



*For Immediate Release*



**Media Contact:**

Bill Kress

Communications Manager/PIO

Phone: 305-259-1234

Email: [bkress@palmettobay-fl.gov](mailto:bkress@palmettobay-fl.gov)

## Palmetto Bay Announces Milestone in Development of Downtown Urban Village

---

***Also at Monday's Zoning Hearing, Council approves a site plan for South Motors to modernize their facility and add a new veteran's park for public use.***

**PALMETTO BAY, FL** - The Palmetto Bay Village Council came one step closer to realizing its dream of a livable, walkable downtown with its newly adopted Downtown Urban Village zoning code, or DUV for short. The Council vote at a Dec. 14 Zoning Hearing marked the conclusion of the code-development phase, a process almost three years in the making that involved more than 100 public presentations. The code update was part of the downtown redevelopment effort that started in early 2013 for the purpose of encourage investment in the Village's distressed commercial corridor along Franjo Road and US 1.

The new regulations provide for a flexible code that is responsible to economic conditions to ensure that developers invest in the Village, but contains safeguards against overdevelopment. The forward-thinking plan provides for open urban spaces

and parks within the fabric of a mixed-use development pattern that combines work, play, and living spaces within the urban core. The DUV employs design standards that capitalize on transit opportunities to reduce car dependency and that encourages sustainable development. The overall design is bicycle/pedestrian friendly and will offer the residents of Palmetto Bay a venue to work, live, shop, dine, and enjoy a night out in their own community. Over time, the downtown area will be the heart of our community, cementing our village as the gateway to South Dade and the premier place to be in Miami-Dade County.

**At the same meeting** the Palmetto Bay Village Council also approved a site plan for South Motors of Dade County that will not only modernize the look of the existing building, but will also add a new park to the "Village of Parks." Council approval of the plan during the Dec. 14 Zoning Hearing brings additional parkland and a contribution of \$95,000 to go towards park construction. As an added benefit, South Motors will also contribute \$5,000 annually for the next 10 years for maintenance and upkeep expenses.

The new park will more than likely be a future veteran's park in Palmetto Bay. Earlier in December, the Council directed staff to look into the possibility of securing a war monument to display at a Village park in recognition of our veterans and present servicemen and women, and the new park grounds could be the new home for the war monument. The new South Motors design of the BMW and Honda property involves a complete overhaul including new showrooms and upgrades to their service facilities. The new plan provides for a shorter phasing plan to ensure an early delivery of the planned veteran's park.

### ***Village of Palmetto Bay***

Palmetto Bay is a vibrant community of more than 24,000 residents who enjoy beautiful surroundings and a family-oriented atmosphere. Situated on the shore of Biscayne Bay, Palmetto Bay offers quick access to unique recreational opportunities and amazing bay vistas. Additionally, the Village is home to excellent schools and parks. Please visit our [website](#)

Bill Kress | Village of Palmetto Bay | 305-259-1234 | [bkress@palmettobay-fl.gov](mailto:bkress@palmettobay-fl.gov)

STAY CONNECTED:

