



VILLAGE OF PALMETTO BAY NOTICE OF ZONING HEARING

NOTICE IS HEREBY GIVEN that on Monday, June 21, 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 and social distancing are encouraged at the physical meeting location.

For persons wishing to participate virtually and provide public comment, please refer to the option described below:

Public comments forum: 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/2174415498733885198>

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 30-50.23 of the Village's Land Development Code (*continued from April 19, 2021*):

Location: 9400 Richmond Drive (SW 168th Street), Palmetto Bay, FL 33157
Property Folio: 33-5033-004-0010
Applicant: Palmetto Bay Development, LLC
Application: VPB-19-010
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; REQUESTING APPROVAL OF A SITE PLAN FOR A RESIDENTIAL DEVELOPMENT TO BE LOCATED ON A SINGLE PARCEL AT 9400 RICHMOND DRIVE TOTALING 1.08 ACRES, LOCATED IN THE DOWNTOWN ZONING DISTRICT, NEIGHBORHOOD SECTOR, PURSUANT TO SECTION 30-50.23 OF THE VILLAGE ZONING CODE. THE PROPOSAL INCLUDES (2) TWO 3-STORY BUILDINGS CONTAINING A TOTAL OF 50 RESIDENTIAL UNITS WITH SURFACE PARKING SPACES AND LANDSCAPING; AND PROVIDING FOR AN EFFECTIVE DATE.

Item 2: The following items are being considered pursuant to Section 30-10.5 of the Village's Land Development Code:

Location: SW 168th Street, West of SW 90th Avenue
Property Folio(s): 33-5033-000-0110, 33-5033-000-0020
Applicant: AJ & DJ Investments, LLC
Application: VPB-21-003
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 1 SINGLE-FAMILY RESIDENTIAL UNIT PER 5 GROSS ACRES TO "SINGLE-FAMILY RESIDENTIAL"

("R-1"), PERMITTING ONE DWELLING UNIT PER 7,500 NET SQUARE FEET OF LAND; PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE. *(First Reading)*

Item 3: The following items are being considered pursuant to Section 30-10.5 of the Village's Land Development Code:

Location: 9000 SW 174th Street, Palmetto Bay, FL 33157
Property Folio: 33-5033-000-0220
Applicant: Fairchild Bay Subdivision, LLC
Application: VPB-21-002
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 1 SINGLE-FAMILY RESIDENTIAL UNIT PER 5 GROSS ACRES TO "ESTATE MODIFIED SINGLE-FAMILY" ("E-M"), PERMITTING ONE DWELLING UNIT PER 15,000 NET SQUARE FEET OF LAND; PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE. *(First Reading)*

Item 4: The following items are being considered pursuant to Section 30-50.16 of the Village's Land Development Code:

Location: B1 and B2 Districts
Property Folio: N/A
Applicant: Village of Palmetto Bay Municipal Center
Application: N/A
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO LAND DEVELOPMENT AND ZONING; AMENDING THE ZONING CODE, SECTION 30-50.16, B-1 BUSINESS DISTRICT; PROVIDING FOR B-1 ZONING CLASSIFICATION CHANGES WITH REGARD TO ACCESSORY USES, CONDITIONAL USES, MINIMUM LOT SIZES, MAXIMUM BUILDING HEIGHTS AND FRONT SETBACKS; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE. *(First Reading) (Sponsored by Administration)*

Item 5: The following items are being considered pursuant to Section 30-50.17 of the Village's Land Development Code:

Location: B1 and B2 Districts
Property Folio: N/A
Applicant: Village of Palmetto Bay Municipal Center
Application: N/A
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO LAND DEVELOPMENT AND ZONING; AMENDING THE ZONING CODE, SECTION 30-50.17 B-2 BUSINESS DISTRICT; PROVIDING FOR B-2 ZONING CLASSIFICATION CHANGES WITH REGARD TO PERMITTED USES, PROHIBITED USES, LOT SIZES, SETBACKS AND MAXIMUM BUILDING HEIGHTS; PROVIDING FOR CHANGES IN THE EXISTING CODE AND MODIFICATIONS TO B-2 BUSINESS DISTRICT; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE. *(First Reading) (Sponsored by Administration)*

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

Location: 15925 SW 90th Avenue / 15840 SW 89th Avenue
Property Folio(s): 33-5028-000-0191, 33-5028-000-0192
Applicant: Century Homebuilders Group, LLC
Application: VPB-21-004
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 15925 SW 90TH AVENUE AND 15840 SW 89TH AVENUE, AS MORE SPECIFICALLY DESCRIBED IN ATTACHMENT A, CREATING THE PLAT OF ELEVEN PARCELS OF PLAN, FURTHER DEDICATING LAND FOR USE AS PUBLIC RIGHT-OF-WAY TO COMPLETE SW 159TH TERRACE AND SW 89TH ROAD, AND PROVIDING 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.palmettbay-fl.gov