



**AGENDA
VIRTUAL ZONING HEARING
MONDAY, APRIL 20, 2020 – 7:00 PM**

The Village of Palmetto Bay shall conduct a Virtual Public Hearing on **Monday, April 20th, 2020 at 7:00 p.m.** The meeting will be streamed live [online](#), on [WBAY](#) and on [Facebook](#). **The Meeting will open and will be continued to a date and time to be announced at the meeting.**

1. CALL TO ORDER, ROLL CALL, INVOCATION, Pledge OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER:

2. REQUESTS, PETITIONS, AND PUBLIC COMMENT

Public Comments: Submit your public comments using this [Public Comments Online Form](#). Complete and submit the online [form](#) before 6 pm on the meeting date to be read with the corresponding agenda item number during the meeting. Public comment forms received after 6 pm on the meeting date will be read at the end of the meeting.

3. PUBLIC HEARING ITEM:

Item 1: (Continued) The following item is being considered pursuant to Section(s) 30-50.23, 30-30.5, 30-100 and 30-120.1 of the Village's Land Development Code:

Applicant: Dream Starts, LLC

Folio(s): 33-5033-004-0100/33-5033-004-0140

File No.: VPB-18-004

Location: 16999 South Dixie Highway

Request: REQUEST FOR APPROVAL OF A SITE PLAN FOR A MIXED-USE BUILDING ON TWO ADJOINING PARCELS ZONED DOWNTOWN URBAN VILLAGE (DUV), DOWNTOWN GENERAL SECTOR (DG), WITH GROUND-FLOOR COMMERCIAL USE, AN OFFICE COMPONENT, A RESIDENTIAL COMPONENT, AND A SCHOOL COMPONENT, PURSUANT TO SECTION 30-50.23 DUV ZONING DISTRICT; SECTION 30-30.5, SITE PLAN APPROVAL; AND SECTIONS 30-100 AND 30-120.1 PUBLIC CHARTER SCHOOL FACILITIES.

4. **RESOLUTION REQUIRING A PUBLIC HEARING:** The following Zoning-in-Progress Resolution requiring a public hearing is being considered pursuant to Section 30-30-10 of the Village's Code of Ordinances:

A. RESOLUTION OF THE MAYOR AND COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ESTABLISHING, PURSUANT TO SECTION 30-30-10 OF THE VILLAGE'S CODE OF ORDINANCES, "ZONING - IN - PROGRESS", BY AMENDING THE DOWNTOWN CODE (FORMERLY KNOWN AS THE DOWNTOWN URBAN VILLAGE (DUV) ZONING DISTRICT); PROVIDING FOR A NEW DOWNTOWN ZONING CODE MAP AS PER ATTACHMENT "A"; PROVIDING FOR A MAXIMUM RESIDENTIAL DENSITY OF FIFTY- FOUR (54) RESIDENTIAL UNITS PER GROSS ACRE FOR THE ISLAND SECTOR (FORMERLY KNOWN AS THE DOWNTOWN GENERAL (DG) SECTOR); FORTY- THREE (43) RESIDENTIAL UNITS PER GROSS ACRE FOR THE EUREKA SECTOR; THIRTY-TWO (32) RESIDENTIAL UNITS PER GROSS ACRE FOR THE MAIN STREET SECTOR (FORMERLY KNOWN AS THE DOWNTOWN VILLAGE (DV) SECTOR); TWENTY- FOUR (24) RESIDENTIAL UNITS PER GROSS ACRE FOR THE NEIGHBORHOOD SECTOR (FORMERLY KNOWN AS THE NEIGHBORHOOD VILLAGE (NV) SECTOR AND THE URBAN VILLAGE (UV) SECTOR); PROVIDING FOR MAXIMUM BUILDING HEIGHTS OF FIVE (5) STORIES FOR 'RESIDENTIAL ONLY, "COMMERCIAL ONLY", AND "MIXED-USE" BUILDINGS IN THE ISLAND SECTOR; FIVE (5) STORIES FOR THE EUREKA SECTOR; FOUR (4) STORIES FOR "RESIDENTIAL-ONLY" BUILDINGS AND FIVE (5) STORIES FOR "MIXED-USE" BUILDINGS FOR THE MAIN STREET SECTOR; THREE (3) STORIES FOR ALL BUILDINGS IN THE NEIGHBORHOOD SECTOR; AMENDING THE SECTOR BOUNDARIES IN THE DOWNTOWN TO CHANGE FROM DUV TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) IN THE SOUTH EASTERN PORTION OF THE (DUV) PERIMETER FROM SW 97TH AVE. TO SW 94TH COURT IN THE WEST TO EAST DIRECTION, AND SW 181ST ST. TO 184 ST. IN THE NORTH TO SOUTH DIRECTION; PROVIDING FOR AMENDING THE DOWNTOWN CODE PARKING REQUIREMENTS AS PER ATTACHEMENT "B"; AMENDING THE ZONING CODE OF ORDINANCES BY THE ADDITION OF SECTION 30-50.23.2-07 WHICH PROVIDES FOR A MAXIMUM NUMBER OF TWO THOUSAND FIVE HUNDRED (2,500) RESIDENTIAL UNITS IN THE DOWNTOWN DISTRICT; AND PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

5. **ORDINANCE ON FIRST READING/PUBLIC HEARING:** The following Ordinance amending First Reading of the Downtown Zoning Code is being considered:

A. AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, BY AMENDING THE DOWNTOWN CODE (FORMERLY KNOWN AS THE DOWNTOWN URBAN VILLAGE (DUV) ZONING DISTRICT); PROVIDING FOR A NEW DOWNTOWN ZONING CODE MAP AS PER ATTACHMENT "A"; PROVIDING FOR A MAXIMUM RESIDENTIAL DENSITY OF FIFTY-FOUR (54) RESIDENTIAL UNITS PER GROSS ACRE FOR THE ISLAND SECTOR (FORMERLY KNOWN AS THE DOWNTOWN GENERAL (DG) SECTOR); FORTY-THREE (43) RESIDENTIAL UNITS PER GROSS ACRE FOR THE EUREKA SECTOR; THIRTY-TWO (32) RESIDENTIAL UNITS PER GROSS ACRE FOR THE MAIN STREET SECTOR (FORMERLY KNOWN AS THE DOWNTOWN VILLAGE (DV) SECTOR); TWENTY- FOUR (24) RESIDENTIAL UNITS PER GROSS ACRE FOR THE NEIGHBORHOOD SECTOR (FORMERLY KNOWN AS THE NEIGHBORHOOD VILLAGE (NV) SECTOR AND THE URBAN VILLAGE (UV) SECTOR); PROVIDING FOR MAXIMUM BUILDING HEIGHTS OF FIVE (5) STORIES FOR RESIDENTIAL ONLY, "COMMERCIAL ONLY", AND "MIXED-USE" BUILDINGS IN THE ISLAND SECTOR; FIVE (5) STORIES FOR THE EUREKA SECTOR; FOUR (4) STORIES FOR "RESIDENTIAL-ONLY" BUILDINGS AND FIVE (5) STORIES FOR "MIXED-USE" BUILDINGS FOR THE MAIN STREET SECTOR; THREE (3) STORIES FOR ALL BUILDINGS IN THE NEIGHBORHOOD SECTOR; AMENDING THE SECTOR BOUNDARIES IN THE DOWNTOWN TO CHANGE FROM DUV TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) IN THE SOUTH EASTERN PORTION OF THE (DUV) PERIMETER FROM SW 97TH AVENUE TO SW 94TH COURT IN THE WEST TO EAST DIRECTION, AND SW 181ST STREET TO 184 STREET IN THE NORTH TO SOUTH DIRECTION; PROVIDING FOR AMENDING THE DOWNTOWN CODE PARKING REQUIREMENTS AS PER ATTACHEMENT "B"; AMENDING THE ZONING CODE OF ORDINANCES BY THE ADDITION OF SECTION 30-50.23.2-07 WHICH PROVIDES FOR A MAXIMUM NUMBER OF TWO THOUSAND AND FIVE HUNDRED (2,500) RESIDENTIAL UNITS IN THE DOWNTOWN DISTRICT; AND PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE. *(Sponsored by Vice Mayor John DuBois)*

6. PUBLIC HEARING ITEMS:

Item 2: The following item is being considered pursuant to Section(s) 30-30.8, and 30-10.5 of the Village's Land Development Code:

Applicant: Windsor Investments (Westminster Manor), LLC
Folio(s): 33-5023-000-0582
File No.: VPB-19-007
Location: North of SW 152nd Street, South of SW 149th Terrace, between SW 71st Court and SW 69th Court

Request(s):

- 1- AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE FUTURE LAND USE MAP, REFERRED TO IN SECTION 30-30.8, TO CHANGE FROM "ENVIRONMENTAL PROTECTION ("EP") TO "ESTATE DENSITY RESIDENTIAL" ("EDR"); PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE;
- 2- AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE ZONING MAP, REFERRED TO IN SECTION 30-10.5 TO CHANGE FROM "ESTATE-SINGLE FAMILY" ("E-1") TO "ESTATE-SUBURBAN" ("E-S") (ONE UNIT PER 25,000 GROSS SQ.FT); PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE

Item 3: The following item is being considered pursuant to Section(s) 30-50.4 and 30-30.6 of the Village's Land Development Code

Location: 6755 Royal Palm Drive

Applicant: Guillermo Cancio Bello and Candace m Bello

Folio(s): 33-5025-003-0160

File Number: VPB-20-008

Request: REQUEST FOR A VARIANCE FOR A REAR AND INTERIOR SIDE SETBACK AND A HEIGHT VARIANCE FOR THE INSTALLATION OF A CHICKEE AT 6755 ROYAL PALM DRIVE, ZONED ESTATE MODIFIED (E-M), PER SECTION 30-50.4 ESTATE MODIFIED SINGLE FAMILY DISTRICT, AND PER SECTION 30-30.6, VARIANCES, PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact the Village Hall at (305) 259-1234 for information. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than twelve (12) hours prior to the proceedings.

If a person decides to appeal any decision made by the Village Council, with respect to any matter considered at a meeting or hearing, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

7. COUNCIL COMMENTS

8. ADJOURNMENT

WE, THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, HEREBY COMMIT OURSELVES TO MAINTAINING CIVILITY IN OUR PUBLIC AND POLITICAL DISCOURSE AND PLEDGE TO THE FOLLOWING PRINCIPLES:

- **We will respect the right of all citizens in our community to hold different opinions;**
 - **We will avoid rhetoric intended to humiliate or question the wisdom of those whose opinions are different from ours;**
 - **We will strive to understand differing perspectives;**
 - **We will choose our words carefully;**
 - **We will speak truthfully without accusation and we will avoid distortion;**
 - **We will speak out against violence, prejudice, and incivility in all of their forms, whenever and wherever they occur.**
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NOTICE OF APPEAL RIGHTS

Decisions of the Village of Palmetto Bay Council (VPB) are appealed to the Circuit Court. Appeals to Circuit Court must be filed within 30 days of the execution of the Village of Palmetto Bay resolution. Pursuant to Florida Statutes 286.0105, the Village hereby advises the public that if a person decides to appeal any decision made by this Council with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, the affected person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law. Further information and assistance may be obtained by contacting the Village Clerk at (305) 259-1234. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 375-5955.



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Item 1 (continued):

Location: 16999 South Dixie Highway
Applicant: Dream Starts, LLC
Folio(s): 33-5033-004-0100/ 33-5033-004-0140
File Number: VPB-18-004
Request(s): **REQUEST FOR APPROVAL OF A SITE PLAN FOR A MIXED-USE BUILDING ON TWO ADJOINING PARCELS ZONED DOWNTOWN URBAN VILLAGE (DUV), DOWNTOWN GENERAL SECTOR (DG), WITH GROUND-FLOOR COMMERCIAL USE, AN OFFICE COMPONENT, A RESIDENTIAL COMPONENT, AND A SCHOOL COMPONENT, PURSUANT TO SECTION 30-50.23 DUV ZONING DISTRICT; SECTION 30-30.5, SITE PLAN APPROVAL; AND SECTIONS 30-100 AND 30-120.1 PUBLIC CHARTER SCHOOL FACILITIES.**

Item 2:

Location: North of SW 152nd Street, South of SW 149th Terrace, between SW 71st Court and SW 69th Court
Applicant: Windsor Investments LLC (Westminster Manor)
Folio(s): 33-5023-000-0582
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Request(s):

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- TO CHANGE FROM “ENVIRONMENTAL PROTECTION (“EP”) TO “ESTATE DENSITY RESIDENTIAL” (“EDR”); PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE;
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Item 3:

Location: 6755 Royal Palm Drive
Applicant: Guillermo Cancio Bello and Candace m Bello
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All persons are invited to appear and be heard. The documents pertaining to this Zoning Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation (or hearing impaired) to participate in this proceeding or to review any documents relative thereto should contact the Village for assistance at (305) 259-1234 no later than seven (7) days prior to the proceedings.

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Location: Downtown Palmetto Bay
Documentation: Proposed Code Map/ Attachment A
Proposed Parking / Attachment B
Applicant: Village of Palmetto Bay
Request: Resolution for Zoning-In-Progress

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ESTABLISHING, PURSUANT TO SECTION 30-30-10 OF THE VILLAGE'S CODE OF ORDINANCES, "ZONING - IN -PROGRESS", BY AMENDING THE DOWNTOWN CODE (FORMERLY KNOWN AS THE DOWNTOWN URBAN VILLAGE (DUV) ZONING DISTRICT); PROVIDING FOR A NEW DOWNTOWN ZONING CODE MAP AS PER ATTACHMENT "A"; PROVIDING FOR A MAXIMUM RESIDENTIAL DENSITY OF FIFTY- FOUR (54) RESIDENTIAL UNITS PER GROSS ACRE FOR THE ISLAND SECTOR (FORMERLY KNOWN AS THE DOWNTOWN GENERAL (DG) SECTOR); FORTY- THREE (43) RESIDENTIAL UNITS PER GROSS ACRE FOR THE EUREKA SECTOR; THIRTY-TWO (32) RESIDENTIAL UNITS PER GROSS ACRE FOR THE MAIN STREET SECTOR (FORMERLY KNOWN AS THE DOWNTOWN VILLAGE (DV) SECTOR); TWENTY- FOUR (24) RESIDENTIAL UNITS PER GROSS ACRE FOR THE NEIGHBORHOOD SECTOR (FORMERLY KNOWN AS THE NEIGHBORHOOD VILLAGE (NV) SECTOR AND THE URBAN VILLAGE (UV) SECTOR); PROVIDING FOR MAXIMUM BUILDING HEIGHTS OF FIVE (5) STORIES FOR 'RESIDENTIAL ONLY, "COMMERCIAL ONLY", AND "MIXED-USE" BUILDINGS IN THE ISLAND SECTOR; FIVE (5) STORIES FOR THE EUREKA SECTOR; FOUR (4) STORIES FOR "RESIDENTIAL-ONLY" BUILDINGS AND FIVE (5) STORIES FOR "MIXED-USE" BUILDINGS FOR THE MAIN STREET SECTOR; THREE (3) STORIES FOR ALL BUILDINGS IN THE NEIGHBORHOOD SECTOR; AMENDING THE SECTOR BOUNDARIES IN THE DOWNTOWN TO

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ATTACHMENT B PARKING

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



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Location: Downtown Palmetto Bay
Documentation: Proposed Code Map/ Attachment A
Proposed Parking / Attachment B
Applicant: Village of Palmetto Bay
Request: Ordinance Amending First Reading of the Downtown Zoning Code

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, BY AMENDING THE DOWNTOWN CODE (FORMERLY KNOWN AS THE DOWNTOWN URBAN VILLAGE (DUV) ZONING DISTRICT); PROVIDING FOR A NEW DOWNTOWN ZONING CODE MAP AS PER ATTACHMENT "A"; PROVIDING FOR A MAXIMUM RESIDENTIAL DENSITY OF FIFTY-FOUR (54) RESIDENTIAL UNITS PER GROSS ACRE FOR THE ISLAND SECTOR (FORMERLY KNOWN AS THE DOWNTOWN GENERAL (DG) SECTOR); FORTY-THREE (43) RESIDENTIAL UNITS PER GROSS ACRE FOR THE EUREKA SECTOR; THIRTY-TWO (32) RESIDENTIAL UNITS PER GROSS ACRE FOR THE MAIN STREET SECTOR (FORMERLY KNOWN AS THE DOWNTOWN VILLAGE (DV) SECTOR); TWENTY-FOUR (24) RESIDENTIAL UNITS PER GROSS ACRE FOR THE NEIGHBORHOOD SECTOR (FORMERLY KNOWN AS THE NEIGHBORHOOD VILLAGE (NV) SECTOR) AND THE URBAN VILLAGE (UV) SECTOR); PROVIDING FOR MAXIMUM BUILDING HEIGHTS OF FIVE (5) STORIES FOR RESIDENTIAL ONLY, "COMMERCIAL ONLY", AND "MIXED-USE" BUILDINGS IN THE ISLAND SECTOR; FIVE (5) STORIES FOR THE EUREKA SECTOR; FOUR (4) STORIES FOR "RESIDENTIAL-ONLY" BUILDINGS AND FIVE (5) STORIES FOR "MIXED-USE" BUILDINGS FOR THE MAIN STREET SECTOR; THREE (3) STORIES FOR ALL BUILDINGS IN THE NEIGHBORHOOD SECTOR; AMENDING THE SECTOR BOUNDARIES IN THE DOWNTOWN TO CHANGE FROM DUV TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) IN THE SOUTH EASTERN PORTION OF THE (DUV) PERIMETER FROM SW 97TH AVENUE TO SW 94TH COURT IN THE WEST TO EAST DIRECTION, AND SW

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ATTACHMENT B PROPOSED PARKING

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