



VILLAGE OF PALMETTO BAY ***AMENDED***¹ NOTICE OF ZONING PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Village of Palmetto Bay shall conduct a Zoning Hearing on Monday, July 27, 2020 at 7:00 p.m. (*proceeding the Special Council Meeting*). ~~The Zoning Hearing shall be held at Village Hall Municipal Center, 9705 East Hibiscus Street, Palmetto Bay, Florida 33157. Discussion and public input will be welcomed concerning the following items that may be of interest to your immediate neighborhood.~~

This meeting will be conducted using a teleconferencing platform and broadcast live. Members of the public may watch the virtual meeting via the Village's official Facebook page and/or our Granicus web stream on www.palmettobay-fl.gov. All members of the public are welcomed to participate and speak on matters of interest of the community.

PLEASE NOTE that ~~in the event the state Governor extended his Executive Order allowing the Village to continue to hold virtual public meetings, we will publish a notice on the website advising that a virtual public meeting will be held and how the public can participate.~~ **This amended notice advises how the public can participate in the virtual zoning hearing.**

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this web address: <https://www.palmettobay-fl.gov/FormCenter/Public-Comments-Form-10/Public-Comments-Form-52>. Form submissions received prior to the meeting will be read before the item is heard. Form submissions received after 7:00 p.m. will be read at the end of the Village Council's Agenda.

Public comments forum (Option 2): Public attendees wishing to provide real-time, audible public comments during the meeting may do so using GoToWebinar's desktop, laptop, tablet, or smartphone app. Once registered, attendees will receive GTW session information and call-in telephone numbers for those wishing to use a telephone. Telephone attendees may not participate in public comment as the system has no way to mute or unmute. Attendees wishing to speak during public comment time must use the GoToWebinar application on their desktop, laptop, or smart device. Attendees may not use a webcam whatsoever. In lieu if no availability to participate through the webinar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

<https://register.gotowebinar.com/register/3713169922114138127>

After registering, you will receive a confirmation email containing information about joining the webinar.

¹ This notice was amended to provide the public how they may participate in the virtual Zoning Hearing due to the Governor's Executive Order. Deletions are shown by strikethrough and additions by underline.

The following items are being heard and considered during the zoning public hearing:

Item 1: The following item is being considered pursuant to Section(s) 30-50.23, 30-30.5, 30-110.2, and 30-120.2 of the Village's Land Development Code (*this item was continued from November 18, 2019*):

Location: 16999 South Dixie Highway, Palmetto Bay, FL
Property Folio(s): 33-5033-004-0100; 33-5033-004-0140
Applicant: Dream Starts, LLC
Application: VPB-18-004
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 COMERCIAL USE, AND 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; SECTION 30-110.2, PRIVATE SCHOOL FACILITIES; AND SECTION 30-120.2 PUBLIC CHARTER SCHOOL FACILITIES

Item 2: The following item is being considered pursuant to Section(s) 30-30.4, 30-60.30, 30-30.5, and 30-50.17 of the Village's Land Development Code (*this item was continued from November 18, 2019*):

Location: 16051 S. Dixie Hwy, Palmetto Bay, FL 33157
Property Folio: 33-5028-025-0010
Applicant: Eco-Site II
Application: VPB-19-008
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; GRANTING CONDITIONAL USE APPROVAL IN A BUSINESS DISTRICT - SPECIAL (B-2) ZONE FOR A TELECOMMUNICATION TOWER, PURSUANT TO SECTION 30-30.4 CONDITIONAL USE AND SECTION 30-60.30 TELECOMMUNICATION TOWERS, ANTENNAS AND SATELLITE DISHES; AND REQUEST FOR APPROVAL OF A SITE PLAN FOR THE INSTALLATION OF A CAMOUFLAGED 115-FOOT WIRELESS COMMUNICATION MONOTOWER, ON A 2,441 SQUARE-FOOT PARCEL LOCATED IN THE SOUTHEAST PORTION OF THE 17.92-ACRE SHOPPING CENTER LOCATED AT 16051 SOUTH DIXIE HIGHWAY, ZONED BUSINESS DISTRICT (B-2) PURSUANT TO SECTION 30-30.5 SITE PLAN APPROVAL; AND SECTION 30-50.17 B-2, BUSINESS DISTRICT.

Item 3: The following item is being considered pursuant to Section(s) 30-50.23, and 30-30.5 of the Village's Land Development Code:

Location(s): 17400 SW 97th Avenue; 17414 SW 97th Avenue; 17405 South Dixie Highway; 17407 South Dixie Highway; 17409 South Dixie Highway; 17411 South Dixie Highway; 17413 South Dixie Highway

Property Folio(s): 33-5032-004-2480; 33-5032-004-2490; 33-5032-004-2500; 33-5032-004-2520; 33-5032-004-2530

Applicant: South Dade Imports, LLC

Application: VPB-16-017

Request: REQUEST FOR APPROVAL OF A SITE PLAN MODIFICATION WITH DESIGN CONSIDERATIONS FOR PHASE 2 OF A NEW AUTO SALES CENTER WITH SALES AND SERVICE FACILITIES AND A RETAIL COMPONENT LOCATED ON THE ENTIRE BLOCK BOUNDED BY SOUTH DIXIE HIGHWAY, BANYAN STREET, FRANJO ROAD AND DATURA STREET, ZONED DOWNTOWN URBAN VILLAGE (DUV), DOWNTOWN GENERAL (DG) SECTOR; PURSUANT TO SECTION 30-50.23, DUV ZONING DISTRICT AND SECTION 30-30.5, SITE PLAN APPROVAL.

Item 4: The following items on *First Reading* are being considered pursuant to Section(s) 30-30.8 and 30-10.5 of the Village's Land Development Code (*this item was continued from June 15, 2020*):

Location: North of SW 152nd Street, South of SW 149th Terrace, between SW 71st Court and SW 69th Court

Property Folio: 33-5023-000-0582

Applicant: Windsor Investments (Westminster Manor), LLC

Application: VPB-19-007

Requests: (1) AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE FUTURE LAND USE MAP, REFERRED TO IN SECTION 30-30.8, TO CHANGE THE FUTURE LAND USE DESIGNATION 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 VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; AMENDING THE ZONING MAP, REFERRED TO IN SECTION 30-10.5 TO CHANGE THE ZONING DESIGNATION FROM "ESTATE-SINGLE FAMILY" ("E-1"), PERMITTING 1 SINGLE_FAMILY RESIDENTIAL UNIT PER GROSS ACRE TO "ESTATE-SUBURBAN" ("E-S"), PERMITTING ONE DWELLING UNIT PER 25,000 GROSS SQUARE FEET OF LAND; PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

Item 5: The following item is being considered pursuant to Section(s) 30-50.4 and 30-30.6 of the Village's Land Development Code:

Location: 16425 Old Cutler Road
Property Folio: 33-5026-003-0250
Applicant: Miracle Interior Design
Application: VPB-20-009
Request: REQUEST FOR APPROVAL OF A LOT SPLIT FOR THE PROPERTY LOCATED AT 16425 OLD CUTLER ROAD WITH APPROVAL FOR VARIANCES TO ALLOW FOR 66'-7" OF FRONTAGE FOR LOT 12, AND 75' OF FRONTAGE ON LOT 11 WHERE A MINIMUM OF 120' FRONTAGE IS REQUIRED AND TO ALLOW FOR A LOT AREA OF 8,890 SQUARE FEET FOR LOT 11 AND A LOT AREA OF 8,090 SQUARE FEET FOR LOT 12 WHERE 15,000 SQUARE FEET IS REQUIRED, PURSUANT TO SECTION 30-50.4, "ESTATE-MODIFIED SINGLE-FAMILY DISTRICT" ("E-M") AND TO SECTION 30-30.6, VARIANCES.

Item 6: The following item is being considered pursuant to Section 30-80 of the Village's Land Development Code:

Location: 16475 South Dixie Highway
Property Folio: 33-5028-000-0600
Applicant: Van Orsdel Family Funeral Chapels, Inc.
Application: VPB-16-009
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-80, PLATTING AND SUBDIVISIONS, AUTHORIZING THE PLAT OF CERTAIN LANDS WITHIN THE VILLAGE LOCATED AT 16475 SOUTH DIXIE HIGHWAY, AS MORE SPECIFICALLY DESCRIBED IN ATTACHMENT A, CREATING THE PLAT OF A SINGLE PARCEL OF PLAN, FURTHER DEDICATING FOR USE AS A PUBLIC RIGHT-OF-WAY, THE EAST 25 FEET OF LAND, AND PROVIDING AN EFFECTIVE DATE.

All persons are invited to appear and be heard on the item. The documents pertaining to this Zoning Hearing may be requested to be inspected in person by making an appointment with the Department of Planning and Zoning by contacting (305) 259-1234. 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. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

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.

www.palmettobay-fl.gov