



VILLAGE OF PALMETTO BAY NOTICE OF HYBRID ZONING HEARING

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, MARCH 24, 2025, at 7:00 p.m.** at Village Hall Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, Florida 33157.

The following Resolution is being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: PALMETTO VENTURE PARTNERS, LLC
Location: 9500 SW 174TH STREET
Folio No.: 33-5033-000-0650
Application No.: PL-25-001
***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 SUB-DIVISIONS, APPROVING THE PARK VIEW AT PALMETTO BAY FINAL PLAT FOR THE PROPERTY LOCATED AT 9500 SW 174 STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

The following Ordinances on Second Reading are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Original Applicant: JUAN CARLOS SAINZ / FAIRCHILD BAY SUBDIVISION, LLC
Current Owner: MARCOS AND ANNE BECARI
Location: 9000 SW 174 STREET
Folio No.: 33-5033-000-0220
Application No.: RZ-23-004
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO A ZONING CLASSIFICATION; RE-DESIGNATING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 9000 SW 174TH STREET, FOLIO NO. 33-5033-000-0220, FROM ITS CURRENT AGRICULTURAL DESIGNATION TO AN ESTATE MODIFIED SINGLE FAMILY DESIGNATION; APPROVING THE APPLICATION OF THE THEN-OWNER OF THE PROPERTY, FAIRCHILD BAY SUBDIVISION, LLC; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: GEORGE CASALI
Location: 8995 SW 158TH STREET & 15755 SW 90TH AVENUE
Folio No.: 33-5028-000-0160 & 33-5028-000-0164
Application No.: VPB-19-006
***Request:** AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") FOR THE PROPERTY LOCATED AT 8995 SW 158TH STREET AND 15755 SW 90TH AVENUE, PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR 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.**

For people wishing to participate virtually and provide public comments, 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>. **From submissions received before 5:00 PM, the day of the meeting, shall be distributed to the members of the Village Council. Form submissions will remain part of the record.**

Public comments forum (Option 2): Residents can review agenda item details and indicate their position on an agenda item using the **e-comment feature** under the agenda tab of the Village website. The e-comment feature may be used from any device. Residents will need to create an account and log into the system and from there, residents can leave comments on agenda items and read other comments.

Public comments forum (Option 3): Public attendees wishing to provide real-time, audible public comments during the meeting may do so using GoToWebinar's desk-top, 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 comments 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 there is no availability to participate through the online seminar, 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/201430974277510486>

After registering, you will receive a confirmation email containing information about joining the online seminar.

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