



**COURTESY NOTICE**  
**VILLAGE OF PALMETTO BAY**  
**NOTICE OF VIRTUAL ZONING PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Village of Palmetto Bay shall conduct a Virtual Public Hearing on **Monday, June 15, 2020 at 7:00 p.m.** The meeting will be streamed live [online](#), on [WBAY](#) and on [Facebook](#). **The meeting will open and be continued to a date and time to be announced at the meeting.**

**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.

**Item 1 (continued):**

**Location:** 16999 South Dixie Highway  
**Applicant:** Dream Starts, LLC  
**Folio(s):** 33-5033-004-0100/ 33-5033-004-0140  
**File Number:** VPB-18-004  
**Request(s):** **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:**

**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  
**Applicant:** Windsor Investments LLC (Westminster Manor)  
**Folio(s):** 33-5023-000-0582  
**File Number:** VPB-19-007

**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 DATE;**

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 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).

[www.palmettobay-fl.gov](http://www.palmettobay-fl.gov)



## **COURTESY NOTICE**

# **VILLAGE OF PALMETTO BAY**

# **NOTICE OF ZONING CHANGE**

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**Location:** Downtown Palmetto Bay  
**Documentation:** Proposed Code Map/ Attachment A  
Proposed Parking / Attachment B

**Applicant:** Village of Palmetto Bay  
**Request:** Ordinance for Second Reading on the Downtown Zoning Code

- **AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF PALMETTO BAY, FLORIDA, RELATING TO 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 FROM THE REAR LOT LINE OF PROPERTIES FRONTING THE NORTH SIDE OF SW 181<sup>ST</sup> TERRACE TO SW 184<sup>TH</sup> STREET IN THE NORTH TO SOUTH DIRECTION, AND INCLUDING PROPERTIES FRONTING THE WEST SIDE OF SW 94<sup>TH</sup> COURT FROM SW 180<sup>TH</sup> STREET TO SW 181<sup>ST</sup> TERRACE; PROVIDING FOR AMENDING THE DOWNTOWN CODE PARKING REQUIREMENTS AS PER ATTACHMENT “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.**

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## ATTACHMENT B PARKING

	Parking Spaces	On-Site	Off-Site	On Street	Shared
<b>Residential Uses:</b>					
<b>Detached Single-Family Residential</b>	2	permitted	not permitted	permitted	not permitted
<b>Townhouse, Duplex</b>	2	permitted	not permitted	permitted	not permitted
<b>Multi-Family Residential</b>	sum of residential + guest spaces Studio Unit: 1½ 1 Bedroom Unit: 2 2 or more Bedroom Unit: 2 Guests: +1 sp. per 9 residences	permitted	permitted	not permitted	permitted
<b>Assisted Living Facility</b>	1 per room	permitted	not permitted	not permitted	not permitted
<b>Residential Group Homes</b>	1 per room	permitted	not permitted	not permitted	not permitted
<b>Civic Uses:</b>					
<b>Religious Facility</b>	1 per 100 sf. patron area	permitted	permitted	permitted	permitted
<b>Elementary &amp; Middle Schools (K-8)</b>	1½ per classroom	permitted	not permitted	not permitted	not permitted
<b>High Schools (9-12)</b>	1 per 4 students	permitted	not permitted	not permitted	not permitted
<b>Day Care</b>	2 per classroom	permitted	permitted	not permitted	permitted
<b>College and University</b>	1 per 250 sf. gla	permitted	permitted	permitted	permitted
<b>Museum and Gallery</b>	1 per 250 sf. gla	permitted	permitted	permitted	permitted
<b>Municipal Recreation Facility</b>	1 per 100 sf. class area	permitted	permitted	permitted	permitted
<b>Parking Structure (municipal, commercial)</b>	not applicable	permitted	not permitted	not applicable	not applicable
<b>Office Uses:</b>					
<b>Professional Office</b>	1 per 425 sf. gla	permitted	permitted	permitted	permitted
<b>Medical Office</b>	1 per 350 sf. gla	permitted	permitted	permitted	permitted
<b>Retail Office (storefront offices)</b>	1 per 450 sf. gla	permitted	permitted	permitted	permitted
<b>Commercial and Retail Uses:</b>					
<b>Big Box Retail (greater than 10,000 s.f. gla)</b>	1 per 350 sf. gla	permitted	permitted	permitted	permitted
<b>Supermarket (greater than 10,000 s.f. gla)</b>	1 per 250 sf. gla	permitted	not permitted	not permitted	not permitted
<b>General Retail (10,000 s.f. gla or less)</b>	1 per 350 sf. gla	permitted	permitted	permitted	permitted
<b>Personal Service (10,000 s.f. gla or less)</b>	1 per 250 sf. gla	permitted	permitted	permitted	permitted
<b>Bank with Drive Through</b>	1 per 450 sf. gla	permitted	permitted	permitted	permitted
<b>Neighborhood Proprietor</b>	1 per 350 sf. gla	permitted	permitted	permitted	permitted
<b>Eating and Drinking Establishments:</b>					
<b>Full Service Restaurant</b>	1 per 50 sf. patron area	permitted	permitted	permitted	permitted
<b>Café, Counter &amp; Take-Out Food Service</b>	1 per 50 sf. patron area	permitted	permitted	permitted	permitted
<b>Food Service with Drive Through</b>	1 per 50 sf. patron area	permitted	permitted	permitted	permitted
<b>Outdoor Café Service Area</b>	1 per 200 sf. over 400 sf.	permitted	permitted	permitted	permitted
<b>Other Uses:</b>					
<b>Theaters</b>	1 per 100 sf. seating area	permitted	permitted	permitted	permitted
<b>Clubs</b>	1 per 100 sf. patron area	permitted	permitted	permitted	permitted
<b>Athletic Center (commercial)</b>	1 per 100 sf. class area	permitted	permitted	permitted	permitted
<b>Other Uses:</b>					
<b>Hotel</b>	1 per room	permitted	permitted	permitted	permitted
<b>Enclosed Self Storage</b>	1 per 5,000 sf. gla	permitted	not permitted	not permitted	not permitted
<b>Automotive Use (new car sales)</b>	1 per 500 sf. patron area	permitted	not permitted	not permitted	not permitted