



**Village of Palmetto Bay  
Florida**

**STAFF ANALYSIS**

**FILE:** VPB 19-006 **HEARING DATE:** September 23, 201  
**APPLICANT:** George Casali & Lazara Tranter **COUNCIL DISTRICT:** 2

**REQUEST:**

The request is to amend the Village of Palmetto Bay zoning map to change from *Agricultural (AG)* to *Single Family Residential (R-1)*. The subject property is a legacy agricultural-zoned single, unplatted parcel that is legally non-conforming at 0.75 acres and is surrounded on all sides by adjacent single-family properties in that are also zoned R-1 in a generally R-1 neighborhood. The address is 8995 SW 158<sup>th</sup> Street (folio #33-5028-000-0160). The designation of the property on the adopted Village of Palmetto Bay Future Land Use Map is *Low-Medium Density Residential*.

The request to rezone the property to be consistent with the surrounding neighborhood is made by the property owner, with the intent to replat the property for two single-family homes in the R-1 neighborhood. A comparison between Agricultural zoning and the R-1 zoning are summarized below:

**Zoning District Comparison - AG to R-1**

	<b>Agricultural (AG)</b>	<b>Single-Family Residential (R-1)</b>
<b>Uses</b>	<ul style="list-style-type: none"> <li>▪ R-1,E-M,E-1 uses except golf courses</li> <li>▪ Barns, stables, sheds</li> <li>▪ Fruit, vegetable and plant stands</li> <li>▪ Packing facilities</li> <li>▪ Outdoor vehicle/equipment storage</li> <li>▪ Groves</li> <li>▪ Fruit and vegetable stands</li> <li>▪ Commercial greenhouses, nurseries</li> <li>▪ Horticultural farming</li> <li>▪ Religious facilities and schools</li> <li>▪ Group homes</li> </ul>	<ul style="list-style-type: none"> <li>▪ Single-family residential dwellings</li> <li>▪ Home office</li> <li>▪ Non-commercial boat piers or slips</li> <li>▪ Municipal recreation buildings, playgrounds or parks</li> <li>▪ Private recreation buildings, playgrounds or parks</li> <li>▪ Golf course</li> <li>▪ Family day care or after school care</li> <li>▪ Religious facilities and schools</li> <li>▪ Group homes</li> </ul>
<b>Lot Size</b> ( <i>minimum</i> )	5 acres	7,500 square feet
<b>Lot Frontage</b> ( <i>minimum</i> )	200 feet	75 feet
<b>Lot Depth</b> ( <i>minimum</i> )	330 feet	100 feet
<b>Lot Coverage</b> ( <i>maximum</i> )	16%	37%
<b>Open Space</b> ( <i>minimum</i> )	84%	63%
<b>Landscape Pervious Area</b> ( <i>minimum</i> )	30%	30%
<b>Structure Height</b> ( <i>maximum</i> )	35 feet	35 feet and 2 stories

<b>Residential Density</b> ( <i>maximum</i> )	0.20 DU/acre <sub>gross</sub>	5.81 DU/acre <sub>net</sub>
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The following is a summary of the review of the request pursuant to the criteria found at Section 30-30.7(b) of the Land Development Code.

**Staff Review Summary**

<b>Criterion</b>		<b>Finding</b>
<b>1</b>	Whether the proposal is consistent with the Comprehensive Plan, including the adopted infrastructure minimum levels of service standards and the Village's concurrency management program.	Consistent
<b>2</b>	Whether the proposal is in conformance with all applicable requirements of Chapter 30.	Consistent
<b>3</b>	Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether the changes support or work against the proposed change in land use policy.	Consistent
<b>4</b>	Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed land uses.	Consistent
<b>5</b>	Whether, and the extent to which, the proposal would result in demands on transportation systems, public facilities and services; would exceed the capacity of the facilities and services, existing or programmed, including: transportation, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services.	Consistent
<b>6</b>	Whether, and to the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetland protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.	Consistent
<b>7</b>	Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.	Consistent
<b>8</b>	Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on land use pattern shall be identified.	Consistent
<b>9</b>	Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and intent of Chapter 30.	Consistent
<b>10</b>	Other matters which the Local Planning Agency or the Village Council in its legislative discretion may deem appropriate.	Decision for Village Council

**RECOMMENDATION**

Staff recommends that the zoning district change is approved for consideration on first reading.

