



VILLAGE OF PALMETTO BAY NOTICE OF VIRTUAL ZONING HEARING

NOTICE IS HEREBY GIVEN that on Monday, September 21, 2020 at 7:00 p.m. the Village of Palmetto Bay shall conduct a “virtual” Zoning Hearing. 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.

The following items are being heard and considered pursuant to the Village’s Land Development Code:

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 the Zoning Hearings that occurred on November 18, 2019 and July 27, 2020*):

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 the Zoning Hearings that occurred on November 18, 2019 and July 27, 2020*):

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 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 the Zoning Hearings that occurred on November 18, 2019, June 15, 2020 and July 27, 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 4: The following item is being considered pursuant to Section(s) 30-50.4, 30-80.1, 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: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, REQUESTING A LOT SPLIT AND SITE PLAN APPROVAL FOR THE DEVELOPMENT OF TWO SINGLE-FAMILY HOMES ON A VACANT LOT IN THE ESTATE MODIFIED – SINGLE FAMILY (E-M) ZONING DISTRICT, WITH VARIANCES FOR MINIMUM LOT SIZE, MINIMUM LOT FRONTAGE, AND BUILDING SETBACKS, PURSUANT TO SECTION 30-50.4, ESTATE MODIFIED SINGLE-FAMILY DISTRICT; SECTION 30-80.1, SUBDIVISION PLAT APPROVAL; SECTION 30-30.6, VARIANCES; AND SECTION 30-30.5, SITE PLAN APPROVAL.

PLEASE NOTE that pursuant to Governor DeSantis' Executive Order 20-193, in which he declared a public health emergency and a state of emergency, there is a recommendation to limit public gatherings. Any Florida Statute that requires a quorum to be present in person or requires a local government body to meet at a specific public place, is suspended, and the Village is authorized to hold public meetings through the use of communications media technology, subject to the rules pursuant to Section 120.54(5)(b)2, Florida Statutes. This notice provides instructions on how to access the meeting and how the public can participate.

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this 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://attendee.gotowebinar.com/register/6479106871719030797>

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

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).

Missy Arocha
Village Clerk

www.palmettobay-fl.gov