



VILLAGE OF PALMETTO BAY NOTICE OF HYBRID ZONING HEARING

NOTICE IS HEREBY GIVEN that on **Monday, October 18, 2021, at 5:00 p.m.** the Village of Palmetto Bay shall conduct a Zoning Hearing/Public 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.

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 4:00 p.m. will remain part of the record.

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/rt/4209957872111964429>

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 on Second Reading is being considered pursuant to Sections 30-50.16 of the Village's Land Development Code:

Location: B-1 Zoning District
Property Folio: N/A
Applicant: Village of Palmetto Bay Municipality
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" "LIMITED BUSINESS DISTRICT" PROVID-

ING FOR B-1 ZONING CHANGES WITH REGARD TO: CLASSIFICATION OF USES, LOT DIMENSIONAL REGULATIONS, BUILDING HEIGHTS AND SETBACKS; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE. **(Sponsored by Administration) (Second Reading)**

Item 2: The following item on Second Reading is being considered pursuant to Sections 30-50.17 of the Village's Land Development Code:

Location: B-2 Zoning District
Property Folio: N/A
Applicant: Village of Palmetto Bay Municipality
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 CHANGES WITH REGARD TO: CLASSIFICATION OF USES, LOT DIMENSIONAL REGULATIONS, BUILDING HEIGHTS AND SETBACKS; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE. **(Sponsored by Administration) (Second Reading)**

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

Location: Downtown
Property Folio: N/A
Applicant: Village of Palmetto Bay Municipality
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 30-50.23, "DOWNTOWN"; PROVIDING FOR CHANGES TO SIDEWALK DIMENSIONAL REGULATIONS TO REDUCE ELEVEN (11)-FOOT WIDTH TO SIX (6) FEET THROUGHOUT THE DISTRICT EXCEPT ALONG FRANJO ROAD WHICH SHALL REQUIRE TEN (10) FEET IN WIDTH; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE. **(Sponsored by Administration) (First Reading)**

Item 4: The following item on First Reading is being considered pursuant to Sections 30-10.5 of the Village's Land Development Code:

Location: 9000 SW 174th Street
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 5: The following item is being considered pursuant to the Village's Code:

Location: 17777, 17901, 18001, 18101 OLD CUTLER ROAD
Property Folio: 33-5035-013-0010; 33-5035-013-0020
Applicant: 17777 OLD CUTLER ROAD, LLC A/K/A PALMETTO BAY VILLAGE CENTER
Application: VPB-16-005
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, REQUESTING SITE PLAN APPROVAL FOR A MULTI-FAMILY DEVELOPMENT PURSUANT TO ORDINANCE 2016-14 AND RESOLUTION 2016-28; A REQUEST TO ACCEPT A SPECIAL WARRANTY DEED, A DECLARATION OF RESTRICTIONS, COVENANTS AND RESERVATIONS AND A RESTRICTIVE COVENANT.

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