



VILLAGE OF PALMETTO BAY
9705 E. HIBISCUS STREET
PALMETTO BAY, FLORIDA 33157
(305) 259-1234 Fax: (305) 259-1290

Approved

Edward Silva, Village Manager

Date

REQUEST FOR PUBLIC RECORDS

Requests are filled in accordance with the provisions of Chapters 119 and 257, Florida Statutes.

DATE: 5-7-19
NAME: Steve Kreisher
COMPANY: _____
ADDRESS: 18201 SW 98 Ave.
PHONE: 305-232-3926 FAX: _____
EMAIL: stevekpbay@bellsouth.net

REQUEST (Attach additional page, if necessary): Copies of the following documents:

* Please see attached
email for description of
request.

FOR USE BY VILLAGE STAFF ONLY TRACKING NO.: 2019-164
DATE FORWARDED: 5-7-19 ASSIGNED DEPT: _____
DATE REQUEST FILLED: _____ NUMBER OF COPIES: _____
ESTIMATED TIME (IF APPLICABLE): _____ ESTIMATED COST: _____
HOW WAS REQUEST FILLED? _____
IF NOT FILLED, REASON: _____
BY: _____

Melissa Dodge

From: Missy Arocha
Sent: Tuesday, May 07, 2019 11:39 AM
To: Melissa Dodge
Cc: Admin Temp
Subject: FW: Public Records request of Maps on p348 and 371 of May 6th agenda item #10J

Please log, acknowledge, and process.

From: SteveK <stevekpbay@bellsouth.net>
Sent: Tuesday, May 7, 2019 11:22 AM
To: Missy Arocha <marocha@palmettobay-fl.gov>
Cc: Council <Council@palmettobay-fl.gov>; Steve Kreisher <stevekpbay@bellsouth.net>
Subject: Public Records request of Maps on p348 and 371 of May 6th agenda item #10J

In the May 6th agenda item #10J page 371, the zoning map disappears when I tried to copy the section below. Can I get a copy of that map as in the background information provided to the council? The same happens with trying to copy the Aerial Map on page agenda 348. Could I please get a copy of those two maps?

Zoning

According to the Village of Palmetto Bay Planning Department's Zoning Map, the subject property has a zoning classification of "DUV" (Downtown Urban Village). According to Ordinance No. 2015-19, which was enacted and passed on December 14, 2015, the Village of Palmetto Bay created this zoning category. A copy of the zoning map is presented below.

(note map on agenda page 371 in this exhibit "disappears" from this area from my copy and paste???)

The "DUV" zoning classification permits retail, office, light service and residential uses that serve a mixed-use downtown area. Higher intensity commercial uses may line the street front at ground level with offices or multi-family residential units above. The maximum residential density in the "DUV" zoning district is 24 units per acre. Refer to the addenda section for a copy of the zoning ordinance which lists the allowable uses and the development standards for the "DUV" zoning district.

. Based on our research, on April 3, 2017, the VPB Council adopted an ordinance to establish "a moratorium on certain development in the "Downtown Urban Village" zoning district. This moratorium prohibits the approval of any reserve residential units, transfer of development rights (TDRs) and/or bonus floors under the DUV zoning code or within the "DUV". The moratorium was established in order to provide time to allow the

SUBJECT

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Village Council to consider modifications to the "DUV" code, and the completion of an up-to-date

comprehensive traffic analysis of traffic in the "DUV" zoning district and the U.S.#1 traffic corridor. The moratorium shall last until July 11, 2017 or until the moratorium is otherwise altered or abolished or the "DUV" code is amended so as to address the moratorium issue, whichever occurs earlier. This moratorium does apply to pending site plan applications which were filed in substantially complete form prior to April 4, 2017". The subject property is subject to the aforementioned moratorium. This appraisal is based on the extraordinary assumption the development rights currently provided by the existing land use and zoning will remain after the moratorium expires (July, 2017). Any difference in the development rights could impact the highest and best use and, therefore, the value of the subject site and require further analysis.

Can I please get a copy each of the Aerial Map of agenda page 348/961 (page 8 of the exhibit documents) and the Land Use Map of agenda page 371/961 (page 32 of the exhibit document)?

Thank You!
Steve Kreisher
18201 SW 98 AVE
305-232-3926