



Village of Palmetto Bay

Village Mixed Use Land Use Designation and Village Mixed Use Zoning District

Staff Presentation
19 March 2018

VMU Update

- Ordinance to revert to VMU land development limits prior to Ordinance 2016-13 and 2016-14 was heard on First Reading April 3, 2017
- Heard on Second Reading July 1, 2017 - action: defer
- Scheduled for September 18, 2017 Hearing
- Cancelled due to Hurricane Irma
- 180-day period to Adopt after First Reading expired October 3, 2017
- Re-advertised for October 16, 2017
- Not heard
- Re-advertised for December 4, 2017 Regular Council meeting
- Not heard
- December 14, 2017 Staff sends letter to DEO regarding extension
- DEO responds on January 4, 2018 that Village may extend to date certain
- January 8, 2018 Village holds meeting advertised to re-hear on First Reading with new cycle – action: based DEO response to extend adoption period, re-advertise, and hold the Second Reading February 22, 2018

VMU Land Use Designation

Village Comprehensive Plan

LAND USE ELEMENT

POLICY 1.1.1

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

Effective as of EAR-based amendments of the Village Comprehensive Plan, Ordinance 2015-01, February 2, 2015

Resolution 2016-28 allows Residential Density to be exceeded by up to 25% only through participation in the TDR Program.

Minimum Parcel Size

25.0 acres

42.23 acres

Residential Density Minimum

5.0 DU/Ac_{-gross}

211 residential units

Residential Density Maximum

10.0 DU/Ac_{-gross}

422 residential units

Residential Density Maximum w TDR

12.5 DU/Ac_{-gross}

528 residential units

VMU Land Use Designation

Village Comprehensive Plan

LAND USE ELEMENT

POLICY 1.1.3

The Palmetto Bay Village Center (approximately 39 acres) has been designated on the FLUM as “Village Mixed-Use” land use. The entire 80.0 acre site is located northeast of the intersection of SW 184th Street and Old Cutler Road and is subject to the Master Plan accepted by the Village Council in October 2004, which may include the following maximum development potential:

- **Senior Living Facility – up to 300 units** - *amended in 2016*
- **Multifamily Residential – up to 100 units** - *amended in 2016*
- Commercial – incidental and supporting uses
- Office – up to 315,000 square feet (including ancillary uses).

None of the above uses shall create substantial adverse impacts on the Biscayne National Park or Biscayne Bay.

Effective as of EAR-based amendments of the Village Comprehensive Plan, Ordinance 2015-01, February 2, 2015

Residential Density Maximum

400 residential units

**Office
uses**

315,000 square feet including office ancillary

Commercial

incidental and supporting uses

VMU Land Use Designation Village Comprehensive Plan

LAND USE ELEMENT

OBJECTIVE 1.3 Public Facility Levels-of-Service

Make sure suitable land is available for roads and infrastructure needed to support proposed development and redevelopment, and the expansion of necessary public facility capacity and service concurrent with the impacts of development.

POLICY 1.3.1

The adopted level-of-service standards in this Plan shall be required to be maintained throughout the planning, design, and construction phases of development approvals in the Village.

POLICY 1.3.2

Require that all new development and redevelopment maintain the adopted level-of-service standards for public facilities in this Plan concurrent with the build-out of planned projects.

Effective as of EAR-based amendments of the Village Comprehensive Plan, Ordinance 2015-01, February 2, 2015

VMU Land Use Designation Village Comprehensive Plan

LAND USE ELEMENT

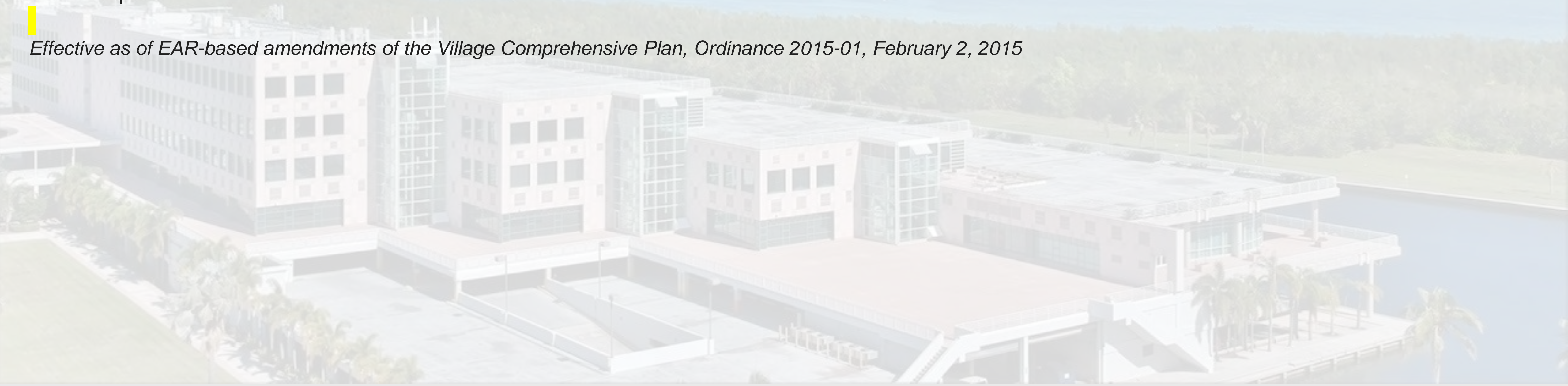
OBJECTIVE 1.6 Coastal High Hazard and Disaster Preparedness

Coordinate with Miami-Dade County and the State of Florida in addressing the land use planning, evacuation, structural integrity, and disaster-preparedness needs of Palmetto Bay.

POLICY 1.6.1

Densities or intensities in the Coastal High Hazard Area (CHHA) shall not be increased beyond those depicted on the Future Land Use Map.

Effective as of EAR-based amendments of the Village Comprehensive Plan, Ordinance 2015-01, February 2, 2015



VMU Land Area

TOTAL AREA = 3,465,120 sq.ft.

79.55 acres



VMU Land Areas

TOTAL AREA = 3,465,208 sq.ft.

79.55 acres

100%

DEVELOPMENT AREA:

(Part of Tracts A & B) = 1,839,334 sq.ft.

42.23 acres

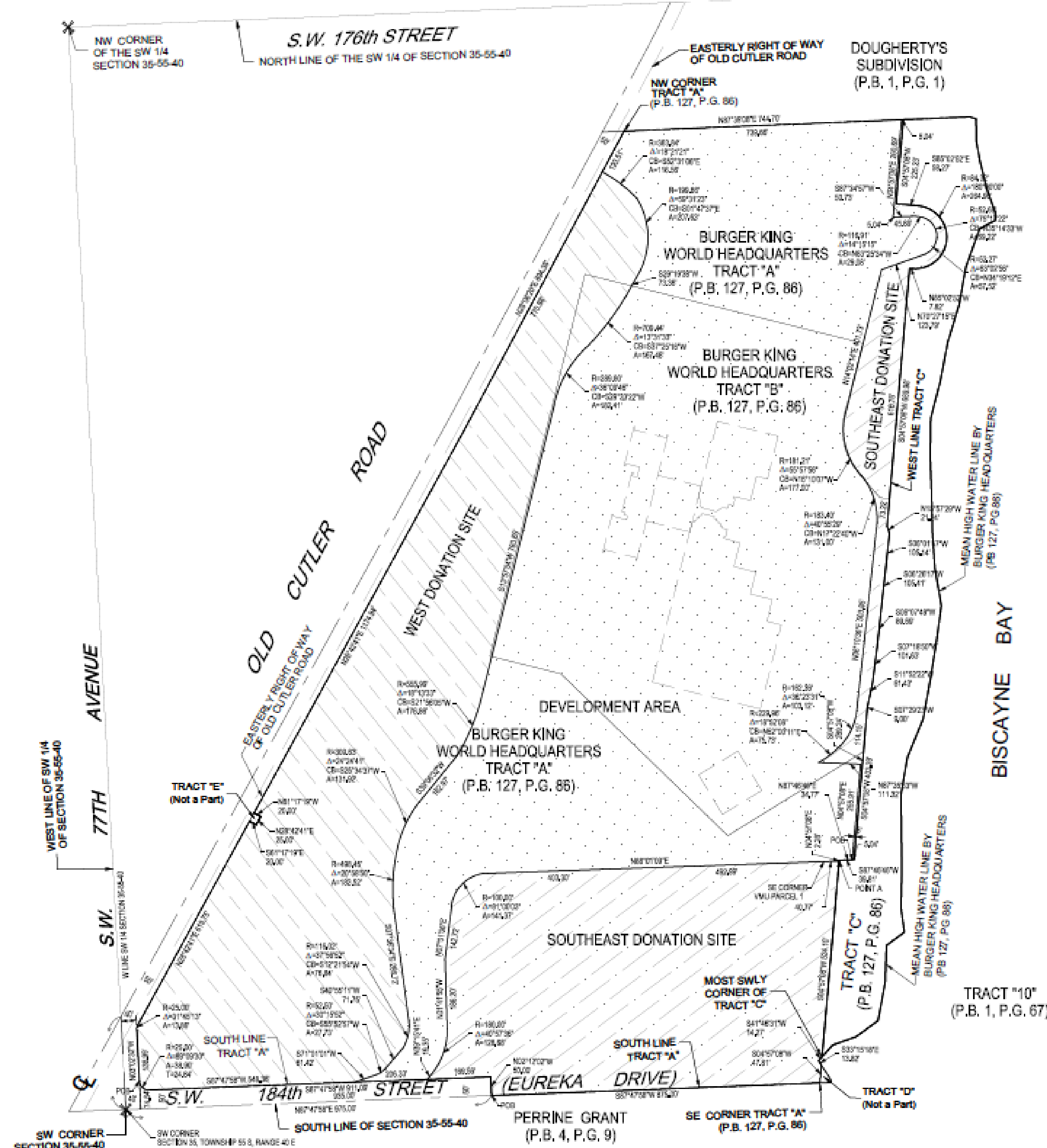
53%

DONATION SITES:

(West and Southeast Sites) = 1,625,874 sq.ft.

(Part of Tracts A & B) 37.32 acres

47%



Village Mixed Use

Ordinance 08-09, June 8, 2008

- Created Section 30-50.20 of zoning ordinance
- Creating Village Mixed Use (VMU) District
- Effecting 41.59 acres* at 17777-18001 Old Cutler Road
- Intent to create live-work mixed use
- Permitted Uses:
 - Up to 100 multifamily residential rowhouse/townhouse units
 - Up to 300 senior multifamily housing units
(complying with Sec. 760.29 FS)
 - Horizontal or vertical mixed use business and office, with:
 - 20 enumerated uses
 - Other business/office uses by Village Council Approval

* Attached 2007 survey shows 42.21 acres



Village Mixed Use

Ordinances 2016-13 and 2016-14 May 2, 2016

- Amended the Village Comprehensive Plan
- Amended the VMU Zoning District text
- To include all permitted residential uses as multiple family
- To adjust maximum height of all buildings to **85 feet** *(effects rowhouse/townhouse buildings previously limited to 70 feet)*
- To allow VMU District as permittable in Transfer of Development Rights (TDR) Program.
- *Effect on Permitted Uses:*
 - *Up to 400 multifamily residential rowhouse/townhouse units*
 - *Horizontal or vertical mixed use business and office, with:*
 - *20 enumerated uses*
 - *Other business/office uses by Village Council Approval*



VMU TDR

Resolution 2016-28, May 12, 2016

- Transferring 85 residential units from 17901 Old Cutler Road (Donor Site)
- Transferring 85 residential units to 17777 Old Cutler Road
- Allowing residential density of the VMU to exceed Land Use Policy 1.1.1 by 25% via TDR.
- Accepting as a condition of the TDR, ownership of parcels of approximately 40+/- acres as described in Attachment C. *(shown)*
- For purpose of public facilities, parks and conservation land
- Number of residential units determined by staff report *(March 7, 2016)*
 - Change of land use designation (22+/- acres) from Parks and Recreation to VMU
 - Rezoning from Interim District to VMU-SFR (20.5 +/- acres)
 - VPB Staff Trending analysis determines 2 DU/Ac. as permissible residential development density



Overall Effect on Development		2016 Ordinances Current	2008 Ordinance Proposed to Revert To
Market Residential Units		400	100
Senior Residential Units		-	300 <small>(FS 760.29)</small>
TOTAL RESIDENTIAL UNITS PERMITTED		400	400
Market Residential Units by TDR		85	0
Total Residential Units with TDR		485	400
Existing Commercial Space		315,000 s.f.	315,000 s.f.
Building Height		70 ft. and 85 ft.	85 ft. for all
Remaining Developable Land Area		0 acres	37.32 acres
Dedication for Conservation, Park, and Public Facilities		Yes	No
Buffer Distance from Neighborhoods to West and South		175' to 400'	None

Land Use Effects on Trip Generation Without Zoning Restriction on Trips

- Change in residential mix, but not number of units (400) results in 48 more AM trips (7am to 9am) and 54 more PM trips.
- Adding 85 TDR units, then 485 multifamily units (condominium) results in 79 more AM trips (7am to 9am) and 91 more PM trips.
- **However, 2016 Ordinance limits development by trip generation.**

VILLAGE MIXED USE (VMU) SITE RESIDENTIAL DEVELOPMENT AND TRIPS									
		2008 Ordinance				2016 Ordinance Land Use Change			
Development Units	ITE Codes	Development	Trip Generation			Development	Trip Generation		
			AM Peak	PM Peak	Weekday		AM Peak	PM Peak	Weekday
Market Condominium Residential	Condominium ITE LU 230	100	36	44	544	400	144	176	2,176
Senior Residential Units (FS 760.29)	Adult Housing Attached ITE LU# 252	300	60	78	1,110	0	0	0	0
TOTAL		400	96	122	1,654	400	144	176	2,176
DIFFERENCE (2016 Ord to 2008 Ord.)						no difference	48 more	54 more	522 more
TDR RESIDENTIAL DEVELOPMENT AND TRIPS									
Single Family Residential	Condominium ITE LU 230	0	0	0	0	85	31	37	462
TOTAL WITH TDR		400	96	122	1,654	485	175	213	2,638
DIFFERENCE (2016 Ord w TDR to 2008 Ord.)						85 more	79 more	91 more	984 more

External gross trip generation based on ITE Trip Generation Manual, 10th Edition: Land Use #230, Condominium; Land Use #252 Adult Attached Housing; and Land Use #210, Single-Family Detached Housing - all using Average Rates.

VMU Ordinances Effect on Trip Generation Limited by Trip Generation Condition

ORDINANCE 2016-14

Automobile traffic on Old Cutler Road generated by residential land uses within the VMU Zoning District shall not exceed the automobile traffic volume which would have been generated by the residential development rights of 300 senior housing units and 100 multi-family residential rowhouses/townhouses in the VMU Zoning district pursuant to the VMU provisions of Village Ordinance 08-09 and by residential development rights of 85 single family residential units in the Interim Zoning District (which is contiguous to the western boundary of the VMU Zoning District) pursuant to the Interim provisions of the Village Code Section 30-20.22, as in effect May 1, 2016. The owners of the property within the VMU shall execute a restrictive covenant running with the land containing the automobile traffic restriction of this subsection and development rights of this subsection shall not be available to such owners until such a covenant, approved by the Village Attorney, is publicly recorded

VMU Ordinances Effect on Trip Generation Limited by Trip Generation Condition AM Peak Trips

- With zoning limitation using AM peak period trip generation:
 - 268 condominium units are developable without TDR
 - 353 condominium units are developable with the TDR

VILLAGE MIXED USE (VMU) SITE RESIDENTIAL DEVELOPMENT AND TRIPS													
		2008 Ordinance				2016 Ordinance Land Use Change				2016 Ordinance with Zoning Restriction			
Development Units	ITE Codes	Development	Trip Generation			Development	Trip Generation			Development	Trip Generation		
			AM Peak	PM Peak	Weekday		AM Peak	PM Peak	Weekday		AM Peak	PM Peak	Weekday
Market Condominium Residential	Condominium ITE LU 230	100	36	44	544	400	144	176	2,176	268	96	118	1,458
Senior Residential Units (FS 760.29)	Adult Housing Attached ITE LU# 252	300	60	78	1,110	0	0	0	0		0	0	0
TOTAL		400	96	122	1,654	400	144	176	2,176	268	96	118	1,458
DIFFERENCE (2016 Ord to 2008 Ord.)						no difference	48 more	54 more	522 more	132 less	no difference	4 less	196 less
TDR RESIDENTIAL DEVELOPMENT AND TRIPS													
Single Family Residential	Condominium ITE LU 230	0	0	0	0	85	31	37	462	85	63	84	802
TOTAL WITH TDR		400	96	122	1,654	485	175	213	2,638	353	159	202	2,260
DIFFERENCE (2016 Ord w TDR to 2008 Ord.)						85 more	79 more	91 more	984 more	47 less	63 more	80 more	606 more

External gross trip generation based on ITE Trip Generation Manual, 10th Edition: Land Use #230, Condominium; Land Use #252 Adult Attached Housing; and Land Use #210, Single-Family Detached Housing - all using Average Rates.

Mitigate difference

VMU Ordinances Effect on Trip Generation Limited by Trip Generation Condition PM Peak Trips

- With zoning limitation using PM peak period trip generation:
 - 278 condominium units are developable without TDR
 - 363 condominium units are developable with the TDR

VILLAGE MIXED USE (VMU) SITE RESIDENTIAL DEVELOPMENT AND TRIPS													
		2008 Ordinance				2016 Ordinance Land Use Change				2016 Ordinance with Zoning Restriction			
Development Units	ITE Codes	Development	Trip Generation			Development	Trip Generation			Development	Trip Generation		
			AM Peak	PM Peak	Weekday		AM Peak	PM Peak	Weekday		AM Peak	PM Peak	Weekday
Market Condominium Residential	Condominium ITE LU 230	100	36	44	544	400	144	176	2,176	278	100	122	1,512
Senior Residential Units (FS 760.29)	Adult Housing Attached ITE LU# 252	300	60	78	1,110	0	0	0	0	0	0	0	0
TOTAL		400	96	122	1,654	400	144	176	2,176	278	100	122	1,512
DIFFERENCE (2016 Ord to 2008 Ord.)						no difference	48 more	54 more	522 more	122 less	4 more	no difference	142 less
TDR RESIDENTIAL DEVELOPMENT AND TRIPS													
Single Family Residential	Condominium ITE LU 230	0	0	0	0	85	31	37	462	85	63	84	802
TOTAL WITH TDR		400	96	122	1,654	485	175	213	2,638	363	163	206	2,314
DIFFERENCE (2016 Ord w TDR to 2008 Ord.)						85 more	79 more	91 more	964 more	37 less	67 more	84 more	660 more

External gross trip generation based on ITE Trip Generation Manual, 10th Edition: Land Use #230, Condominium; Land Use #252 Adult Attached Housing; and Land Use #210, Single-Family Detached Housing - all using Average Rates.

Mitigate difference

VMU Ordinances Effect on Trip Generation

Limited by Trip Generation Condition

Weekday Daily Trips

- With zoning limitation using average weekday trip generation:
 - 304 condominium units are developable without TDR
 - 389 condominium units are developable with the TDR

VILLAGE MIXED USE (VMU) SITE RESIDENTIAL DEVELOPMENT AND TRIPS													
		2008 Ordinance				2016 Ordinance Land Use Change				2016 Ordinance with Zoning Restriction			
Development Units	ITE Codes	Development	Trip Generation			Development	Trip Generation			Development	Trip Generation		
			AM Peak	PM Peak	Weekday		AM Peak	PM Peak	Weekday		AM Peak	PM Peak	Weekday
Market Condominium Residential	Condominium ITE LU 230	100	36	44	544	400	144	176	2,176	304	109	134	1,654
Senior Residential Units (FS 760.29)	Adult Housing Attached ITE LU# 252	300	60	78	1,110	0	0	0	0		0	0	0
TOTAL		400	96	122	1,654	400	144	176	2,176	304	109	134	1,654
DIFFERENCE (2016 Ord to 2008 Ord.)						no difference	48 more	54 more	522 more	96 less	13 more	12 more	no difference
TDR RESIDENTIAL DEVELOPMENT AND TRIPS													
Single Family Residential	Condominium ITE LU 230	0	0	0	0	85	31	37	462	85	63	84	802
TOTAL WITH TDR		400	96	122	1,654	485	175	213	2,638	389	172	218	2,456
DIFFERENCE (2016 Ord w TDR to 2008 Ord.)						85 more	79 more	91 more	984 more	11 less	76 more	96 more	802 more
External gross trip generation based on ITE Trip Generation Manual, 10th Edition: Land Use #230, Condominium; Land Use #252 Adult Attached Housing; and Land Use #210, Single-Family Detached Housing - all using Average Rates.													

Mitigate difference

