



VILLAGE OF PALMETTO BAY NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN that on Monday, January 25, 2021 at 7:00 p.m. the Village of Palmetto Bay shall conduct a Zoning Hearing at Village Hall Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, FL 33157.

This meeting will be conducted using a teleconferencing platform and broadcast live. Members of the public may attend the Zoning Hearing in-person or watch via the Village's official Facebook page, including our Granicus web stream on www.palmettobay-fl.gov.

PLEASE NOTE that pursuant to the Village of Palmetto Bay's Declaration of COVID-19 Virus State of Emergency Order No. 2020-11, all Village Advisory Boards, Committees, Task Forces, Charter Officers, and staff shall continue to meet virtually. Commencing December 1, 2020, a minimum of three members such as the Mayor and Village Council shall be present to maintain a quorum at meetings requiring legislative actions. This Emergency Order allows any Councilmember who believes they are at high risk to not be required to be physically present in the Village Chambers but shall be permitted to participate virtually and vote provided they remain physically present in Village Hall, including waiving all applicable requirements in the Village Charter, Code of Ordinances, Resolutions, or other Village policy that may require the physical presence at any public meeting. All virtual meetings shall otherwise continue to comply with the Florida Constitution, Florida's Government in the Sunshine Law, and Chapter 286, Florida Statutes.

For persons wishing to participate virtually and provide public comment, please refer to the two options listed below:

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/603138614592442124>

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

The following items are being heard and considered during the Zoning Hearing 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, July 27, 2020, and September 21, 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 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, July 27, 2020, September 21, 2020, and October 19, 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 3: The following item on *Second Reading* is being considered pursuant to Section 30-10.5 of the Village's Land Development Code (*this item passed on First Reading on October 19, 2020*):

Location: 8275 SW 172nd Street
Property Folio: 33-5034-000-0211
Applicant: Palmetto Highlands, LLC
Application: VPB-20-011
Request: 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 "AGRICULTURAL" ("AG"), PERMITTING ONE SINGLE FAMILY RESIDENTIAL UNIT PER FIVE GROSS ACRES TO "ESTATE MODIFIED SINGLE-FAMILY" ("E-M"), PERMITTING ONE DWELLING UNIT PER 15,000 GROSS SQUARE FEET OF LAND; 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).

Missy Arocha
Village Clerk

www.palmettobay-fl.gov