



**ZONING HEARING OF MONDAY, MAY 16, 2016**  
**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. **Call to Order, Roll Call, Pledge of Allegiance**
2. **Village Attorney Report – Circuit Court ruling in favor of Alexander Montessori School, declaring 75% signature prerequisite for access to zoning hearing unconstitutional**
3. **Reading of decorum statement/Swearing in of witnesses**
4. **Approval of Minutes:**
  - a. April 18, 2016 Zoning Hearing
5. **Public Hearing Item:**

**ITEM 1:** The following item is being considered pursuant to Division 30-110 of the Village's Land Development Code:

Applicant: Grace Pentecostal Church of Miami, Inc.  
Folio: 33-5032-004-2720

File #: VPB-14-002  
Location: 17510 South Dixie Highway  
Zoned: Downtown Urban Village  
Request: Approval of a site plan establishing a place of worship to include variances reducing the required south side setback from 50 feet to .5 feet and reducing the required west side setback from 50 feet to 42 feet.

**ITEM 2:** The following item is being considered pursuant to Division 30-80 of the Village's Land Development Code:

Applicant: Maku Home Developers Inc.  
Folio: 33-5027-000-0771  
File #: VPB-16-002  
Location: 7980 SW 160<sup>th</sup> Street  
Zoned: E-M  
Request: A request to plat the East 152 feet of the North 160 feet of the west 304 feet of the NW ¼ o the NE ¼ of the NW ¼ of the SE ¼ of section 27 township 55 South, Range 40 East lying and being in Miami-Dade, Florida.

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.

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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 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.