



## VILLAGE OF PALMETTO BAY NOTICE OF ZONING HEARING

**NOTICE IS HEREBY GIVEN** that the Village of Palmetto Bay shall conduct a Zoning Hearing on **Monday, March 20, 2023, at 7:00 p.m.** The Zoning Hearing shall be held at Village Hall, 9705 East Hibiscus Street, Council Chambers, Palmetto Bay, Florida 33157.

**The following items are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:**

**Item 1:** The following Ordinance is being considered pursuant to the Village's Land Development Code on **First Reading:**

**Applicant:** VILLAGE OF PALMETTO BAY  
**Ordinance:** AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO COMMUNITY PLANNING AND DEVELOPMENT, TO ADOPT HIGHER REGULATORY STANDARDS; AMENDING CHAPTER 30 "ZONING," ARTICLE II "VILLAGE OF PALMETTO BAY, FLORIDA - LAND DEVELOPMENT CODE," DIVISION 30-100.6 "FLOODPLAIN MANAGEMENT REGULATIONS" TO ADOPT HIGHER REGULATORY STANDARDS; PROVIDING FOR SEVERABILITY, CONFLICT, CODIFICATION AND AN EFFECTIVE DATE.

**Item 2:** The following Ordinance is being considered pursuant to the Village's Land Development Code on **First Reading:**

**Applicant:** VILLAGE OF PALMETTO BAY  
**Ordinance:** AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING SECTION 30-50.3 STYLED "R-1, SINGLE FAMILY RESIDENTIAL DISTRICT" BY AMENDING SUB-SECTION 30-50.3(C)(3) REGARDING PROHIBITED USES; AMENDING SECTION 30-40.1 STYLED "DEFINITIONS", BY AMENDING THE DEFINITION OF POULTRY; AMENDING THE CODE OF ORDINANCES TO ALLOW SPECIFIED ZONING DISTRICTS TO KEEP AND MAINTAIN CHICKENS; AND PROVIDING AN EFFECTIVE DATE.

**Item 3:** The following Resolution requiring a public hearing is being considered pursuant to the Village's Land Development Code:

**Applicant:** ROBIN P. FORBES  
**Location:** 7255 SW 167 STREET, PALMETTO BAY, FLORIDA 33157  
**Property Folio:** 33-5026-003-0061  
**Application:** V-23-002  
**Request:** SETBACK VARIANCE FOR A RESIDENTIAL SWIMMING POOL; WAIVING THE REQUIRED FRONT SETBACK OF SEVENTY-FIVE FEET TO ALLOW A SETBACK OF FIFTY-SIX FEET THREE INCHES  
**Resolution:** A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.4, E-M ZONING DISTRICT, AUTHORIZING A FRONT SETBACK VARIANCE REQUEST FOR ROBIN P. FORBES AT 7255 SW 167 STREET, TO PERMIT THE CONSTRUCTION OF A RESIDENTIAL SWIMMING POOL WITHIN THE FRONT SETBACK OF A PARCEL ZONED ESTATE MODIFIED (E-M); AND PROVIDING AN EFFECTIVE DATE.

**Item 4:** The following Resolution requiring a public hearing is being considered pursuant to the Village's Land Development Code:

**Applicant:** HJB TRIPLE PLAY, INC.  
**Location:** 8540 SW 174 STREET, PALMETTO BAY, FLORIDA 33157  
**Property Folio:** 33-5034-000-0350  
**Application:** V-23-001  
**Request:** LOT FRONTAGE VARIANCE FOR THREE NEW RESIDENTIAL LOTS; WAIVING THE REQUIRED MINIMUM LOT FRONTAGE OF ONE-HUNDRED TWENTY FEET TO ALLOW LOT FRONTAGE OF 105.23 (LOT 1), 104.91 (LOT 2), AND 104.91 (LOT 3)  
**Resolution:** A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.4, E-M ZONING DISTRICT, AUTHORIZING A LOT OF FRONTAGE SETBACK VARIANCE REQUEST FOR HJB TRIPLE PLAY, INC. AT 8540 SW 174 STREET. TO PERMIT LOT FRONTAGE OF 105.23 (LOT 1), 104.91 (LOT 2), AND 104.91 (LOT 3) FOR PARCELS ZONED ESTATE MODIFIED (E-M), WHERE ONE HUNDRED TWENTY (120) FEET IS REQUIRED; AND PROVIDING AN EFFECTIVE DATE.

**Item 5:** The following Resolution requiring a public hearing is being considered pursuant to the Village's Land Development Code:

**Applicant:** HJB TRIPLE PLAY, INC.  
**Location:** 8540 SW 174 STREET, PALMETTO BAY, FLORIDA 33157  
**Property Folio:** 33-5034-000-0350  
**Application:** PL-23-001  
**Request:** APPROVAL OF A TENTATIVE PLAT  
**Resolution:** 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 TENTATIVE PLAT OF CERTAIN LANDS WITHIN THE VILLAGE LOCATED AT 8540 SW 174 STREET (PROPERTY FOLIO 33-5034-000-0350), AS MORE SPECIFICALLY DESCRIBED IN ATTACHMENT A, BY CREATING THE PLAT OF THREE PARCELS TO BE KNOWN AS "BENDHEIM'S ESTATE HOMES", AND FURTHER DEDICATING LAND FOR USE AS PUBLIC RIGHT-OF-WAY; AND PROVIDING AN EFFECTIVE DATE.

All persons are invited to appear and be heard. The documents pertaining to this Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

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](http://www.palmettobay-fl.gov).**

**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 5:00 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/register/1203170713451861333>**

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

Pursuant to Section 286.0105, F.S., if any person decides to appeal any decision by the Village Council with regard to this or any matter, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

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 seven (7) days prior to the proceedings.

**[www.palmettobay-fl.gov](http://www.palmettobay-fl.gov)**