units

The median home value in Palmetto Bay is \$617,900 as compared to \$332,800 in Miami-Dade County. The owner-occupied units by value are shown in **Table HOU-8**.

Table HOU-8: Owner-Occupied Units by Value

Owner-Occupied Units by Value, 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent	Units	Percent
Less than \$50,000	92	1.5%	11,716	2.4%
\$50,000 to \$99,999	36	0.6%	13,148	2.7%
\$100,000 to \$149,999	24	0.4%	24,410	5.0%
\$150,000 to \$199,999	54	0.9%	43,139	8.9%
\$200,000 to \$299,999	211	3.4%	113,309	23.3%
\$300,000 to \$499,999	1,259	20.4%	178,923	36.8%
\$500,000 to \$999,999	4,031	65.3%	73,425	15.1%
\$1,000,000 or more	468	7.6%	27,948	5.8%
Total	6,175	100%	486,018	100%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Household Income

The household income levels for Palmetto Bay compared to Miami-Dade County are shown in **Table HOU-9**. Both the median household income and per capita income are significantly higher for the Village than for Miami-Dade County.

Table HOU-9: Household Income

Income, 2017-2021 5-Year Estimates	Palmetto Bay	Miami-Dade County
Median household income (2021 dollars)	\$131,605	\$57,815
Per capita income (2021 dollars)	\$60,121	\$31,813
Persons in Poverty, in percent	5.9%	18.0%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Ratio of Income to Housing Cost

The ratio between housing costs and income within Palmetto Bay and Miami-Dade County are denoted in **Table HOU-10** and **Table HOU-11** below. Affordable housing is determined by comparing the cost of housing to household income. Florida statutes defines affordable housing as monthly rents or monthly mortgage payments including taxes and insurance do not exceed 30 percent of the median adjusted gross annual income for households.

Rent-to Income Ratio

Rent as a percentage of income for Palmetto Bay compared to Miami-Dade County is shown in **Table HOU-10**. According to Census data, the majority of renters in both Palmetto Bay and Miami-Dade County are paying 35% or more of their income for housing. This makes affordability an issue for renters in both the Village and the County.



Table HOU-10: Rent-to Income Ratio

Gross Rent as a Percentage of Household Income, 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent	Units	Percent
Less than 15%	55	3.4%	28,724	6.4%
15% to 19.9%	153	9.4%	33,822	7.5%
20% to 24.9%	258	15.9%	45,132	10.0%
25% to 29.9%	129	7.9%	48,633	10.8%
30% to 34.9%	135	8.3%	40,706	9.0%
35% or more	850	52.3%	228,409	50.7%
Not computed	44	2.7%	24,907	5.5%
Total	1,624	100%	450,333	100%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Mortgage Costs-to Income Ratio

The monthly mortgage costs-to-income ratio for both Palmetto Bay and Miami-Dade County are shown in **Table HOU-11**. The highest percentage of owners with and without a mortgage in both Palmetto Bay and Miami-Dade County are paying less than 30% of their income for housing.

Table HOU-11: Costs-to Income Ratio

Owner Costs (with and without a mortgage), 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent	Units	Percent
With Mortgage, Less than 30%	2,771	45.1%	163,698	34.1%
With Mortgage, More than 30%	1,437	23.4%	129,681	27.0%
Without Mortgage, Less than 30%	1,620	26.4%	146,546	30.6%
Without Mortgage, More than 30%	310	5.1%	39,596	8.3%
Total	6,138	100%	479,521	100%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Inventory of Standard/Substandard Units

The Census provides indicators for substandard housing by measuring overcrowding and the lack of complete plumbing, kitchen, or heating equipment. As displayed in **Table HOU-12**, overall substandard housing makes up 5.2% of the overall occupied units in Palmetto Bay, compared to 12.1% of occupied units in Miami-Dade County.

Table HOU-12: Substandard Housing

Substandard Housing 2017-2021 5-Year Estimates	Palmetto Bay		Miami-Dade County	
	Units	Percent	Units	Percent
No fuel used	330	4.2%	41,388	4.4%
Lacking complete plumbing facilities	0	0.0%	3,596	0.4%
Lacking complete kitchen facilities	0	0.0%	7,523	0.8%
Overcrowded (1.01 or More Persons per Room)	78	1.0%	60,348	6.4%
Total	408	5.2%	112,855	12.1%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Government Subsidized Housing

The following are government subsidized housing resources that can be utilized by the Village of Palmetto Bay.

Florida Housing Finance Corporation: a public corporation of the State of Florida that offers homeownership programs, multifamily development programs, predevelopment and demonstration project loans, and technical assistance for local governments.

Miami-Dade County Homeownership Assistance Program: increases the availability of affordable housing units in the County by providing low or no-interest loans for down payments and closing costs, making it easier to get approved for a mortgage. The funding source for the program is Documentary Surtax funds.

Community Development Block Grant: provides funds through the Small Cities Program for capital improvements.

Section 8: provides rental subsidies to very low, low, and moderate-income households. The rental limits are set each year by the U.S. Department of Housing and Urban Development (HUD).

Rural and Farm Worker Housing: no rural or farm workers housing is required within the Village, and no housing is designated for rural or farming purposes.

Mobile and Manufactured Homes

There are no licensed mobile home parks in the village of Palmetto Bay.

Housing for Special Needs

Special housing needs are necessary for the elderly, children, and those who have physical or emotional needs that require special residential accommodations. Such residential accommodations may or may not demand on-site professional medical assistance, twenty-four hour assistance, or other special facilities. In some cases, special housing situations can involve a group of unrelated residents that share living accommodations because their physical or emotional needs require special services or assistance from other group members.

The Village of Palmetto Bay recognizes the importance of providing housing for special needs. The State of Florida has adopted laws that control local government regulation of certain residential facilities serving special needs groups. These laws ensure that there are adequate sites for group homes in every community throughout the State (Chapter 419, F.S.). Special housing accommodations for Palmetto Bay’s residents can include nursing homes and group homes. Group homes can be further defined as a community residential home, adult family care homes, assisted living facilities, and family foster homes. These special housing facilities are generally defined as follows:

Nursing Homes: Any institution, building residence, private home or other place, whether operated for profit or not, which provides 24-hour nursing care, personal care, or custodial care for persons not related to the owner or manager by blood or marriage. The person under such care resides overnight at the home. See Section 400.021(12) F.S.

Assisted Living Facilities: A facility designed to provide personal care services in the least restrictive and most home-like environment. These facilities can range in size from one resident to several hundred and may offer a wide variety of personal and nursing services designed specifically to meet an individual’s personal needs. See Section 400.402, F.S.



Adult Family Care Homes: A full-time, family-type living arrangement, in a private home, under which a person who owns or rents the home provides room, board, and personal care, on a 24-hour basis, for no more than five disabled adults or frail elders who are not relatives. See Section 400.618, F.S.

Community Residential Home: A dwelling unit licensed to serve clients of the Department of Children and Family Services, which provides a living environment for seven to fourteen unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. See Section 419.001, F.S.

Family Foster Home: A private residence in which children who are unattended by a parent or legal guardian are provided 24-hour care. Such homes include emergency shelter family homes, family foster group homes, and specialized foster homes for children with special needs. A person who cares for a child of a friend for a period not to exceed 90 days, a relative who cares for a child and does not receive reimbursement for such care from the state or federal government, or an adoptive home which has been approved by the department or by a licensed child-placing agency for children placed for adoption is not considered a family foster home. See Section 409.175 FS.

Assisted Housing Inventory

Based on the data from the Florida Housing Clearinghouse, **Table HOU-13** lists assisted living facilities located within the Village of Palmetto Bay.

Table HOU-13: Assisted Housing Inventory, 2020

Development Name	Street Address	City	Zip Code	County	Housing Programs	Total Units	Assisted Units
Merrick Place	S Dixie Highway and E Indigo Street	Palmetto Bay	33157	Miami-Dade	Housing Credits 9%	120	66

Source: Shimberg Center – Florida Housing Data Clearinghouse

Historical Structures

Palmetto Bay has a number of historic resources within its Village boundaries. Historic resource data was retrieved from the Division of Historical Resources of the Florida Department of State. The Division of Historical Resources of the Florida Department of State maintains a central archive for Florida’s historical and archaeological sites known as the Florida Master Site File. Historical structures and properties including those which are on the National Register of Historic Places are listed in **Table HOU-14** and illustrated on **Map FLU-7**.

According to the Division of Historical Resources of the Florida Department of State there are 28 sites/structures documented in the Village as having historic significance. One site, the Charles Deering Estate, is on the National Register of Historic Places. The Charles Deering Estate, comprising 368-acres, contains three known archaeological sites, some of which are among the most significant and best-preserved sites in South Florida. Contributing buildings on the estate are the Deering House (built 1922), Richmond House (built 1896) and Cottage (built 1900), and Carriage House (built 1916).

It is important to take the historic resources in the Village into consideration when guiding growth in order to avoid the potential adverse impacts of development activity.

Table FLU-14: Historical Resources

SITE NAME	ADDRESS	SIGNIFICANCE
OLD CUTLER ROAD HISTORIC HIGHWAY	OLD CUTLER ROAD	STATE HISTORIC HIGHWAY
16553 OLD CUTLER RD	16553 OLD CUTLER RD	HISTORICAL STRUCTURE
16870 OLD CUTLER RD	16870 OLD CUTLER RD	HISTORICAL STRUCTURE
17301 OLD CUTLER RD	17301 Old Cutler RD	HISTORICAL STRUCTURE
17800 OLD CUTLER RD	17800 OLD CUTLER RD	HISTORICAL STRUCTURE
8315 SW 153RD TERRACE	8315 SW 153RD TERRACE	HISTORICAL STRUCTURE
CHARLES DEERING ESTATE	16701 SW 72nd AVE	NATIONAL REGISTER
CHARLES DEERING HOUSE	16701 SW 72nd AVE	HISTORICAL STRUCTURE
RICHMOND HOUSE AND COTTAGE	16701 SW 72nd AVE	HISTORICAL STRUCTURE
DEERING ESTATE BRIDGE	72nd Avenue unnamed creek	HISTORICAL STRUCTURE
Charles Deering Estate Oolite Wall	16701 SW 72nd AVE	HISTORICAL STRUCTURE
7253 SW 168TH ST	7253 SW 168TH ST	HISTORICAL STRUCTURE
PERRINE ELEMENTARY SCHOOL	9895 SW 184TH ST	HISTORICAL STRUCTURE
6725 SW 144 STREET	6725 SW 144 ST	HISTORICAL STRUCTURE
7201 SW 166 STREET	7201 SW 166 ST	HISTORICAL STRUCTURE
S.W. 72ND AVENUE ROAD SEGMENT	S.W. 72ND AVENUE	HISTORICAL SITE
HARRY TROEGER HOUSE	8940 SW 156th ST	HISTORICAL STRUCTURE
Bill Sadowsky Park Site	17555 SW 79TH AVE	HISTORICAL SITE
8001 SW 148th Drive	8001 SW 148th DR	HISTORICAL STRUCTURE
8025 SW 148th Drive	8025 SW 148th DR	HISTORICAL STRUCTURE
8101 SW 148th Drive	8101 SW 148th DR	HISTORICAL STRUCTURE
8125 SW 148th Drive	8125 SW 148th DR	HISTORICAL STRUCTURE
Miami Serpenterium	15321 S Dixie HWY	HISTORICAL SITE
Boat Turning Basin	16701 SW 72nd AVE	HISTORICAL STRUCTURE
South Estate Wall	16701 SW 72nd AVE	HISTORICAL STRUCTURE
Carriage House (Coach House)	16701 SW 72nd AVE	HISTORICAL STRUCTURE
Power House	16701 SW 72nd AVE	HISTORICAL STRUCTURE
Pump House (Water Storage House)	16701 SW 72nd AVE	HISTORICAL STRUCTURE

Source: Division of Historical Resources of the Florida Department of State

HOUSING PROJECTIONS

According to BEBR, the official population estimate of permanent residents in the Village of Palmetto Bay as of 2022 is 25,041 residents. This is a growth of 602 persons (2.5% growth rate) since the 2020 recorded census population. The Shimberg Center for Housing Studies prepares population projections for all municipalities in Florida. Population projections for the Village of Palmetto Bay through the year 2045 are shown in **Table HOU-15**.

Palmetto Bay's future population is projected to be 25,219 residents by the year 2045, with an average annual growth rate of 1%. This is in contrast with Miami-Dade County as a whole, which is projected to grow in population at an average annual rate of 3% through 2045. Palmetto Bay's share of the overall Miami-Dade County population has been 0.9% since 2010 and is

projected to decrease to 0.8% of the overall County population by 2035.

A small portion of the population is represented by seasonal residents who live in Palmetto Bay during certain times of year but claim another city as their permanent residence. The Village’s seasonal population for 2020 was 427 people and was calculated using U.S. Census Bureau data. The seasonal population projections were calculated using the step-down method where the Village’s seasonal population was proportionally derived from the Village’s overall population projections. Palmetto Bay can expect to experience slight population growth through 2040, with the overall population plateauing between 2040 and 2045. **Tables HOU-17 and HOU-18** below provide additional population projections broken down by Tenure, Income, Cost Burden, and Age.

Table HOU-15: Population Projections

Year	Palmetto Bay			Miami-Dade County		Palmetto Bay Share of Miami-Dade County Population
	Permanent Population	Growth Rate	Seasonal Population	Population	Growth Rate	
2010	23,410	-	360	2,487,099	-	0.9%
2020	24,439	4.4%	427	2,701,767	8.6%	0.9%
2025	24,826	1.6%	434	2,823,792	4.5%	0.9%
2030	25,097	1.1%	439	2,922,599	3.5%	0.9%
2035	25,204	0.4%	440	3,001,805	2.7%	0.8%
2040	25,219	0.1%	441	3,068,382	2.2%	0.8%
2045	25,219	0.0%	441	3,126,593	1.9%	0.8%

Source: Shimberg Center – Florida Housing Data Clearinghouse

BUILD OUT ANALYSIS

To better understand the minimum housing need of the current and anticipated future residents and the ability of the Village to absorb the growth that is expected, a build out analysis was performed utilizing the currently adopted FLUM and vacant lands. Maximum densities were assigned to each future land use designation as documented in **Table HOU-16**. The acreages of vacant parcels within these future land use designations were used to roughly calculate the most dense development that the Village could potentially expect. This analysis assumes maximum build out and vacant land acreage is based on data retrieved from the Florida Department of Revenue.

The build out analysis shows that the currently adopted FLUM allows for a maximum construction of approximately 477 residential dwelling units. Using BEBR’s expectation of 2.74 people per dwelling unit, the Village can absorb 1,307 people under the current FLUM’s residential designations that have been identified as vacant utilizing the Florida Department of Revenue’s data. This meets the dwelling units needed to absorb the amount of growth projected through 2045; a projected increase of 780 people between 2020 and 2045.

Table HOU-16: Build Out Analysis

Future Land Use Category	Vacant Acres	Maximum DU/Acre	Maximum Density DU/Acre
Commercial	0.00	24	0
Downtown - Main Street Sector	5.90	32	189
Downtown - Island Sector	0.00	54	0
Downtown - Eureka Sector	0.06	43	3
Downtown - Neighborhood Sector	1.28	24	31
Estate Density Residential	81.29	2.5	203
Institutional Public Facilities	0.00	13	0
Low Density Residential	4.18	6	25
Low Medium Density Residential	0.85	13	11
Medium Density Residential	0.00	23	0
Neighborhood Compatible	1.20	13	16
Parks, Recreation, and Schools	1.30	0	0
Village Mixed Use	0.00	10	0
Water Management & Recreation	2.79	0	0
Environmental Protection	9.69	0	0
TOTAL	109.98		477



Additional Housing Projections

Table HOU-17: Household Projections by Tenure, Income (%AMI) and Cost Burden, 2020-2045

Year	Tenure	Household Income	Housing Cost Burden	Household Count
2020	Owner	less than or equal to 30% of AMI	less than or equal to 30%	28
2020	Owner	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	72
2020	Owner	less than or equal to 30% of AMI	greater than 50%	185
2020	Owner	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	45
2020	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	62
2020	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 50%	129
2020	Owner	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	208
2020	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	145
2020	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 50%	202
2020	Owner	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	173
2020	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	152
2020	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 50%	117
2020	Owner	greater than 100% of AMI	less than or equal to 30%	4,545
2020	Owner	greater than 100% of AMI	greater than 30% but less than or equal to 50%	567
2020	Owner	greater than 100% of AMI	greater than 50%	101
2020	Renter	less than or equal to 30% of AMI	less than or equal to 30%	28
2020	Renter	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	22
2020	Renter	less than or equal to 30% of AMI	greater than 50%	151

2020	Renter	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	78
2020	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	84
2020	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 50%	140
2020	Renter	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	105
2020	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	280
2020	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 50%	11
2020	Renter	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	107
2020	Renter	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	84
2020	Renter	greater than 100% of AMI	less than or equal to 30%	415
2020	Renter	greater than 100% of AMI	greater than 30% but less than or equal to 50%	101
2025	Owner	less than or equal to 30% of AMI	less than or equal to 30%	28
2025	Owner	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	72
2025	Owner	less than or equal to 30% of AMI	greater than 50%	185
2025	Owner	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	45
2025	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	62
2025	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 50%	129
2025	Owner	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	207
2025	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	144
2025	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 50%	202



2025	Owner	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	172
2025	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	151
2025	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 50%	116
2025	Owner	greater than 100% of AMI	less than or equal to 30%	4,530
2025	Owner	greater than 100% of AMI	greater than 30% but less than or equal to 50%	566
2025	Owner	greater than 100% of AMI	greater than 50%	101
2025	Renter	less than or equal to 30% of AMI	less than or equal to 30%	28
2025	Renter	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	22
2025	Renter	less than or equal to 30% of AMI	greater than 50%	152
2025	Renter	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	79
2025	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	84
2025	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 50%	141
2025	Renter	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	106
2025	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	281
2025	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 50%	11
2025	Renter	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	107
2025	Renter	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	84
2025	Renter	greater than 100% of AMI	less than or equal to 30%	416
2025	Renter	greater than 100% of AMI	greater than 30% but less than or equal to 50%	101
2030	Owner	less than or equal to 30% of AMI	less than or equal to 30%	28
2030	Owner	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	72

2030	Owner	less than or equal to 30% of AMI	greater than 50%	187
2030	Owner	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	45
2030	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	62
2030	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 50%	130
2030	Owner	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	210
2030	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	146
2030	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 50%	204
2030	Owner	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	174
2030	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	153
2030	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 50%	118
2030	Owner	greater than 100% of AMI	less than or equal to 30%	4,581
2030	Owner	greater than 100% of AMI	greater than 30% but less than or equal to 50%	572
2030	Owner	greater than 100% of AMI	greater than 50%	102
2030	Renter	less than or equal to 30% of AMI	less than or equal to 30%	28
2030	Renter	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	23
2030	Renter	less than or equal to 30% of AMI	greater than 50%	152
2030	Renter	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	79
2030	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	85
2030	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 50%	141
2030	Renter	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	106

2030	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	282
2030	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 50%	11
2030	Renter	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	107
2030	Renter	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	85
2030	Renter	greater than 100% of AMI	less than or equal to 30%	417
2030	Renter	greater than 100% of AMI	greater than 30% but less than or equal to 50%	101
2035	Owner	less than or equal to 30% of AMI	less than or equal to 30%	28
2035	Owner	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	73
2035	Owner	less than or equal to 30% of AMI	greater than 50%	187
2035	Owner	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	45
2035	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	62
2035	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 50%	130
2035	Owner	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	210
2035	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	146
2035	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 50%	204
2035	Owner	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	174
2035	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	153
2035	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 50%	118
2035	Owner	greater than 100% of AMI	less than or equal to 30%	4,582
2035	Owner	greater than 100% of AMI	greater than 30% but less than or equal to 50%	572

2035	Owner	greater than 100% of AMI	greater than 50%	102
2035	Renter	less than or equal to 30% of AMI	less than or equal to 30%	28
2035	Renter	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	22
2035	Renter	less than or equal to 30% of AMI	greater than 50%	152
2035	Renter	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	79
2035	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	84
2035	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 50%	140
2035	Renter	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	106
2035	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	281
2035	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 50%	11
2035	Renter	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	107
2035	Renter	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	84
2035	Renter	greater than 100% of AMI	less than or equal to 30%	416
2035	Renter	greater than 100% of AMI	greater than 30% but less than or equal to 50%	101
2040	Owner	less than or equal to 30% of AMI	less than or equal to 30%	28
2040	Owner	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	72
2040	Owner	less than or equal to 30% of AMI	greater than 50%	186
2040	Owner	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	45
2040	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	62
2040	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 50%	129



2040	Owner	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	208
2040	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	145
2040	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 50%	203
2040	Owner	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	173
2040	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	152
2040	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 50%	117
2040	Owner	greater than 100% of AMI	less than or equal to 30%	4,555
2040	Owner	greater than 100% of AMI	greater than 30% but less than or equal to 50%	569
2040	Owner	greater than 100% of AMI	greater than 50%	101
2040	Renter	less than or equal to 30% of AMI	less than or equal to 30%	28
2040	Renter	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	22
2040	Renter	less than or equal to 30% of AMI	greater than 50%	150
2040	Renter	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	78
2040	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	84
2040	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 50%	139
2040	Renter	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	105
2040	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	279
2040	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 50%	11
2040	Renter	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	106
2040	Renter	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	84

2040	Renter	greater than 100% of AMI	less than or equal to 30%	412
2040	Renter	greater than 100% of AMI	greater than 30% but less than or equal to 50%	100
2045	Owner	less than or equal to 30% of AMI	less than or equal to 30%	28
2045	Owner	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	73
2045	Owner	less than or equal to 30% of AMI	greater than 50%	187
2045	Owner	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	45
2045	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	62
2045	Owner	greater than 30% but less than or equal to 50% of AMI	greater than 50%	131
2045	Owner	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	210
2045	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	146
2045	Owner	greater than 50% but less than or equal to 80% of AMI	greater than 50%	204
2045	Owner	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	175
2045	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	153
2045	Owner	greater than 80% but less than or equal to 100% of AMI	greater than 50%	118
2045	Owner	greater than 100% of AMI	less than or equal to 30%	4,592
2045	Owner	greater than 100% of AMI	greater than 30% but less than or equal to 50%	573
2045	Owner	greater than 100% of AMI	greater than 50%	102
2045	Renter	less than or equal to 30% of AMI	less than or equal to 30%	28
2045	Renter	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50%	22
2045	Renter	less than or equal to 30% of AMI	greater than 50%	150
2045	Renter	greater than 30% but less than or equal to 50% of AMI	less than or equal to 30%	78

2045	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 30% but less than or equal to 50%	83
2045	Renter	greater than 30% but less than or equal to 50% of AMI	greater than 50%	139
2045	Renter	greater than 50% but less than or equal to 80% of AMI	less than or equal to 30%	104
2045	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 30% but less than or equal to 50%	278
2045	Renter	greater than 50% but less than or equal to 80% of AMI	greater than 50%	11
2045	Renter	greater than 80% but less than or equal to 100% of AMI	less than or equal to 30%	106
2045	Renter	greater than 80% but less than or equal to 100% of AMI	greater than 30% but less than or equal to 50%	83
2045	Renter	greater than 100% of AMI	less than or equal to 30%	411
2045	Renter	greater than 100% of AMI	greater than 30% but less than or equal to 50%	100

Source: Shimberg Center – Florida Housing Data Clearinghouse

Table HOU-18: Population by Age Projections, Permanent Residents, 2020-2045

Age	2020	2025	2030	2035	2040	2045
0-4	1,077	1,425	1,591	1,550	1,514	1,484
9-May	1,485	1,588	1,612	1,592	1,551	1,503
14-Oct	1,784	1,800	1,831	2,057	2,264	2,203
15-19	1,820	1,819	1,736	1,723	1,729	1,706
20-24	1,446	1,293	1,231	1,213	1,219	1,369
25-29	1,031	1,020	963	959	893	882
30-34	1,040	1,244	1,357	1,198	1,120	1,095
35-39	1,357	1,609	1,707	1,551	1,441	1,430
40-44	1,575	1,656	1,780	2,007	2,150	1,896
45-49	1,847	1,662	1,753	1,985	2,073	1,880
50-54	1,988	1,731	1,488	1,549	1,639	1,840
55-59	2,007	1,612	1,411	1,291	1,339	1,509
60-64	1,716	1,710	1,383	1,248	1,056	1,093
65-69	1,352	1,358	1,458	1,196	1,038	950
70-74	1,078	1,159	1,263	1,281	1,034	943
75+	1,836	2,140	2,533	2,804	3,159	3,436
Total	24,439	24,826	25,097	25,204	25,219	25,219

Source: Shimberg Center – Florida Housing Data Clearinghouse



INTERGOVERNMENTAL COORDINATION DATA INVENTORY AND ANALYSIS

INTERLOCAL AGREEMENTS

The Village of Palmetto Bay has executed Interlocal Agreements with the entities below for the following services and coordination:

Miami-Dade County for continuation of the following municipal services:

- Fire Rescue Services
- Library Services
- Local Police Patrol Services
- Specialized Police Services
- Solid Waste Collection Services

Miami-Dade Public School Board to coordinate facility planning of public schools

Miami-Dade County Water & Sewer Department for potable water and wastewater and billing of stormwater utility charges

Miami-Dade County Transit Department for the provision of public transportation services

Miami-Dade County for franchises fees remitted by Florida Power & Light to the County for rights to utilize public right of way located within the Village

VILLAGE OF PALMETTO BAY CAPITAL IMPROVEMENT PROGRAM (CIP)

FY 2023-24 through FY 2027-28

Project Description	Lead Department	Status	Funding Source	2023-24	2024-25	2025-26	2026-27	2027-28	5 Year Total
US-1 downtown street lighting – Phase study, design, construct	Public Services	Future	DOT- Village	\$0	\$50,000	\$100,000	\$100,000	\$100,000	\$350,000
Roadway Resurfacing – Village Wide	Public Services	On-going	Special Revenue Fund - Transportation	\$150,000	\$150,000	\$100,000	\$100,000	\$100,000	\$600,000
ADA-Compliant Sidewalks	Public Services	On-going	Special Revenue Fund - Transportation	\$375,000	\$200,000	\$200,000	\$150,000	\$100,000	\$1,025,000
Traffic Calming-Variou Locations (prioritized in Traffic Calming Plan)	Public Services	On-going	Special Revenue Fund - Transportation	\$150,000	\$150,000	\$150,000	\$100,000	\$100,000	\$650,000
Localized Drainage Improvements	Public Services	Programmed	Special Revenue Fund - Capital Projects	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Circulator/ Freebee - Route Improvements/post Busway study, realignment	Public Services	Future	MPO TDM-local match-	\$0	\$0	\$0	\$50,000	\$0	\$50,000
Bus Benches, Bus Shelters and Amenities	Public Services	On-going	TBD	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$200,000
Safe Routes to School Improvements –(Implementation of study)	Public Services	Future	MPO-Local match	\$0	\$0	\$100,000	\$100,000	\$100,000	\$300,000
Safe Routes to Parks Improvements - (Implementation of study)	Public Services	Future	TBD	\$0	\$0	\$100,000	\$100,000	\$100,000	\$300,000
Bicycle Lane SW 82 AV (from SW 160 St to SW 152 St)	Public Services	Programmed	Special Revenue Fund - Transportation	\$75,000	\$175,000	\$225,000	\$350,000	\$0	\$825,000
143 Water Main Extension	Public Services	Programmed	Special Revenue Fund - Capital Projects	\$200,000	\$0	\$0	\$0	\$0	\$200,000



Project Description	Lead Department	Status	Funding Source	2023-24	2024-25	2025-26	2026-27	2027-28	5 Year Total
Cartee Water Main Extension	Public Services	Programmed	Special Revenue Fund - Capital Projects	\$500,000	\$0	\$0	\$0	\$0	\$500,000
Village Hall HVAC	Public Services	Programmed	Special Revenue Fund - Capital Projects	\$300,000	\$0	\$10,000	\$10,000	\$10,000	\$330,000
Village Hall Painting	Public Services	Programmed	Special Revenue Fund - Capital Projects	\$65,000	\$7,500	\$7,500	\$7,500	\$7,500	\$95,000
174 Street On-Street Parking Construction	Public Services	Programmed	Special Revenue Fund - Capital Projects	\$450,000	\$0	\$0	\$0	\$0	\$450,000
Thalatta Parking (Lighting)	Public Services	Programmed	Special Revenue Fund - Capital Projects	\$65,000	\$0	\$0	\$0	\$0	\$65,000
Traffic Studies Main Corridors	Public Services	Programmed	Special Revenue Fund - Transportation	\$35,000	\$65,000	\$65,000	\$0	\$0	\$165,000
Vehicle purchase pool van	Public Services	Programmed	Special Revenue Fund - CITT - Transit	\$102,000	\$102,000	\$0	\$0	\$0	\$204,000
Tree Planting Main Corridors	Public Services	Programmed	Special Revenue Fund - Capital Projects	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Drainage Sub-Basin 43 (SW 165th Ter, N. of SW 168th St, W. of SW 72th Av, E. of SW 77th Av)	Public Services	On-going	Grants/State Appropriations	\$392,500	\$450,000	\$0	\$0	\$0	\$842,500
Drainage Sub-Basin 57/96 (SW 155th Ter, N. of SW 160th St, W. of SW 92th Av, E. of SW 87th Av)	Public Services	On-going	Grants/State Appropriations	\$2,670,000	\$0	\$0	\$0	\$0	\$2,670,000
Drainage Sub-Basin 44 (S of SW 164 St, N of SW 166 St, W of SW 72 Ave, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropriations	\$1,346,100	\$0	\$0	\$0	\$0	\$1,346,100
Drainage Sub-Basin 41 (S of SW 173 St, N of SW 174 St, W of Old Cutler Rd, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropriations	\$0	\$1,270,000	\$0	\$0	\$0	\$1,270,000



Project Description	Lead Department	Status	Funding Source	2023-24	2024-25	2025-26	2026-27	2027-28	5 Year Total
Drainage Sub-Basin 11 (S of SW 152, N of SW 156 St, W of 89 Ave, E of Dixie Hwy)	Public Services	On-going	Grants/State Appropriations	\$0	\$0	\$1,530,000	\$0	\$0	\$1,530,000
Drainage Sub-Basin 12 (S of SW 168 St, N of SW 170 Terr, W of Old Cutler Rd, E of SW 76 Ave)	Public Services	On-going	Grants/State Appropriations	\$102,295	\$0	\$0	\$930,000	\$0	\$1,032,295
Drainage Sub-Basin 39 (S of SW 170 Terr, N of SW 173 St, W of Old Cutler Rd, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropriations	\$78,126	\$0	\$0	\$500,000	\$520,000	\$1,098,126
Drainage Sub-Basin 42 (S of SW 168TH St, N of SW 171 St, W of SW 76 Ave, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropriations	\$147,910	\$0	\$0	\$0	\$930,000	\$1,077,910
SW 174TH Street Complete Street Project	Public Services	On-going	Special Revenue Fund - Transportation Grants	\$405,000	\$0	\$0	\$0	\$0	\$405,000
SW 148TH Street Complete Street Project	Public Services	On-going	Special Revenue Fund - Transportation Grants	\$475,000	\$0	\$0	\$0	\$0	\$475,000
SW 92ND Avenue Complete Street Project	Public Services	On-going	Special Revenue Fund - Transportation Grants	\$425,000	\$0	\$0	\$0	\$0	\$425,000
Public Services Site Improvement Project	Public Services	Programmed	Special Revenue Fund - Capital Projects'	\$70,910	\$325,000	\$125,000	\$0	\$0	\$520,910
Traffic circle SW 144th. St & Sw 82nd. Ave	Public Services	Programmed	Special Revenue Fund - Transportation Grants	\$100,000	\$375,000	\$125,000	\$0	\$0	\$600,000
Park&Ride Demonstration project	Public Services	Programmed	Special Revenue Fund - Transportation Grants	\$225,000	\$0	\$0	\$0	\$0	\$225,000
Franjo Road west of US-1 Complete Street add bike lane, lighting (north side)	Public Services	Future	TBD	\$0	\$0	\$100,000	\$150,000	\$150,000	\$400,000
Old Cutler Trail intersection upgrades (add ped and bike crosswalks, village lighting, curbing/ bioswales)	Public Services	Future	DOT SS4A-MDC-Village	\$0	\$0	\$50,000	\$50,000	\$50,000	\$150,000



Project Description	Lead Department	Status	Funding Source	2023-24	2024-25	2025-26	2026-27	2027-28	5 Year Total
Downtown Sidewalk Connectivity, Maintenance, Repairs	Public Services	Future	DOT SS4A-MPO- Village	\$0	\$0	\$25,000	\$25,000	\$25,000	\$75,000
Restriping roadway-drive-way intersections, cross-walks, reflectors, signage around schools	Public Services	Future	DOT SS4A-Village	\$0	\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
Restriping roadway-drive-way intersections, cross-walks, reflectors, signage around parks	Public Services	Future	DOT SS4A-Village	\$0	\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
Pedestrian Improvements across canals	Public Services	Future	DOT SS4A-Village, MDC, MPO	\$0	\$0	\$25,000	\$25,000	\$25,000	\$75,000
Stormwater Vac-Con Operations	Public Services	On-going	Special Revenue - Stormwater	\$175,000	\$200,000	\$225,000	\$225,000	\$250,000	\$1,075,000
CRP- Multipurpose Building/Tennis Shop	Parks	Programmed	Village	\$5,000,000	\$0	\$0	\$0	\$0	\$5,000,000
CRP-Expanded Playground/Improvements	Parks	Future	TBD	\$0	\$0	\$0	\$2,105,600	\$0	\$2,105,600
CRP-Walking Trails Repairs and Improvements	Parks	Programmed	DEP Grant/ Village	\$800,000	\$0	\$0	\$0	\$0	\$800,000
RP- Pine Rockland Restoration & Management	Parks	Programmed	EEL/ MDC/ Village	\$50,000	\$0	\$0	\$0	\$0	\$50,000
Pine Rockland & Other Parks Preservation lands exotic invasive removal	Parks	Annual	EEL/ MDC/ Village	\$0	\$25,000	\$25,000	\$25,000	\$25,000	\$100,000
Covered Pedestrian Connection from Multi-Purpose Building to Concessions	Parks	Future	TBD	\$0	\$0	\$0	\$0	\$640,000	\$640,000
Gymnasium Construction Option	Parks	Future	TBD	\$0	\$0	\$0	\$0	\$4,500,000	\$4,500,000
Pickleball Facility - Design & Construction	Parks	Programmed	Village	\$1,200,000	\$1,000,000	\$0	\$0	\$0	\$2,200,000
Additional Volleyball Court	Parks	Programmed	Village	\$143,000	\$0	\$0	\$0	\$0	\$143,000
Frisbee Golf	Parks	Future	TBD	\$0	\$0	\$0	\$0	\$24,500	\$24,500
Canal Water Feature	Parks	Future	TBD	\$0	\$0	\$0	\$15,000	\$0	\$15,000
Canoe Launch/Paddle Boat/Storage	Parks	Future	TBD	\$0	\$0	\$45,000	\$0	\$0	\$45,000
Police - Boat Dock	Parks	Programmed	Village	\$180,000	\$0	\$0	\$0	\$0	\$180,000

Project Description	Lead Department	Status	Funding Source	2023-24	2024-25	2025-26	2026-27	2027-28	5 Year Total
CRP-Dumpster Enclosure	Parks	Programmed	Village	\$10,000	\$0	\$0	\$0	\$0	\$10,000
PBP-Redesign/Upgrades Playground	Parks	Future	TBD	\$0	\$0	\$1,935,000	\$0	\$0	\$1,935,000
PBP-Splash Pad	Parks	Future	TBD	\$0	\$0	\$0	\$0	\$450,000	\$450,000
PBP- Expanded Basketball Courts (3)	Parks	Future	TBD	\$0	\$0	\$0	\$110,000	\$0	\$110,000
PBP- Skate Park Improvements	Parks	Future	TBD	\$0	\$210,000	\$0	\$0	\$0	\$210,000
PBP-Enhanced Landscape	Parks	Future	TBD	\$0	\$0	\$0	\$0	\$100,000	\$100,000
PBP- Modify Parking lot expansion	Parks	Future	TBD	\$0	\$144,000	\$0	\$0	\$0	\$144,000
PBP-Scoreboards	Parks	Programmed	Village	\$30,000	\$0	\$0	\$0	\$0	\$30,000
PBP-Park Drive- Interior Access Road (including west side fence, entry feature and gates)	Parks	Programmed	Village	\$80,000	\$0	\$0	\$0	\$0	\$80,000
PBP-Mower	Parks	Programmed	Village	\$45,000	\$0	\$0	\$0	\$0	\$45,000
PBP-Irrigation	Parks	Programmed	Village	\$100,000	\$0	\$0	\$0	\$0	\$100,000
PBP-Golf Cart Access	Parks	Programmed	Village	\$20,000	\$0	\$0	\$0	\$0	\$20,000
PBP- Community Facility Building w/ Indoor Gymnasium	Parks	Future	TBD	\$0	\$0	\$0	\$0	\$5,500,000	\$5,500,000
PBP- Pineland Preserve	Parks	Future	TBD	\$0	\$0	\$0	\$120,000	\$0	\$120,000
PBP- Labyrinth/Sensory Garden	Parks	Future	TBD	\$0	\$0	\$0	\$0	\$204,000	\$204,000
PBP- Dog Park	Parks	Future	TBD	\$0	\$200,000	\$0	\$0	\$0	\$200,000
PBP- Shared Storage Area w/PS	Parks	Future	TBD	\$0	0	\$500,000	\$0	\$0	\$500,000
PBP- New Outdoor Exercise Stations	Parks	Future	TBD	\$0	\$75,600	\$0	\$0	\$0	\$75,600
PBP-Pickleball Center	Parks	Programmed	Village	\$1,200,000	\$1,000,000	\$0	\$0	\$0	\$2,200,000
PWS- Recontour Lake Bank	Parks	Future	TBD	\$0	\$0	\$0	\$160,000	\$0	\$160,000
PWS- Seating Areas	Parks	Future	TBD	\$0	\$24,000	\$0	\$0	\$0	\$24,000



Project Description	Lead Department	Status	Funding Source	2023-24	2024-25	2025-26	2026-27	2027-28	5 Year Total
PWS- ADA Bathroom w/ Grooming Building	Parks	Future	TBD	\$0	\$0	\$0	\$0	\$270,000	\$270,000
PWS- Improved Walkways	Parks	Future	TBD	\$0	\$0	\$19,200	\$0	\$0	\$19,200
PCH- New Impact Windows	Parks	Future	TBD	\$0	\$35,000	\$0	\$0	\$0	\$35,000
TE-design/build pier/gazebo	Parks	Future	TBD	\$0	\$0	\$0	\$2,000,000	\$0	\$2,000,000
TE-Repave/Stripe/Curbing -Parking Lot	Parks	Programmed	Village	\$150,000	\$0	\$0	\$0	\$0	\$150,000
TE-Chair Lift- Carriage House	Parks	Programmed	Village	\$15,000	\$0	\$0	\$0	\$0	\$15,000
TE-Replace Patio Pavers	Parks	Programmed	Village	\$50,000	\$0	\$0	\$0	\$0	\$50,000
TE- Walkway along Canal	Parks	Future	TBD	\$0	\$0	\$0	\$144,000	\$0	\$144,000
TE- Event Stage area	Parks	Future	TBD	\$0	\$60,000	\$0	\$0	\$0	\$60,000
TE- Indoor Multipurpose Room/Space	Parks	Future	TBD	\$0	\$0	\$990,000	\$0	\$0	\$990,000
TE- New Pedestrian Bridge	Parks	Future	TBD	\$0	\$0	\$0	\$0	\$2,000,000	\$2,000,000
Veterans Park	Parks	Programmed	Village	\$2,500,000	\$2,500,000	\$2,500,000	\$0	\$0	\$7,500,000
LP- ADA Bathroom - 2nd Floor	Parks	Future	TBD	\$0	\$0	\$0	\$30,000.00	\$0	\$30,000
LP- Elevator Improvements	Parks	Future	TBD	\$0	\$60,000.00	\$0	\$0	\$0	\$60,000
LP- Planter Wall Barrier	Parks	Future	TBD	\$0	\$0	\$15,000.00	\$0	\$0	\$15,000
LP- Fence - Rear of property	Parks	Future	TBD	\$0	\$0	\$0	\$0	\$6,000.00	\$6,000
The Woods Park- (5- year plan)	Parks	Programmed	Village/Possible Grant	\$200,000	\$200,000	\$150,000	\$100,000	\$100,000	\$750,000
The Woods- Perimeter Walking Path, benches, signage, and waste receptacles.	Parks	Future	Village	\$0	\$252,000	0	\$0	\$0	\$252,000
Parks Department Assessment	Parks	Programmed	Village	\$25,000	\$0	\$0	\$0	\$0	\$25,000
All parks- add trees, nature preserve area, bioswales, butterfly gardens with educational signage	Parks	Future	TBD	\$0	\$15,000	\$15,000	\$15,000	\$15,000	\$60,000

Project Description	Lead Department	Status	Funding Source	2023-24	2024-25	2025-26	2026-27	2027-28	5 Year Total
All parks- Recycling bins (next to every existing trash can)	Parks	Future	TBD	\$0	\$10,000	\$10,000	\$10,000	\$10,000	\$40,000
Parks- Bike Repair Stations and bike racks	Parks	Future	TBD	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
Parks- additional water fountains and bottle refill stations	Parks	Future	TBD	\$0	\$2,500	\$2,500	\$2,500	\$2,500	\$10,000
ID/ Branding (US-1 Lights) Downtown US-1 Overlay Study (Phase I- Dtnw, Phase II North end, Phase III middle)	Capital Projects	Future	TBD	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$200,000
Maintenance Entry Monuments @ US1 Entry Points Existing entry monuments need maintenance- solar lights, plants, palms.	Capital Projects	Future	TBD	\$0	\$15,000	\$5,000	\$5,000	\$5,000	\$30,000
Entry Monuments @ Franjo, 97 Av, 87nd Av south entrances	Capital Projects	Future	TBD	\$0	\$0	\$50,000	\$0	\$0	\$50,000
Entry Monuments @ 82 Av, Palmetto Rd, Old Cutler north entrances	Capital Projects	Future	TBD	\$0	\$50,000	\$0	\$0	\$0	\$50,000
Maintenance of existing traffic circles (art, fountains, landscape, signage, striping, reflectors, lighting)	Capital Projects	Future	TBD	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
				\$21,077,841	\$9,727,600	\$9,854,200	\$8,144,600	\$16,749,500	\$65,553,741



PAGE LEFT INTENTIONALLY BLANK



MAY
2025



VILLAGE OF PALMETTO BAY 2035/2045 COMPREHENSIVE PLAN