



VILLAGE OF PALMETTO BAY NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN that on Monday, February 22, 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 meeting at the physical meeting location and/or watch the virtual meeting via the Village's official Facebook page and/or our Granicus web stream on www.palmettobay-fl.gov.** Facial coverings are required for admission to the meeting at the physical meeting location and must be worn throughout the entirety of the meeting in accordance with State and County Orders. Social distancing requirements set forth in State and County Orders must be adhered to.

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 options described 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/2658045583172408075>

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 items are 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:

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: (OPTION 1) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL APPROVING A SITE PLAN FOR A MIXED-USE BUILDING ON TWO ADJOINING PARCELS LOCATED AT 16999 SOUTH DIXIE HIGHWAY AND TOTALING 0.91 ACRES, BOTH ZONED "DOWNTOWN", "MAIN STREET SECTOR" WITH GROUND-FLOOR COMMERCIAL SPACE, RESIDENTIAL UNITS IN THE UPPER FLOORS, AND A PRESCHOOL COMPONENT, PURSUANT TO SECTION 30-50.23 "DOWNTOWN" ZONING DISTRICT; SECTION 30-30.5, "SITE PLAN APPROVAL"; AND SECTION 30-110 "RELIGIOUS FACILITIES, PRIVATE SCHOOLS, CHILD CARE FACILITIES, AND OTHER NON-GOVERNMENTAL PUBLIC ASSEMBLY USES" OF THE VILLAGE ZONING CODE; PROVIDING FOR CONFLICT, SEVERABILITY AND EFFECTIVE DATE.

(OPTION 2) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL APPROVING A SITE PLAN FOR A MIXED-USE BUILDING ON TWO ADJOINING PARCELS LOCATED AT 16999 SOUTH DIXIE HIGHWAY AND TOTALING 0.91 ACRES, BOTH ZONED "DOWNTOWN", "MAIN STREET SECTOR" WITH GROUND-FLOOR COMMERCIAL SPACE AND RESIDENTIAL UNITS IN THE UPPER FLOORS, PURSUANT TO SECTION 30-50.23 "DOWNTOWN" ZONING DISTRICT AND SECTION 30-30.5, "SITE PLAN APPROVAL" OF THE VILLAGE ZONING CODE; PROVIDING FOR CONFLICT, SEVERABILITY AND EFFECTIVE DATE.

Item 2: The following item is being considered pursuant to Section(s) 30-50.4, 30-30.6, and 30-80.1 of the Village's Land Development Code:

Location: 8275 SW 172nd Street
Property Folio: 33-5034-000-0211
Applicant: Palmetto Highlands, LLC
Application: VPB-20-011
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, REQUESTING SITE PLAN APPROVAL FOR A LOT SPLIT AND TEMPORARY PLAT TO DEVELOP TWO SINGLE-FAMILY HOMES IN ADDITION TO THE EXISTING SINGLE FAMILY HOME ON A SINGLE LOT LOCATED AT 8275 SW 172ND STREET, COMPRISING 1.25-ACRES IN THE ESTATE MODIFIED SINGLE-FAMILY (E-M) ZONING DISTRICT, WITH A VARIANCE FOR MINIMUM LOT FRONTAGE, PUSUANT TO: SECTION 30-50.4, "ESTATE MODIFIED SINGLE-FAMILY DISTRICT"; SECTION 30-30.6, "VARIANCES"; SECTION 30-30.5, "SITE PLAN APPROVAL" AND SECTION 30-80.1, "SUBDIVISION PLAT APPROVAL" OF THE VILLAGE ZONING CODE; PROVIDING FOR CONFLICT, SEVERABILITY AND EFFECTIVE DATE.

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

Location: 9400 Richmond Drive (SW 168th Street)
Property Folio: 33-5033-004-0010
Applicant: Marcello Stolarczk & Rafael Lopez
Application: VPB-19-010
Requests: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, REQUESTING APPROVAL OF A SITE PLAN FOR A RESIDENTIAL DEVELOPMENT TO BE LOCATED ON A SINGLE PARCEL AT 9400 RICHMOND DRIVE, COMPRISING 1.08 ACRES, LOCATED IN THE "DOWNTOWN" ZONING DISTRICT, "NEIGHBORHOOD SECTOR", PURSUANT TO SECTION 30-50.23, "DOWNTOWN" ZONING DISTRICT OF THE VILLAGE ZONING CODE. THE PROPOSAL INCLUDES TWO 3-STORY BUILDINGS CONTAINING A TOTAL OF 46 RESIDENTIAL UNITS WITH SURFACE PARKING SPACES AND LANDSCAPING; PROVIDING FOR CONFLICT, SEVERABILITY AND EFFECTIVE DATE.

Item 4: The following items are being considered on *Second Reading* pursuant to Section(s) 30-30.8, 30-10.5, and 30-50.5, 30-30.6, and 30-80.1 of the Village's Land Development Code:

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 OF THE 5-ACRE PROPERTY LOCATED NORTH OF SW 152ND STREET, GENERALLY EAST OF SW 71ST COURT AND GENERALLY WEST OF SW 69TH COURT, FROM "ENVIRONMENTAL PROTECTION" ("EP")

TO "ESTATE DENSITY RESIDENTIAL" ("EDR"); PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE. (*Second Reading*)

(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 OF THE 5-ACRE PROPERTY LOCATED NORTH OF SW 152ND STREET, GENERALLY EAST OF SW 71ST COURT AND GENERALLY WEST OF SW 69TH COURT, FROM "ESTATE-SINGLE FAMILY" ("E-1") TO "ESTATE-SURBURBAN SINGLE-FAMILY" ("E-S"); PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE. (*Second Reading*)

(3) A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA REQUESTING SITE PLAN AND PLAT APPROVAL FOR THE DEVELOPMENT OF TEN SINGLE-FAMILY HOMES FOR THE 5-ACRE PROPERTY LOCATED NORTH OF SW 152ND STREET, GENERALLY EAST OF SW 71ST COURT AND GENERALLY WEST OF SW 69TH COURT, IN THE "ESTATE-SURBURBAN SINGLE FAMILY" ("E-S") ZONING DISTRICT, WITH VARIANCE FOR MINIMUM LOT DIMENSIONS, PUSUANT TO: SECTION 30-50.5, "ESTATE SUBURBAN SINGLE-FAMILY DISTRICT"; SECTION 30-30.6, "VARIANCES"; SECTION 30-30.5, "SITE PLAN APPROVAL" AND SECTION 30-80.1, "SUBDIVISION PLAT APPROVAL" OF THE VILLAGE ZONING CODE; PROVIDING FOR CONFLICT, SEVERABILITY AND 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