

## Village Hosts Community Outreach Meeting to Review “Parkside at Palmetto Bay”

The Village of Palmetto Bay’s Planning & Zoning Department cordially invites members of the public to attend a community outreach meeting on December 7 with representatives of Shores at Palmetto Bay, LLC (applicant) regarding their proposed mixed-use development (residential/retail/charter school) to be located on the east side of Franjo Road (SW 97<sup>th</sup> Avenue) and north of SW 180<sup>th</sup> Street in the Franjo Triangle Island (FT&I) District. The project is called, “Parkside at Palmetto Bay.”

The residential/retail use will be located on the western portion of the site zoned MM (Mixed-Use Main Street) on approximately two acres. The residential component will include 103 townhouses and an enclosed parking garage designed to accommodate the required parking for both the residential and retail uses. The retail uses as required under the FT&I District will be located on the first floor along Franjo Road (SW 97<sup>th</sup> Avenue).

The second component of this project is a charter school, which will be located on approximately 3 acres of the eastern portion of the site zoned MN (Mixed-Use Neighborhood). The proposed design of the school includes a three-story classroom building to house up to 1,400 student stations; two-story multi-purpose building with cafeteria, library and labs, and future regulation-sized indoor gymnasium.

The meeting will be held on **Tuesday, Dec. 7, 2010, from 7 to 8:30 p.m., at the Edward & Arlene Feller Community Room at Ludovici Park, 17641-A Old Cutler Road.** The intent of the meeting is to provide information on the proposed project and answer questions or concerns from the community.

**COUNCIL PERSONS SHALL NOT BE IN ATTENDANCE AND COUNCIL PERSONS SHOULD NOT BE APPROACHED WITH COMMENTS AS A PUBLIC HEARING WILL BE HELD IN THE FUTURE.** The community meeting is **NOT A HEARING.** It shall be an opportunity for the community to be advised of the pending application prior to public hearing.

For meeting information, contact Village Hall at 305-259-1234.

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