



ZONING HEARING OF MONDAY, APRIL 18, 2016
VILLAGE HALL COUNCIL CHAMBERS
9705 E. HIBISCUS STREET, PALMETTO BAY, FLORIDA
REVISED AGENDA

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.

1. **Call to Order, Roll Call, Pledge of Allegiance**
2. **Reading of decorum statement/Swearing in of witnesses**
3. **Approval of Minutes:**
 - a. January 25, 2016 Zoning Hearing
4. **Public Hearing Item:**

ITEM 1: The following item is being considered pursuant to Division 30-30.6 of the Village's Land Development Code:

Applicant: Old Cutler Properties, LLC.
Folio: 33-5026-003-0211
File #: VPB-16-004
Location: 7240 SW 164 Terrace, Palmetto Bay, FL 33157
Zoned: E-M

Request: Increase the amount of lot coverage from 32% to 37%, and reduce both the east and west side setbacks from 15' to 6' to allow for the construction of a new single family home.

ITEM 2: (CONTINUANCE TO BE REQUESTED BY STAFF) The following item is being considered pursuant to Division 30-80 of the Village's Land Development Code:

Applicant: Vitran Homes, LLC

Folio: 33-5033-000-0390

File #: VPB-16-006

Location: SW 170th Street between SW 92nd Court and SW 92nd Avenue

Zoned: E-M

Request: A request to plat a the North 1/5, of the East 1/2, of the Southeast 1/4, of the Northeast 1/4, of the Northwest 1/4, less the West 25 feet, (currently one parcel), creating the Palmetto Bay Gardens plat consisting of Lot 1, Lot 2, and Lot 3 (three Parcels).

ITEM 3: (CONTINUANCE TO BE REQUESTED BY STAFF) The following item is being considered pursuant to Divisions 30-110, 30-30.6 and 30-30.5 of the Village's Land Development Code:

Applicant: Grace Pentecostal Church of Miami, Inc.

Folio: 33-5032-004-2720

File #: VPB-16-002

Location: 17510 South Dixie Highway

Zoned: Downtown Urban Village

Request: Establishment of a place of worship, associated site plan, and a variance reducing the required minimum setback of the south side interior property line from 50 feet to .50 feet.

ITEM 4: ORDINANCE FOR SECOND READING – DEFERRED FROM COUNCIL MEETING OF APRIL 4, 2016

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING PORTIONS OF SECTION 30-70 OF THE LAND DEVELOPMENT CODE RELATING TO REQUIRED PARKING, EXEMPTIONS, VALET PARKING, AMOUNT OF PARKING, AND CALCULATION OF REQUIRED PARKING, TO PROVIDE FOR PARKING RELIEF REMEDIES; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

ITEM 5: AN ORDINANCE FOR FIRST READING (PUBLIC HEARING REQUIRED):

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ACTING IN ITS CAPACITY AS THE MAYOR AND VILLAGE COUNCIL AND AS THE LOCAL PLANNING AGENCY, AMENDING POLICY 1.4.1 RELATING TO PUBLIC SCHOOLS; ESTABLISHING A DISTANCE SEPARATION REQUIREMENT BETWEEN SUCH SCHOOLS FOR THE PURPOSE OF ENSURING COMPLIANCE WITH TRAFFIC LEVEL OF SERVICE CONCURRENCY; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

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

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) 760-8544, 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.