



VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay shall conduct a Zoning Public Hearing on Monday, October 15, 2018, at 7:00 p.m. at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, FL. Discussion and public input will be welcomed concerning the following item that may be of interest to your immediate neighborhood.

Item 1: The following item is being considered pursuant to Section 30-50.4 Estate Modified (E-M) Zoning District and Section 30-30.6 Variances of the Village's Land Development Code:

Applicant: Reynaldo and Yanelis Perez
Folio: 33-5026-020-0030
File #: VPB-18-003
Location: 7620 SW 160th Terrace, Palmetto Bay, FL
Zoned: Estate Modified (E-M)
Request: Request for approval of non-use variance of setbacks for a swimming pool and covered terrace for a parcel zoned Estate Modified Single Family (E-M) District, pursuant to Section 30-50.4 Estate Modified (E-M) Zoning District; and Section 30-30.6, Variances.

Item 2: The following item is being considered pursuant to Section 30-50.23 DUV Zoning District and Section 30-30.5 of the Village's Land Development Code:

Applicant: Dream Starts Investment, LLC
Folio(s): 33-5033-004-0100 / 33-5033-004-0140
File #: VPB-18-004
Location: 16999 South Dixie Highway & 16940-50 SW 94th Court, Palmetto Bay, FL
Zoned: Section 30-50.23 DUV Zoning District and Section 30-30.5
Request: Request for approval of a daycare and school facility, and design consideration related to setbacks and secondary stepbacks for a mixed-use site plan for a parcel zoned Downtown Urban Village (DUV), Downtown General (DG) Sector, pursuant to Section 30-110 Religious Facilities, Private Schools, Child Care Facilities, and other Non-Governmental Public Assembly Uses, Section 30-50.23 DUV Zoning District, and Section 30-30.5, Site Plan Approval.

Item 3: The following item is being considered pursuant to Division 30-80 of the Village's Land Development Code:

Applicant: FCI Palmetto Bay, LLC
Folio: 33-5033-000-0880
File #: VPB-17-001
Location: 17945 SW 97th Avenue, Palmetto Bay, FL
Zoned: DUV Zoning District
Request: Request for approval of the final plat for the property located at 17945 SW 97th Avenue, zoned Downtown Urban Village (DUV), Downtown Village (DV) Sector based on Tentative Plat 23835 (VPB-17-001), right-of-way dedication (VPB-17-003) and site plan approval (VPB-16-007) of the Atlantico Mixed-Use Development.

Item 4: The following item is being considered pursuant to Section 30-50.19, Village Mixed-Use District (VMU) of the Village's Land Development Code (***this is the second of three readings***):

Sponsor: Councilmember David Singer
Folio(s): 33-5035-013-0020 / 33-5035-013-0010
Location: 17777 Old Cutler Road
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA AND AS THE LOCAL PLANNING AGENCY, AMENDING SECTION 30-50.19, VILLAGE MIXED-USE DISTRICT (VMU), TO LIMIT DEVELOPMENT IN THE VMU

ZONING DISTRICT TO INCLUDE NOT MORE THAN 389 RESIDENTIAL UNITS, INCLUDING TRANSFER-OF-DEVELOPMENT-RIGHTS (TDR) RESIDENTIAL UNITS; PROVIDING FOR ORDINANCES IN CONFLICT, CODIFICATION, SEVERABILITY AND 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 four (4) days prior to the proceedings.

Missy Arocha
Village Clerk

www.palmettobay-fl.gov