



ZONING HEARING OF MONDAY, MAY 20, 2013
VILLAGE HALL COUNCIL CHAMBERS
9705 E. HIBISCUS STREET, PALMETTO BAY, FLORIDA

NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 7:00 PM.
ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE VILLAGE OF PALMETTO BAY COUNCIL SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE VILLAGE OF PALMETTO BAY COUNCIL BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COUNCIL BE GRANTED BY THE MAJORITY VOTE OF THE COUNCIL MEMBERS PRESENT.

THE NUMBER OF CORRESPONDENCE RECEIVED IN SUPPORT OF AN APPLICATION AND THE NUMBER OF CORRESPONDENCE RECEIVED AGAINST AN APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE VILLAGE OF PALMETTO BAY ZONING HEARING MEETING DATE FOR THIS COUNCIL.

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1. Approval of Minutes: Zoning Hearing of February 25, 2013
 2. Reading of decorum statement/Swearing in of witnesses
 3. The following item is being considered pursuant to Sections 30-30 of the Village's Land Development Code:
 - a. Applicant: **BROWNE REAL ESTATE INVESTMENTS, LLC. (PLT-13-001)**
Location: 9046 SW 160th Terrace, Palmetto Bay Zoned: R-1M
Request: Notice of Plat Amendment to re-plate a portion of the Karenero Falls plat vacating a portion of the utility easement reducing it from 6' to 4' along the (western) interior side property line on a developed parcel zoned Modified Single-Family Residential District (R-1M).

- b. Applicant: **MICHAEL E. & BARBARA J. BASS (VPB-13-007)**
 Location: 15800 SW 82nd Avenue, Palmetto Bay Zoned: E-S
 Request: Variance of setback requirements to permit a 9' x 20' addition to an existing fabric awning carport to setback 15' where 20' is required from the (north) interior side property line and 8.5' from the principle structure where 10' is required on a parcel zoned Estate Suburban Single-Family District (E-S).
- c. Applicant: **HUMBERTO & TALIA SEZUMAGA JTRS (VPB-13-008)**
 Location: 8130 SW 138th ST Zoned: E-M
 Palmetto Bay, Florida
 Request: Variance of setback requirements to permit an addition to an existing single-family home to setback 22.5' where 25' is required from the (west) side street property line on a parcel zoned Estate Modified Single-Family District (E-M).
- d. Applicant: **LCA ACQUISITION CORPORATION (SOUTH MOTORS INFINITY) (VPB-13-009)**
 Location: 16915 & 16945 S. Dixie Hwy Zoned: MC
 Palmetto Bay, Florida
 Request: Variance of parking requirements to allow a surface parking lot to be located in front of the building along the southbound US-1 frontage, where such parking lots are required to be screened by a linear building on a parcel zoned Mixed-Use Corridor (MC).

PLANS ARE ON FILE FOR THE ABOVE APPLICATIONS AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED AT THE PUBLIC HEARING.

T H E E N D
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 Legal Counsel's office for the Department of Planning & Zoning at (305) 235-9344, or 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.