



**AGENDA  
VIRTUAL ZONING HEARING  
MONDAY, MAY 18, 2020 – 7:00 PM**

The Village of Palmetto Bay shall conduct a Virtual Public Hearing on **Monday, May 18th, 2020 at 7:00 p.m.**. The meeting will be streamed live [online](#), on [WBAY](#) and on [Facebook](#). **The meeting will open and will be continued to a date and time to be announced at the meeting.**

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**1. CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER:**

**2. REQUESTS, PETITIONS, AND PUBLIC COMMENTS SUBMITTED**

**Public Comments:** Submit your public comments using this [Public Comments Online Form](#). Complete and submit the online [form](#) before 6 pm on the meeting date to be read with the corresponding agenda item number during the meeting. Public comment forms received after 6 pm on the meeting date will be read at the end of the meeting.

**3. PUBLIC HEARING ITEMS:**

**Item 1: (Continued)** The following item is being considered pursuant to Section(s) 30-50.23, 30-30.5, 30-100 and 30-120.1 of the Village’s Land Development Code:

**\*This item will be opened and continued to a date and time to be announced at the meeting.**

**Applicant:** Dream Starts, LLC  
**Folio(s):** 33-5033-004-0100/33-5033-004-0140  
**File No.:** VPB-18-004  
**Location:** 16999 South Dixie Highway  
**Request:** REQUEST FOR APPROVAL OF A SITE PLAN FOR A MIXED-USE BUILDING ON TWO ADJOINING PARCELS ZONED DOWNTOWN URBAN VILLAGE (DUV), DOWNTOWN GENERAL SECTOR (DG), WITH GROUND-FLOOR COMMERCIAL USE, AN OFFICE COMPONENT, A RESIDENTIAL COMPONENT, AND A SCHOOL COMPONENT, PURSUANT TO SECTION 30-50.23 DUV ZONING DISTRICT; SECTION 30-30.5, SITE

PLAN APPROVAL; AND SECTIONS 30-100 AND 30-120.1 PUBLIC CHARTER SCHOOL FACILITIES.

**Item 2:** The following item is being considered pursuant to Section(s) 30-30.8, and 30-10.5 of the Village’s Land Development Code:

**\*This item will be opened and continued to a date and time to be announced at the meeting.**

**Applicant:** Windsor Investments (Westminster Manor), LLC

**Folio(s):** 33-5023-000-0582

**File No.:** VPB-19-007

**Location:** North of SW 152<sup>nd</sup> Street, South of SW 149<sup>th</sup> Terrace, between SW 71<sup>st</sup> Court and SW 69<sup>th</sup> Court

**Request(s):**

- 1- AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE FUTURE LAND USE MAP, REFERRED TO IN SECTION 30-30.8, TO CHANGE FROM “ENVIRONMENTAL PROTECTION (“EP”) TO “ESTATE DENSITY RESIDENTIAL” (“EDR”); PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE;
- 2- AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE ZONING MAP, REFERRED TO IN SECTION 30-10.5 TO CHANGE FROM “ESTATE-SINGLE FAMILY” (“E-1”) TO “ESTATE-SUBURBAN” (“E-S”) (ONE UNIT PER 25,000 GROSS SQ.FT); PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE

4. **RESOLUTION REQUIRING A PUBLIC HEARING:** The following Zoning-in-Progress Resolution requiring a public hearing is being considered pursuant to Section 30-30-10 of the Village’s Code of Ordinances:

**\*This item will be opened and continued to a date certain of June 1, 2020.**

- A. RESOLUTION OF THE MAYOR AND COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ESTABLISHING, PURSUANT TO SECTION 30-30-10 OF THE VILLAGE’S CODE OF ORDINANCES, “ZONING - IN – PROGRESS”, BY AMENDING THE DOWNTOWN CODE (FORMERLY KNOWN AS THE DOWNTOWN URBAN VILLAGE (DUV) ZONING DISTRICT); PROVIDING FOR A NEW DOWNTOWN ZONING CODE MAP AS PER ATTACHMENT “A”; PROVIDING FOR A MAXIMUM RESIDENTIAL DENSITY OF FIFTY- FOUR (54) RESIDENTIAL UNITS PER GROSS ACRE FOR THE ISLAND SECTOR (FORMERLY KNOWN AS THE

DOWNTOWN GENERAL (DG) SECTOR); FORTY- THREE (43) RESIDENTIAL UNITS PER GROSS ACRE FOR THE EUREKA SECTOR; THIRTY-TWO (32) RESIDENTIAL UNITS PER GROSS ACRE FOR THE MAIN STREET SECTOR (FORMERLY KNOWN AS THE DOWNTOWN VILLAGE (DV) SECTOR); TWENTY- FOUR (24) RESIDENTIAL UNITS PER GROSS ACRE FOR THE NEIGHBORHOOD SECTOR (FORMERLY KNOWN AS THE NEIGHBORHOOD VILLAGE (NV) SECTOR AND THE URBAN VILLAGE (UV) SECTOR); PROVIDING FOR MAXIMUM BUILDING HEIGHTS OF FIVE (5) STORIES FOR 'RESIDENTIAL ONLY, "COMMERCIAL ONLY", AND "MIXED-USE" BUILDINGS IN THE ISLAND SECTOR; FIVE (5) STORIES FOR THE EUREKA SECTOR; FOUR (4) STORIES FOR "RESIDENTIAL-ONLY" BUILDINGS AND FIVE (5) STORIES FOR "MIXED-USE" BUILDINGS FOR THE MAIN STREET SECTOR; THREE (3) STORIES FOR ALL BUILDINGS IN THE NEIGHBORHOOD SECTOR; AMENDING THE SECTOR BOUNDARIES IN THE DOWNTOWN TO CHANGE FROM DUV TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) IN THE SOUTH EASTERN PORTION OF THE (DUV) PERIMETER FROM SW 97<sup>TH</sup> AVE. TO SW 94<sup>TH</sup> COURT IN THE WEST TO EAST DIRECTION, AND SW 181<sup>ST</sup> ST. TO 184 ST. IN THE NORTH TO SOUTH DIRECTION; PROVIDING FOR AMENDING THE DOWNTOWN CODE PARKING REQUIREMENTS AS PER ATTACHEMENT "B"; AMENDING THE ZONING CODE OF ORDINANCES BY THE ADDITION OF SECTION 30-50.23.2-07 WHICH PROVIDES FOR A MAXIMUM NUMBER OF TWO THOUSAND FIVE HUNDRED (2,500) RESIDENTIAL UNITS IN THE DOWNTOWN DISTRICT; AND PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

5. **ORDINANCE ON FIRST READING/PUBLIC HEARING:** The following Ordinance amending First Reading of the Downtown Zoning Code is being considered:

**\*This item will be opened and continued to a date and time to be announced at the meeting.**

- A. AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, BY AMENDING THE DOWNTOWN CODE (FORMERLY KNOWN AS THE DOWNTOWN URBAN VILLAGE (DUV) ZONING DISTRICT); PROVIDING FOR A NEW DOWNTOWN ZONING CODE MAP AS PER ATTACHMENT "A"; PROVIDING FOR A MAXIMUM RESIDENTIAL DENSITY OF FIFTY-FOUR (54) RESIDENTIAL UNITS PER GROSS ACRE FOR THE ISLAND SECTOR (FORMERLY KNOWN AS THE DOWNTOWN GENERAL (DG) SECTOR); FORTY-THREE (43) RESIDENTIAL UNITS PER GROSS ACRE FOR THE EUREKA SECTOR; THIRTY-TWO (32) RESIDENTIAL UNITS PER GROSS ACRE FOR THE MAIN STREET SECTOR (FORMERLY KNOWN AS THE DOWNTOWN VILLAGE (DV) SECTOR); TWENTY- FOUR (24) RESIDENTIAL UNITS PER GROSS ACRE FOR THE NEIGHBORHOOD SECTOR (FORMERLY

KNOWN AS THE NEIGHBORHOOD VILLAGE (NV) SECTOR AND THE URBAN VILLAGE (UV) SECTOR); PROVIDING FOR MAXIMUM BUILDING HEIGHTS OF FIVE (5) STORIES FOR RESIDENTIAL ONLY, "COMMERCIAL ONLY", AND "MIXED-USE" BUILDINGS IN THE ISLAND SECTOR; FIVE (5) STORIES FOR THE EUREKA SECTOR; FOUR (4) STORIES FOR "RESIDENTIAL-ONLY" BUILDINGS AND FIVE (5) STORIES FOR "MIXED-USE" BUILDINGS FOR THE MAIN STREET SECTOR; THREE (3) STORIES FOR ALL BUILDINGS IN THE NEIGHBORHOOD SECTOR; AMENDING THE SECTOR BOUNDARIES IN THE DOWNTOWN TO CHANGE FROM DUV TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) IN THE SOUTH EASTERN PORTION OF THE (DUV) PERIMETER FROM SW 97<sup>TH</sup> AVENUE TO SW 94<sup>TH</sup> COURT IN THE WEST TO EAST DIRECTION, AND SW 181<sup>ST</sup> STREET TO 184 STREET IN THE NORTH TO SOUTH DIRECTION; PROVIDING FOR AMENDING THE DOWNTOWN CODE PARKING REQUIREMENTS AS PER ATTACHEMENT "B"; AMENDING THE ZONING CODE OF ORDINANCES BY THE ADDITION OF SECTION 30-50.23.2-07 WHICH PROVIDES FOR A MAXIMUM NUMBER OF TWO THOUSAND AND FIVE HUNDRED (2,500) RESIDENTIAL UNITS IN THE DOWNTOWN DISTRICT; AND PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE. *(Sponsored by Vice Mayor John DuBois)*

Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact the Village Hall at (305) 259-1234 for information. 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 twelve (12) hours prior to the proceedings.

If a person decides to appeal any decision made by the Village Council, with respect to any matter considered at a meeting or hearing, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

**6. COUNCIL COMMENTS**

**7. ADJOURNMENT**

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**WE, THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, HEREBY COMMIT OURSELVES TO MAINTAINING CIVILITY IN OUR PUBLIC AND POLITICAL DISCOURSE AND PLEDGE TO THE FOLLOWING PRINCIPLES:**

- **We will respect the right of all citizens in our community to hold different opinions;**
  - **We will avoid rhetoric intended to humiliate or question the wisdom of those whose opinions are different from ours;**
  - **We will strive to understand differing perspectives;**
  - **We will choose our words carefully;**
  - **We will speak truthfully without accusation and we will avoid distortion;**
  - **We will speak out against violence, prejudice, and incivility in all of their forms, whenever and wherever they occur.**
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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 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.