

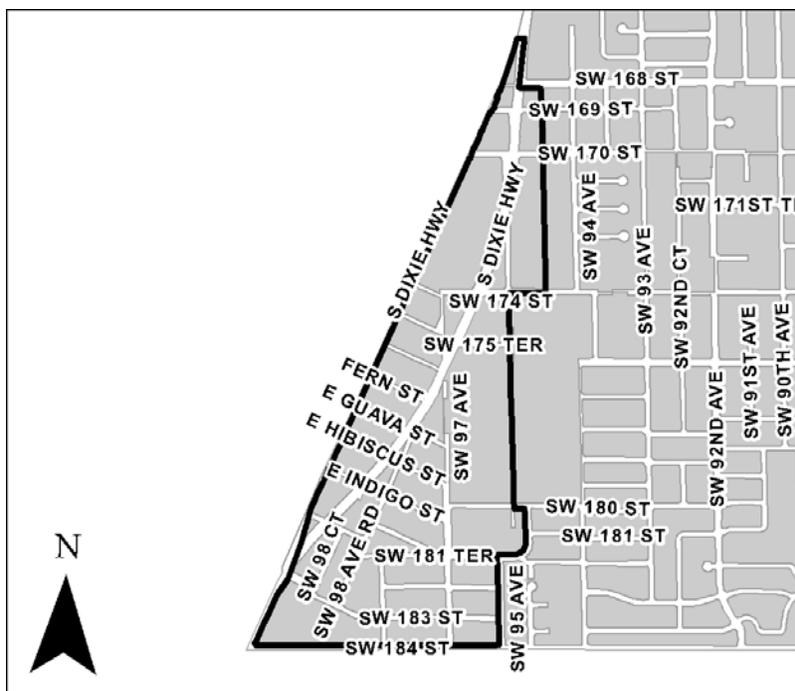


VILLAGE OF PALMETTO BAY NOTICE OF PUBLIC HEARING FOR PROPOSED AMENDMENTS TO THE VILLAGE'S COMPREHENSIVE PLAN, FUTURE LAND USE MAP, ZONING AND LAND DEVELOPMENT REGULATIONS AND ZONING DISTRICT BOUNDARY CHANGE

The Village of Palmetto Bay, sitting in its capacity as the Local Planning Agency and as the Legislative Body of the Village, shall conduct a public hearing on Monday, December 14, 2015, at 7:00 p.m. The public hearing shall be held at Village Hall, 9705 East Hibiscus Street, Council Chambers, Palmetto Bay, FL. Discussion and public input will be welcome concerning the following items, which may be of interest to your immediate neighborhood.

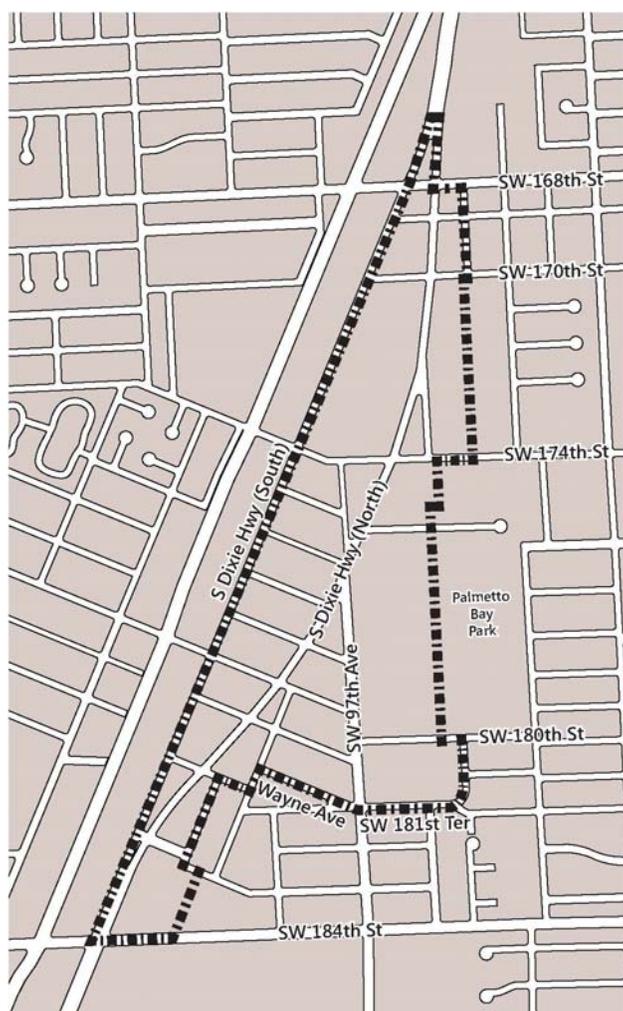
The Village of Palmetto Bay proposes to adopt the following ordinances on second/final reading:

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, CREATING THE VILLAGE'S COMPREHENSIVE PLAN LAND USE CATEGORY, "FRANJO ACTIVITY CENTER"; PROVIDING FOR PERMITTED USES; CREATING POLICIES IN SUPPORT THEREOF AND AMENDING CERTAIN PROVISION IN CONFLICT THERETO; AND RELATING TO A LARGE SCALE AMENDMENT OF THE FUTURE LAND USE MAP (FLUM) CONSISTENT WITH 163.3161 AND 163.3184, FLORIDA STATUTES; CHANGING THE LAND USE DESIGNATION OF CERTAIN LANDS WITHIN THE DOWNTOWN AREA OF THE VILLAGE OF PALMETTO BAY, AS FURTHER DESCRIBED AT ATTACHMENT A, FROM LOW DENSITY RESIDENTIAL, LOW MEDIUM RESIDENTIAL, MEDIUM RESIDENTIAL MEDIUM, HIGH RESIDENTIAL, BUSINESS OFFICE, NEIGHBORHOOD MIXED-USE, AND MIXED-USE CORRIDOR, TO FRANJO ACTIVITY CENTER (FAC); PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.



And,

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; CREATING SECTION 30-50.23, ENTITLED "DOWNTOWN URBAN VILLAGE", CREATING ZONING DEVELOPMENT REGULATIONS FOR A DOWNTOWN PALMETTO BAY DISTRICT; AND AMENDING THE OFFICIAL ZONING MAP; CHANGING THE ZONING OF CERTAIN LANDS AS DESCRIBED ON THE MAP AT ATTACHMENT A FROM R-1, SINGLE FAMILY DISTRICT; R-2, TWO FAMILY RESIDENTIAL DISTRICT; R-4L, LIMITED APARTMENT HOUSE DISTRICT; R-4H, HOTEL MOTEL DISTRICT; R-O, BUSINESS OFFICE; MM, MIXED-USE MAIN STREET; MN, MIXED USE NEIGHBORHOOD; AND MC, MIXED-USE COMMERCIAL; TO DUV, DOWNTOWN URBAN VILLAGE DISTRICT; IN PALMETTO BAY, FLORIDA; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.



All persons are invited to appear and be heard. The documents pertaining to this public hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Inquiries may be directed to the Village Clerk at (305) 259-1234. 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. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

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.

Meighan Alexander, Village Clerk