



**VILLAGE OF PALMETTO BAY
NOTICE OF REGULAR COUNCIL MEETING/PUBLIC HEARING**

NOTICE IS HEREBY given that on Monday, February 3, 2020 at 7:00 p.m. the Village of Palmetto Bay shall conduct a Regular Council Meeting/Public Hearing (*awards, presentations, and recognition shall occur at approximately 6:30 p.m.*) at Village Hall Municipal Center, Council Chambers located at 9705 East Hibiscus Street, Palmetto Bay, FL. Discussion and public input will be welcomed concerning the following item which may be of interest to your immediate neighborhood.

The following Ordinance on Second Reading requiring a public hearing shall be heard during the meeting:

- AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING CHAPTER 15 OF THE VILLAGE OF PALMETTO BAY'S CODE OF ORDINANCES ENTITLED "ENVIRONMENT", BY ADDING SECTION 15-2 STYLED "BIRD REFUGE"; ESTABLISHING THE VILLAGE AS A BIRD REFUGE; PROVIDING FOR DEFINITIONS, PROVIDING FOR PENALTIES, CODIFICATION AND AN EFFECTIVE DATE. (*Sponsored by Councilmember David Singer and Co-Sponsored by Councilmember Marsha Matson*)

Any meeting may be opened and/ or continued, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall at (305) 259-1234 for additional 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 four (4) days prior to the proceedings.

Missy Arocha
Village Clerk

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VILLAGE OF PALMETTO BAY NOTICE OF “ZONING-IN-PROGRESS” PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Village of Palmetto Bay shall consider a Resolution for establishing “Zoning-in-Progress” on **Monday, February 3, 2020 at 7:00 p.m.** The “Zoning-in-Progress” Public Hearing on the proposed Resolution shall be held at Village Hall, 9705 East Hibiscus Street, Council Chambers, Palmetto Bay, Florida. Discussion and public input will be welcomed concerning the following item:

Documentation: Resolution
Proposed Zoning Map/ Attachment A
Proposed Parking / Attachment B
Staff Memo/ Attachment C

Applicant: Village of Palmetto Bay

Request: Resolution establishing “Zoning-in-Progress”

A RESOLUTION ESTABLISHING “ZONING-IN-PROGRESS” FOR THE FOLLOWING: THE DOWNTOWN URBAN VILLAGE (DUV) ZONING DISTRICT; PROVIDING FOR A NEW DOWNTOWN ZONING CODE MAP AS PER ATTACHMENT “A”; PROVIDING FOR MAXIMUM RESIDENTIAL DENSITY OF FIFTY-FOUR (54) RESIDENTIAL UNITS PER GROSS ACRE FOR THE DOWNTOWN GENERAL (DG1) SECTOR; FORTY-THREE (43) RESIDENTIAL UNITS PER GROSS ACRE FOR THE DOWNTOWN GENERAL TWO (DG2) SECTOR; THIRTY-TWO (32) RESIDENTIAL UNITS PER GROSS ACRE FOR THE DOWNTOWN VILLAGE (DV) SECTOR; AND TWENTY FOUR (24) RESIDENTIAL UNITS PER GROSS ACRE FOR THE NEIGHBORHOOD VILLAGE (NV) SECTOR AND THE URBAN VILLAGE (UV) SECTOR; PROVIDING FOR MAXIMUM BUILDING HEIGHT OF FIVE (5) STORIES FOR “RESIDENTIAL-ONLY” BUILDINGS, SEVEN (7) STORIES FOR “MIXED-USE” BUILDINGS AND (8) STORIES FOR “ALL- COMMERCIAL” BUILDINGS IN THE DOWNTOWN GENERAL (DG1) SECTOR; FIVE (5) STORIES FOR THE DOWNTOWN GENERAL TWO (DG2) SECTOR, FOUR (4) STORIES FOR “RESIDENTIAL-ONLY” BUILDINGS AND FIVE (5) STORIES IF “MIXED-USE” FOR THE DOWNTOWN VILLAGE (DV) SECTOR; THREE (3) STORIES FOR THE NEIGHBORHOOD VILLAGE (NV) AND THE URBAN VILALGE (UV) SECTORS; AMENDING THE SECTOR BOUNDARIES IN THE DUV TO CHANGE FROM DUV TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1), FOR THE SOUTH EASTERN PORTION OF THE (DUV) PERIMETER FROM SW 97TH AVENUE TO SW 95TH COURT WEST TO EAST DIRECTION, AND SW 181ST STREET TO SW 184TH STREET

FOR THE NORTH TO SOUTH DIRECTION; PROVIDING FOR AMENDING THE (DUV) PARKING REQUIREMENTS AS PER ATTACHEMENT “B”; AND PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

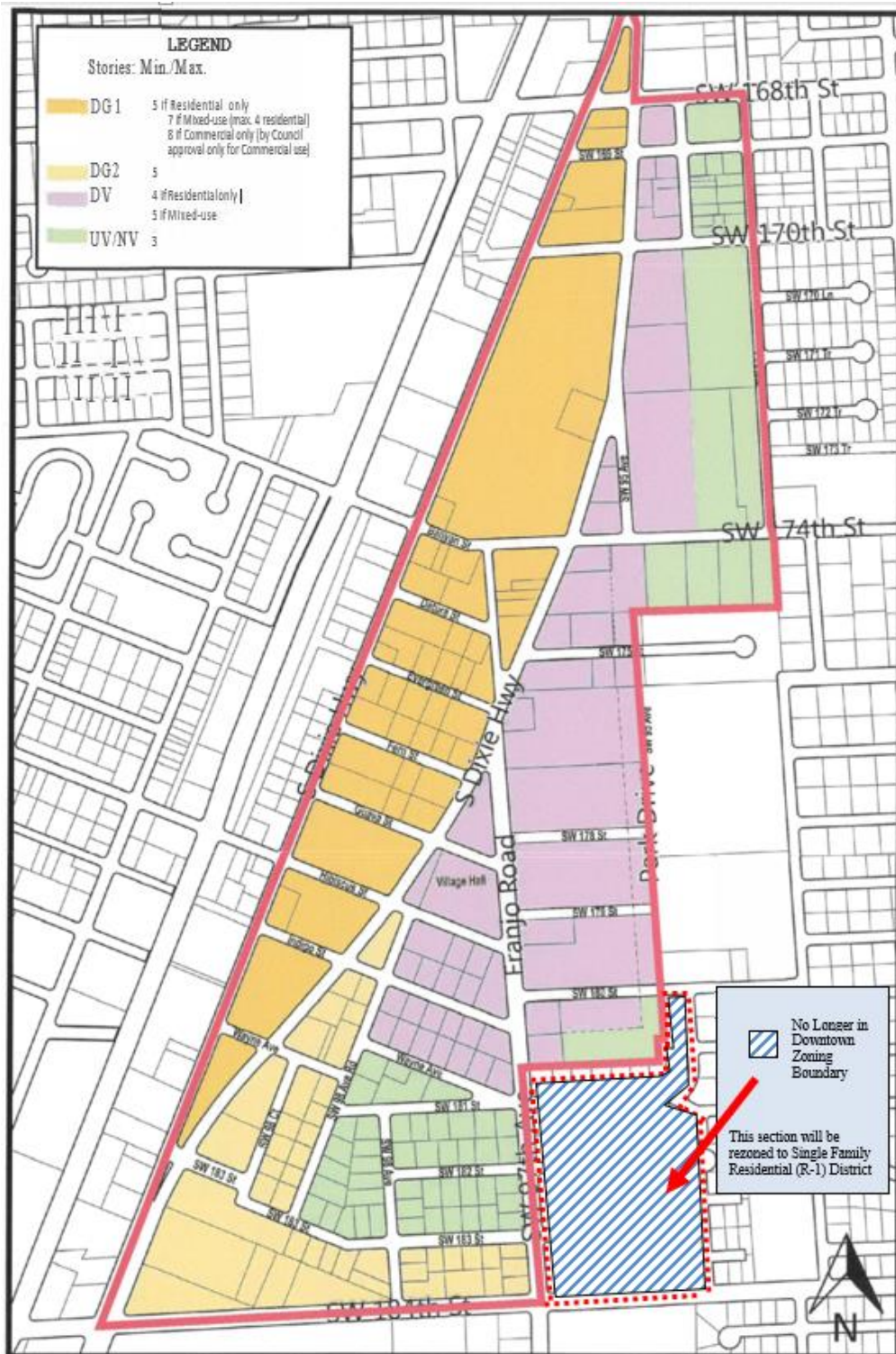
All persons are invited to appear and be heard. The documents pertaining to this Zoning Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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 seven (7) days prior to the proceedings.

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ATTACHMENT A PROPOSED ZONING MAP



ATTACHMENT B PARKING

Recommendations for Downtown Code Residential	Single Family/ Townhouse	Multi Family/ Apartment/ Condos	Other Dwelling Units
Base Parking Requirements	2	1.5 Studio 750 sf or less 2 (1+) Bedroom 1 guest per 9 units	Hotel 1 per rm Group homes 1 per rm
Mixed Use Reduction	no	no	no
Transit Reduction Applicability	no	no	no
Parking Location	On site only, no street parking	On site only, no street parking	off-street & on adjacent street

**PARKING SPACES
per GROSS AREA (sq. ft.)**

Retail Goods < 10,000 s.f.	Retail Goods > 10,000 s.f.	Super market	Food & Drink (full service)	Food & Drink (fast service)	Personal Services	Retail Office
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Recommendations for Downtown Code Residential

Base Parking Requirements	350	350	250	50	75	250	425
Mixed Use Reduction	No	No	No	No	No	No	No
Transit Reduction Applicable	No	No	No	No	No	No	No
Parking Location	off-street, on- street, off-site	off-street, on- street, off-site	off-street, on- street	off-street, on- street, off-site	off-street, on- street, off-site	off-street, on- street, off-site	off-street, on-street, off-site

ATTACHMENT C LEGAL DESCRIPTION

A parcel of land being a portion of Sections 28, 32 and 33 all of Township 55 South, Range 40 East, said parcel of land being more particularly described as follows:

BEGIN at the intersection of the centerline of Southbound Dixie Highway (S.R. 5) and the South line of the Southeast One-Quarter (SE 1/4) of said Section 32, said South line being the centerline of SW 184th Street'

THENCE Northeasterly along the said centerline of Southbound Dixie Highway (S.R. 5) to the intersection of the centerline of Northbound Dixie Highway (S.R. 5);

THENCE Southerly along the centerline of Northbound Dixie Highway (S.R. 5) to the intersection with the North line of the Northwest One-Quarter (NW 1/4) of said Section 33, said North line being the centerline of SW 168th Street;

THENCE Easterly along said North line of the Northwest One-Quarter (NW 1/4) of Section 33 to the intersection with the East line of the Northwest One-Quarter (NW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 33, said East line being the centerline of SW 94th Avenue;

THENCE Southerly along the said East line of the Northwest One-Quarter (NW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 33 and along the East line of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 33 to the intersection with the North line of the South One-Half (S 1/2) of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 33;

THENCE Westerly along the said North line of the South One-Half (S 1/2) of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 33 to the West line of the South One-Half (S 1/2) of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 33;

THENCE Southerly along the said West line of the South One-Half (S 1/2) of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 33 and continue Southerly along the West line of the East One-Half (E 1/2) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 33, said line being the centerline of Park Drive (SW 95th Avenue) to the intersection with the North line of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 33;

THENCE continue Southerly along the East line of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 33 to the North line of Lot 9, Block 1, FRANJO PARK SECTION TWO, Plat Book 65, Page 84, Public Records of Miami-Dade County Florida,

THENCE Westerly along the Westerly prolongation of the said North line of Lot 9, Block 1, to a line being 30 feet West of and parallel with the East line of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 33;

THENCE Southerly along said parallel line to the intersection with a line 30 feet North of and parallel with the South line of the North One-Half (N 1/2) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 33;

THENCE Westerly along the said parallel line to the intersection with the East line of the Southeast One-Quarter (SE 1/4) of said Section 32, said East line being the centerline of SW 97th Avenue;

THENCE Southerly along the said East line of the Southeast One-Quarter (SE 1/4) of Section 32 to the intersection with the South line of the said Southeast One-Quarter (SE 1/4) of said Section 32, said South

line being the centerline of SW 184th Street;

THENCE Westerly along the said South line of the Southeast One-Quarter (SE 1/4) of Section 32 to the POINT OF BEGINNING.