VILLAGE OF PALMETTO BAY

Mayor Karyn Cunningham
Vice Mayor Mark Merwitzer
Council Member Patrick Fiore (Seat 1)
Council Member Steve Cody (Seat 2)
Council Member Marsha Matson (Seat 3)

Village Manager Nick Marano
Village Attorney John C. Dellagloria
Village Clerk Missy Arocha

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter, or hearing impaired to participate in this proceeding should contact the Village Clerk at (305) 259-1234 for assistance no later than four days prior to the meeting.

AGENDA
ZONING HEARING
MONDAY, SEPTEMBER 15, 2025 – 7:00 PM

VILLAGE HALL MUNICIPAL CENTER
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157
(305) 259-1234

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1. **CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER:** Any person making impertinent or slanderous remarks, or who becomes boisterous, while addressing the Council may be barred from further appearance before the Council by the Mayor, unless permission to continue or again address the Council is granted by a majority vote of the Council. Applauding speakers shall be discouraged. Heckling or verbal outbursts in support or opposition to a speaker, or his or her remarks, shall be prohibited. No signs or placards shall be allowed in the Council meeting. Persons exiting the Council meeting shall do so quietly. All cellular telephones and beepers are to be silenced during the meeting.

2. **REQUEST, PETITIONS, AND PUBLIC COMMENTS** Individuals wishing to speak on matters on the agenda and on items pertinent to the Village may do so by speaking during this section of the agenda. The Mayor will recognize those persons who wish to speak. Each speaker must sign-in prior to speaking on the designated public commentary sign-in sheet. Items for public hearing provided for within the agenda shall not be a topic of discussion during this section of the agenda. Please limit your comments to three (3) minutes or less. Public comments made by members of the public are important to the Village Council. Speakers will address the Village Council with respect.

3. MAJOR PROJECTS UPDATE

4. PUBLIC HEARING ITEMS

A. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES TO REGULATE ON-STREET PARKING WITHIN THE VILLAGE OF PALMETTO BAY; ESTABLISHING PARKING REGULATIONS, TIME RESTRICTIONS, AND FEE STRUCTURES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; CONFLICTS; AND FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (This Ordinance is being heard on First Reading)*

B. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PLANNING AND ZONING FEES; AMENDING APPENDIX "A," THE SCHEDULE OF FEES OF THE CODE OF ORDINANCES, REDUCING BY TWENTY (20%) PERCENT THE AMOUNT OF FEES CHARGED TO SINGLE-FAMILY HOMEOWNERS FOR VARIANCE HEARINGS BEFORE THE VILLAGE COUNCIL OR FOR AN ADMINISTRATIVE VARIANCE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. *(Sponsored by Councilmember Patrick Fiore) (This Ordinance is being heard on First Reading)*

C. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING DIVISION 30-80, PLATTING AND SUBDIVISION, OF THE VILLAGE LAND DEVELOPMENT CODE TO DESIGNATE AN ADMINISTRATIVE AUTHORITY FOR PLAT AND REPLAT APPROVALS IN ACCORDANCE WITH SB 784 AND SECTION 177.071, FLORIDA STATUTES; AMENDING THE PLAT APPROVAL PROCESS TO PROVIDE FOR ADMINISTRATIVE APPROVALS FOR QUALIFYING PLATS; PROVIDING FOR SEVERABILITY; CONFLICTS; AND FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)(This Ordinance is being heard on First Reading)*

5. ADJOURNMENT

WE, THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, HEREBY COMMIT OURSELVES TO MAINTAINING CIVILITY IN OUR PUBLIC AND POLITICAL DISCOURSE AND PLEDGE TO THE FOLLOWING PRINCIPLES:

- We will respect the right of all citizens in our community to hold different opinions;
- We will avoid rhetoric intended to humiliate or question the wisdom of those whose opinions are different from ours;
- We will strive to understand differing perspectives;
- We will choose our words carefully;
- We will speak truthfully without accusation and we will avoid distortion;

- We will speak out against violence, prejudice, and incivility in all of their forms, whenever and wherever they occur.

NOTICE OF APPEAL RIGHTS

Pursuant to Florida Statutes 286.0105, the Village hereby advises the public that if a person decides to appeal any decision made by the Council with response to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, the affected person may need to ensure that verbatim record of the proceedings is made, which record includes 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 or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed.

AMERICAN DISABBILITIES ACT OF 1990

This meeting is open to the public. In accordance with the American Disabilities Act of 1990, persons needing special accommodation or a sign language interpreter to participate in this proceeding should contact the Village Clerk at (305) 259-1234 no later than four (4) days prior to the meeting. Hearing Assistance Devices are available with the Village Clerk.

AGENDA ITEM NO. 4.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	September 15, 2025
SUBMITTED BY:	Javier Gonzalez, Community and Economic Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	**PUBLIC HEARING ITEMS**
SUBJECT:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES TO REGULATE ON-STREET PARKING WITHIN THE VILLAGE OF PALMETTO BAY; ESTABLISHING PARKING REGULATIONS, TIME RESTRICTIONS, AND FEE STRUCTURES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; CONFLICTS; AND FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (This Ordinance is being heard on First Reading)*
SUGGESTED ACTION:	

ATTACHMENTS:

Village-Wide On-Street Parking Regulations Ordinance.docx
Proposed Village-Wide On-Street Parking Regulations Staff Report.docx
Attachment A - Public Notice.pdf
Attachment B - On-street Parking Spaces Location Maps.pdf

ORDINANCE 2025 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES TO REGULATE ON-STREET PARKING WITHIN THE VILLAGE OF PALMETTO BAY; ESTABLISHING PARKING REGULATIONS, TIME RESTRICTIONS, AND FEE STRUCTURES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; CONFLICTS; AND FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)(This ordinance is being heard on First Reading)*

WHEREAS, the Village of Palmetto Bay (the "Village") recognizes the need to regulate parking and establish time restrictions within its boundaries to ensure efficient utilization of parking spaces and support the health, safety, and welfare of the community; and

WHEREAS, the Village desires to establish clear and enforceable regulations regarding parking duration throughout the Village; and

WHEREAS, this ordinance was deferred at the Zoning Hearing held on June 16, 2025; and

WHEREAS, following said deferral, a public meeting was hosted on August 11, 2025, to gather additional input from affected property and business owners regarding the proposed regulations; and

WHEREAS, the Village Council has determined that the adoption of this ordinance is in the best interests of the health, safety, and welfare of the Village and its residents and businesses**.**

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as if set forth in full.

Section 2. Amendment to Code. The Code of Ordinances of the Village of Palmetto Bay, Florida, is hereby amended to create Article IV, titled "Village-Wide On-Street Parking Regulations" within Chapter 28, titled "Traffic," which shall read as follows:

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Chapter 28 – PARKING AND TRAFFIC

ARTICLE IV. – VILLAGE-WIDE ON-STREET PARKING REGULATIONS

Sec. 28-150. - General Applicability and Zone Implementation Authority

The following general regulations shall apply to on-street parking within the Village of Palmetto Bay. The implementation of paid parking zones will be established and managed by the Village Manager in designated areas based on need and public input.

Sec. 28-151. - Pay stations.

(a) The Village shall install and maintain pay stations or parking pay signage in designated areas within the Village, as determined by the Village Manager or designee. These areas may include, but are not limited to, mixed-use districts, commercial districts, public parking lots, and other areas with high parking demand.

(b) Pay station rates within designated pay parking zones shall be established by resolution of the Village Council. Different rates may be established for different designated areas of the Village.

(c) It shall be unlawful to park a vehicle in a space governed by a pay station or parking pay signage without paying the required fee.

(d) It shall be unlawful to park a vehicle in a space governed by a pay station or parking pay signage for longer than the time indicated on the pay station or parking pay signage.

Sec. 28-151.1. - Parking Permits and Decals.

(a) The Village Manager or designee may establish a system for parking permits or decals for commercial property tenants, employees of businesses, or other categories of users directly associated with the commercial function of properties adjacent to designated paid parking zones.

(b) The terms, conditions, application process, and any associated fees for such permits or decals shall be established by the Village Manager.

Sec. 28-152. - Designation of pay parking zones.

(a) Prior to the initial designation of new pay parking zones, the Village Manager or designee shall conduct public outreach or workshops to gather community input, which may include conducting traffic and parking demand studies.

(b) The Village Manager or designee shall determine the location of pay stations or parking pay signage.

(c) The Village Manager or designee shall have the right to rescind or change any such designation.

Sec. 28-153. - Legal time limit in pay parking zones.

The Village Manager or designee may establish and propose changes to the time limits for parking in designated pay parking zones.

Sec. 28-154. - Installation, operation, and use of pay parking technology; collection of revenue, and parking fund.

(a) The Village Manager or designee is authorized and directed to install or cause to be installed pay stations or parking pay signage in parking zones established under the authority of this article, and to designate or cause to be designated, in accordance with the provisions of this article, pay parking

spaces in such zones. Pay stations shall be placed alongside or adjacent to individual parking spaces or clearly visible within an on-street parking facility which includes essential information like the zone number or location identifier necessary for mobile payment apps, and contact information for support. For any pay parking zone or spaces where no pay stations are installed, the Village Manager or designee shall install parking pay signage in the area and visible from the parking spaces indicating that payment for those spaces shall be made using pay parking technology, and indicating the procedure for using said technology.

(b) When any vehicle is parked in any space adjacent to which a pay station or parking pay signage is located in accordance with the provisions of this article, the operator of such vehicle shall, upon entering the parking space, immediately deposit or cause to be deposited in such pay station or as directed by parking pay signage, the denomination specified on such pay station or posted parking pay signage. Upon the activation of the parking session, the parking space may be lawfully occupied by such vehicle during the period of parking time prescribed on such pay station or parking pay signage for the specified payment activated therein.

(c) The Village Manager or designee shall provide for the regulation, control, operation, and use of the pay stations and/or parking pay signage provided for in this article and shall maintain such equipment in good working condition.

(d) The Village Manager or designee shall provide for the administration, collection, safeguarding, auditing, and accountability of all revenue derived from on-street pay stations and parking pay signage.

(e) All revenues, fees, and fines or other charges related to parking in or on Village-owned parking facilities shall be deposited into the "Parking Fund." Monies in the Parking Fund shall be used exclusively for the operation of and capital projects for the Village's current and future parking facilities, including but not

limited to, maintenance, technology upgrades, new parking infrastructure, and improvements to pedestrian access related to parking.

Sec. 28-155. - Parking exemptions for persons with disabilities.

(a) Consistent with F.S. 316.1964, the Village shall not exact any fee for parking on public streets or in any space governed by a pay station or parking pay signage from the driver of a vehicle that displays:

(1) A disabled parking permit or a license plate issued under s. 316.1958 or s. 320.0848, Florida Statutes; or

(2) A license plate issued under s. 320.084, s. 320.0842, s. 320.0843, or s. 320.0845, Florida Statutes. Such exemption applies only if the vehicle is transporting the person who has a disability and to whom the disabled parking permit or license plate was issued.

(b) The driver of a vehicle parked as provided in subsection (a) may not be penalized for parking, except in:

(1) Clearly defined bus loading zones;

(2) Fire zones;

(3) Access aisles adjacent to parking spaces for persons who have disabilities;

(4) Areas posted as "No Parking" zones or as emergency vehicle zones; or

(5) For parking in excess of the posted time limits, subject to the provisions of subsection (c) of this section.

(c) Notwithstanding any other provision in this article, when a pay station or parking pay signage restricts the duration of time that a vehicle may be parked in an on-street space, a vehicle

properly displaying a disabled parking permit, as described in subsection (a), is allowed a maximum of 4 hours at no charge.

(d) The provisions of this section do not exempt vehicles from parking fees or penalties in instances where state law expressly permits such charges for specific types of parking facilities or situations not directly related to general on-street parking by a municipality.

Section 28-156. Public Education and Awareness

(a) Campaign Requirement. The Village Manager or designee shall conduct a public education campaign to inform residents and businesses about the new on-street parking regulations, including designated pay zones, time limits, payment methods, and enforcement.

(b) Implementation. This campaign will utilize various communication channels and ensure clear signage is in place. It shall commence at least thirty (30) days prior to the active enforcement date of any new pay parking zones or significant regulation changes.

(c) Initial Warning Period. For the first thirty (30) days of active enforcement in newly regulated areas, warning citations may be issued for initial violations, at the discretion of the enforcing officer, to aid public adjustment and understanding.

Sec. 28-157. – Enforcement.

(a) The Village Code Compliance Division, or an authorized external agency operating under an agreement with the Village, shall enforce the provisions of this article.

(b) The Village Council may, by resolution, authorize the Village Manager or designee to enter into an agreement with an external agency to provide for the enforcement of the provisions of this article. Such agreement shall specify the scope of

services, responsibilities, reporting requirements, and any compensation or revenue-sharing arrangements.

(c) Violation of this article may result in the issuance of a parking citation, fines, and/or the immobilization or impoundment of the vehicle.

(d) If the Village Code Compliance Division is unable to effectively enforce the provisions of this article related to on-street parking regulations, including but not limited to, the issuance of citations, immobilization, or impoundment of vehicles, the Code Compliance Division or its designated representatives may request the assistance of the Miami-Dade Sherriff's Office to effectuate such enforcement.

Sec. 28-158. - Penalties for violations of parking regulations.

(a) Violations of this article shall be punishable by civil parking citations at the fines indicated below. If not paid within 30 days of the civil parking citation, the fines shall be increased as indicated below:

(1) Initial fine: $32.00

(2) Fine after 30 days: $42.00

Secs. 28-159—28-200. - Reserved.

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Section 3. Severability. If any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 4. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Codification. This Ordinance shall be codified in the Village Code of Ordinances.

Section 6. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this 15th day of September, 2025.

PASSED AND ADOPTED ON SECOND READING this___day of _____, 2025.

Attest: _____ _____

Missy Arocha	**Karyn Cunningham**
Village Clerk	**Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

John C. Dellagloria
Village Attorney

VOTE ON FIRST READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

FINAL VOTE AT ADOPTION ON SECOND READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DEPARTMENT
9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1243 • Fax: 305-259-1290 • www.palmettobay-fl.gov

Date: September 15, 2025

To: Honorable Mayor and Village Council

From: Javier Gonzalez, AICP, CFM, Planning and Zoning Director

Subject: Proposed Village-Wide On-Street Parking Regulations

REQUEST

The Administration through Planning & Zoning Department is requesting Mayor and Village Council approval to amend Chapter 28 of the Village Code of Ordinances to establish regulations for on-street parking throughout the Village of Palmetto Bay. The critical need for these regulations stems from the desire to ensure efficient utilization of parking spaces, prevent parking congestion, improve traffic flow, and enhance the overall safety and welfare of the community. The amendment has been properly advertised in accordance with section 166.041 of the Florida Statutes. A copy of the advertisement is included in Attachment A.

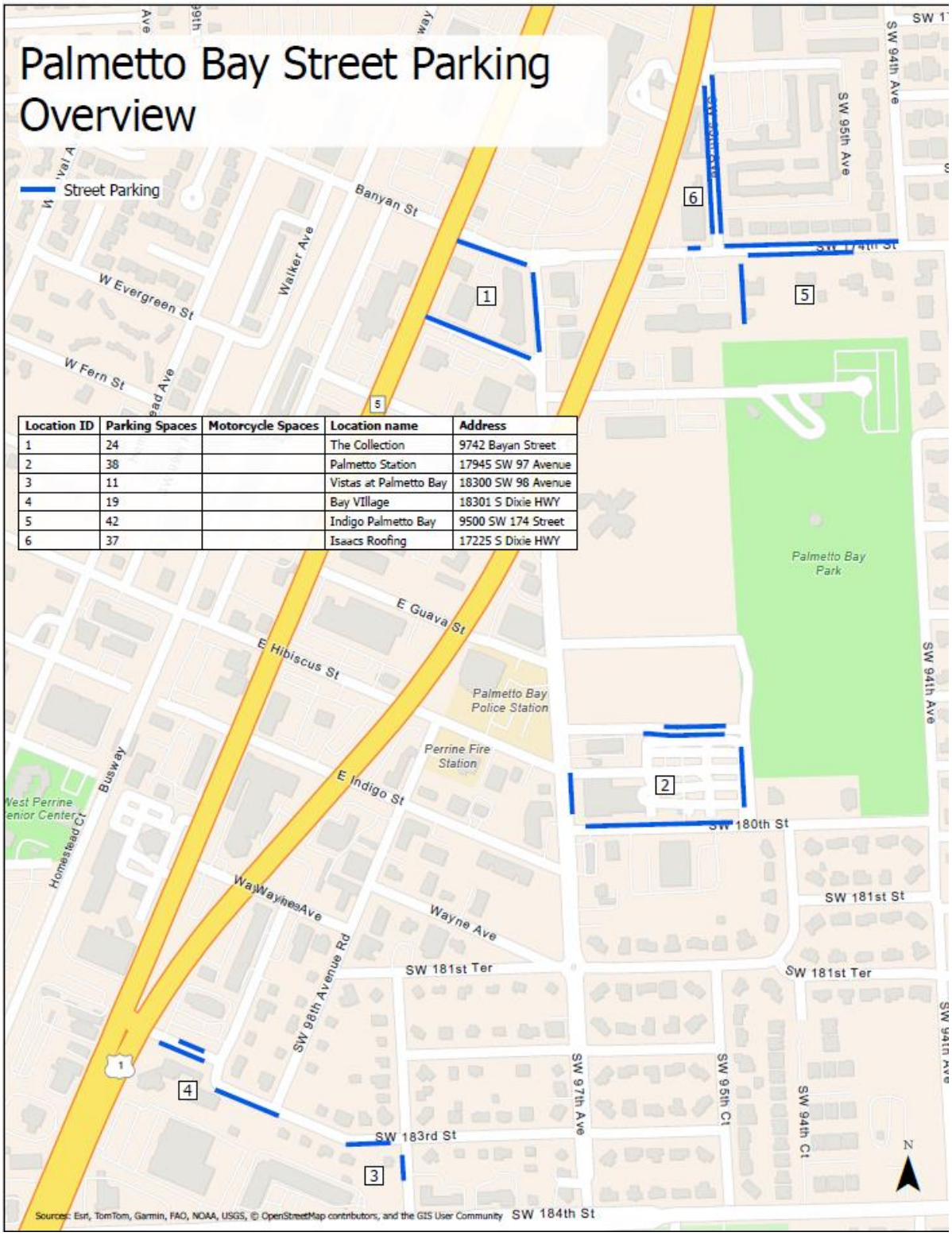
BACKGROUND

To emphasize the need for the proposed village-wide on-street parking regulations, an inventory of currently available on-street parking spaces in key areas of the Village has been compiled. This inventory focuses on areas adjacent to significant developments, providing an understanding of the existing on-street parking supply. The current total identified on-street parking capacity across these surveyed locations is 171 spaces. This limited existing capacity, combined with increasing demand, highlights the urgency for regulation.

The distribution of these spaces is detailed as follows:

Location ID	Property Information	Address	Parking Spaces
1	The Collection	9742 Banyan Street	Total - 24
2	Palmetto Station	17945 SW 97 Avenue	Total - 38
3	Vistas at Palmetto Bay	18300 SW 98 Avenue	Total - 11
4	Bay Village	18301 S Dixie HWY	Total - 19
5	Indigo Palmetto Bay	9500 SW 174 Street	Total - 42
6	Isaacs Roofing	17225 S Dixie HWY	Total - 37
		Total Parking	**171**

The location and number of these parking spaces are further illustrated on the following map. Please note that the map also includes a summary table of the surveyed locations and their respective space counts, complementing the detailed information provided above. A copy of the location maps are included in Attachment B.



Location ID	Parking Spaces	Motorcycle Spaces	Location name	Address
1	24		The Collection	9742 Bayan Street
2	38		Palmetto Station	17945 SW 97 Avenue
3	11		Vistas at Palmetto Bay	18300 SW 98 Avenue
4	19		Bay VIllage	18301 S Dixie HWY
5	42		Indigo Palmetto Bay	9500 SW 174 Street
6	37		Isaacs Roofing	17225 S Dixie HWY

This current inventory highlights specific areas where on-street parking is presently available and helps frame the context for implementing new regulations and designated pay parking zones to optimize utilization and management, thereby addressing current and future parking challenges.

The ordinance was deferred at the June 16, 2025, Zoning Hearing, to the September 15, 2025, Zoning Hearing. A primary reason for the deferral was for staff to meet with property and business owners affected by the proposed ordinance who made public comments at the hearing. As a result of this direction, staff held a meeting on August 11, 2025, to discuss the intent of the ordinance and seek input from these stakeholders.

The input gathered highlighted several areas of interest and concern. Property owners raised points regarding apartment building residents parking on on-street spaces adjacent to the commercial property, seeking solutions like decals for their commercial tenants. Business owners emphasized the importance of consistent customer access to on-street parking, proposing mechanisms like a first hour free for customers and temporary "commercial use only" signage until the paid parking program is implemented. While a two-hour turnover time was generally accepted, some attendees noted that longer durations might be necessary for specific events. The concept of resident discounts was favorably received, with a general preference for equitable or fair pricing for all users.

During the discussion, it was clarified that the proposed mobile payment system would accommodate decal-based solutions through license plate registration, specifically for commercial property tenants and other users directly associated with the commercial function. It was also recommended that the Village Council would set parking rates while the Village Manager would determine time limits. The operational plan for a public education campaign prior to enforcement was also well received. Since then, these public comments have been taken into account and are incorporated in the ordinance where appropriate and will be incorporated in the resolution setting forth the fees.

ORDINANCE SUMMARY

This Ordinance creates Article IV, entitled "Village-Wide On-Street Parking Regulations" (Chapter 28 of the Village Code) to manage Palmetto Bay's parking resources. Key provisions include:

- The Village Manager will establish and oversee paid parking zones based on public input and need.
- Pay stations or parking pay signage will be installed in high-demand areas with rates set by the Village Council.
- Parking without payment or exceeding time limits will be prohibited.
- Consistent with Section 316.1964, Florida Statutes, vehicles displaying valid disabled parking permits or license plates, when transporting the disabled person, will be exempt from parking fees in spaces governed by a pay station or parking pay signage. However, these vehicles remain subject to penalties in prohibited zones (e.g., fire lanes, "no parking" areas) and are allowed a maximum of 4 hours at no charge in time-restricted on-street spaces.
- Parking revenue will fund a dedicated "Parking Fund" for parking facility operations and improvements.
- Parking management fee for enforcement.
- A system for parking permits and decals will be established for commercial property tenants, employees, and other users directly associated with adjacent commercial functions. The Village Manager will establish the terms, application process, fees, and specific privileges for these decals.

- A public education campaign is required before active enforcement, with a warning period for initial violations. Enforcement of these regulations will be carried out by the Village Code Compliance Division or an authorized external agency. Should Code Compliance be unable to effectively enforce provisions such as citation issuance, immobilization, or impoundment, they may request assistance from the Miami-Dade Sherrif's Office. Fines for violations will start at $32.00 ($42.00 after 30 days).

BUSINESS IMPACT ESTIMATE

As required by Florida Statute 166.041(4), a business impact estimate has been prepared for this ordinance. This ordinance directly impacts businesses in regulated areas by introducing new on-street parking fees and compliance requirements. Businesses and their customers will incur costs for paid parking and potential fines for violations ($32 initial, $42 after 30 days).

However, the ordinance aims to benefit businesses by:

- Increasing parking availability and turnover in high-demand areas, making it easier for customers to find parking spaces.
- Reducing congestion, improving traffic flow.
- Ensuring the long-term sustainability of parking infrastructure through a dedicated "Parking Fund" supported by fees.

While new costs are introduced, these regulations are designed to optimize on-street parking resources, enhancing customer access and the overall business environment.

RECOMMENDATION

Given the growing demands on the Village's limited on-street parking resources and the critical need for effective management to support community safety and economic vitality, Staff recommends that the Mayor and Council approve this ordinance on First Reading.

ATTACHMENTS

Attachment A – Published Notice
Attachment B – On-street Parking Spaces Location Maps

MIAMI LAKES
Growing Beautifully

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes proposes to consider at the 1st Budget Hearing, on **Thursday, September 11, 2025, at 6:30 PM, or as soon thereafter as the same may be heard, at the Town Hall Chambers, 6601 Main Street, Miami Lakes, Florida.** The following ordinances are to be read at first reading:

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, ADOPTING THE MILLAGE RATE OF THE TOWN FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025, THROUGH SEPTEMBER 30, 2026, PURSUANT TO SECTION 200.065, FLORIDA STATUTES; PROVIDING FOR DIRECTIONS TO TAX COLLECTOR; PROVIDING FOR NOTICE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AND,

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING AND ADOPTING THE BUDGET FOR THE TOWN OF MIAMI LAKES FOR FISCAL YEAR 2025-2026; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR AMENDMENTS; PROVIDING FOR CARRYOVER OF FUNDS; PROVIDING FOR THE INCORPORATION OF THE ADOPTED CAPITAL BUDGET AS THE CAPITAL IMPROVEMENT ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

For access to the meeting agenda please visit www.miamilakes-fl.gov/agenda. Livestreamed meeting can be viewed here: **https://www.miamilakes-fl.gov/meetings**

Public Comments will be accepted by the following means:

Members of the public may attend the meeting at the physical meeting location stated above and deliver their public comments in person during the public comment portion of the agenda. You can also submit a Pre-recorded Video for Public Comments, by visiting https://www.miamilakes-fl.gov/remotecomments. Videos submitted cannot exceed 3 minutes and should be submitted one day before the meeting.

A person wishing to submit a Remote Public Comment, can join the meeting via: **https://www.miamilakes-fl.gov/remotecomments**. You must have a working microphone and working web camera in order to submit a live remote public comment.

1) You can also call in live during the meeting to listen to the meeting via phone and/or call in live during the meeting to submit a public comment, to any of the following numbers:
   +1 786-635-1003
   +1 312-626-6799
   +1 929-205-6099
   +1 253-215-8782
   +1 301-715-8592
   +1 346-248-7799
   +1 699-900-6833

PLEASE ENTER THE MEETING ID# WHEN PROMPTED: 666 475 152#

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD CALL TOWN HALL AT (305) 364-6100, BY 5 PM, NO LATER THAN (2) BUSINESS DAYS PRIOR TO THE MEETING FOR ASSISTANCE. PLEASE BE ADVISED THAT TWO OR MORE COUNCILMEMBERS WILL BE IN ATTENDANCE OF THE ABOVE MEETINGS. IF YOU ARE HEARING OR SPEECH IMPAIRED, YOU MAY JOIN THE MEETING USING FLORIDA RELAY SERVICE BY DIALING 711 ON YOUR TELEPHONE.

Gina M. Inguanzo, Town Clerk

VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, SEPTEMBER 15, 2025, at 7:00 p.m.** at Village Hall Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, Florida 33157.

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

Applicant: VILLAGE OF PALMETTO BAY
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES TO REGULATE ON-STREET PARKING WITHIN THE VILLAGE OF PALMETTO BAY; ESTABLISHING PARKING REGULATIONS, TIME RESTRICTIONS, AND FEE STRUCTURES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (This Ordinance was deferred from the June 16, 2025-Zoning Hearing)

Applicant: VILLAGE OF PALMETTO BAY
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PLANNING AND ZONING FEES; AMENDING APPENDIX A OF THE CODE OF ORDINANCES REGARDING FEES FOR ADMINISTRATIVE AND PUBLIC HEARING VARIANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Councilmember Patrick Fiore)

Applicant: VILLAGE OF PALMETTO BAY
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING DIVISION 30-80, PLATTING AND SUBDIVISION, OF THE VILLAGE LAND DEVELOPMENT CODE TO DESIGNATE AN ADMINISTRATIVE AUTHORITY FOR PLAT AND REPLAT APPROVALS IN ACCORDANCE WITH SB 784 AND SECTION 177.071, FLORIDA STATUTES; AMENDING THE PLAT APPROVAL PROCESS TO PROVIDE FOR ADMINISTRATIVE APPROVALS FOR QUALIFYING PLATS; PROVIDING FOR SEVERABILITY; PROVID-ING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Village Attorney John Dellagloria)

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 physically in-person at Village Hall Municipal Center and/or watch the virtual meeting live via the Village's official Facebook page, YouTube Channel and/or our Granicus web stream the Village website at 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: Form Center • Public Comments Form
From submissions received before 5:00 PM, the day of the meeting, should be read out loud by the Clerk during the public comment section of the meeting. All forms are made part of the record and are distributed to the members of the Village Council.

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 de-vice. 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 par-ticipate 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

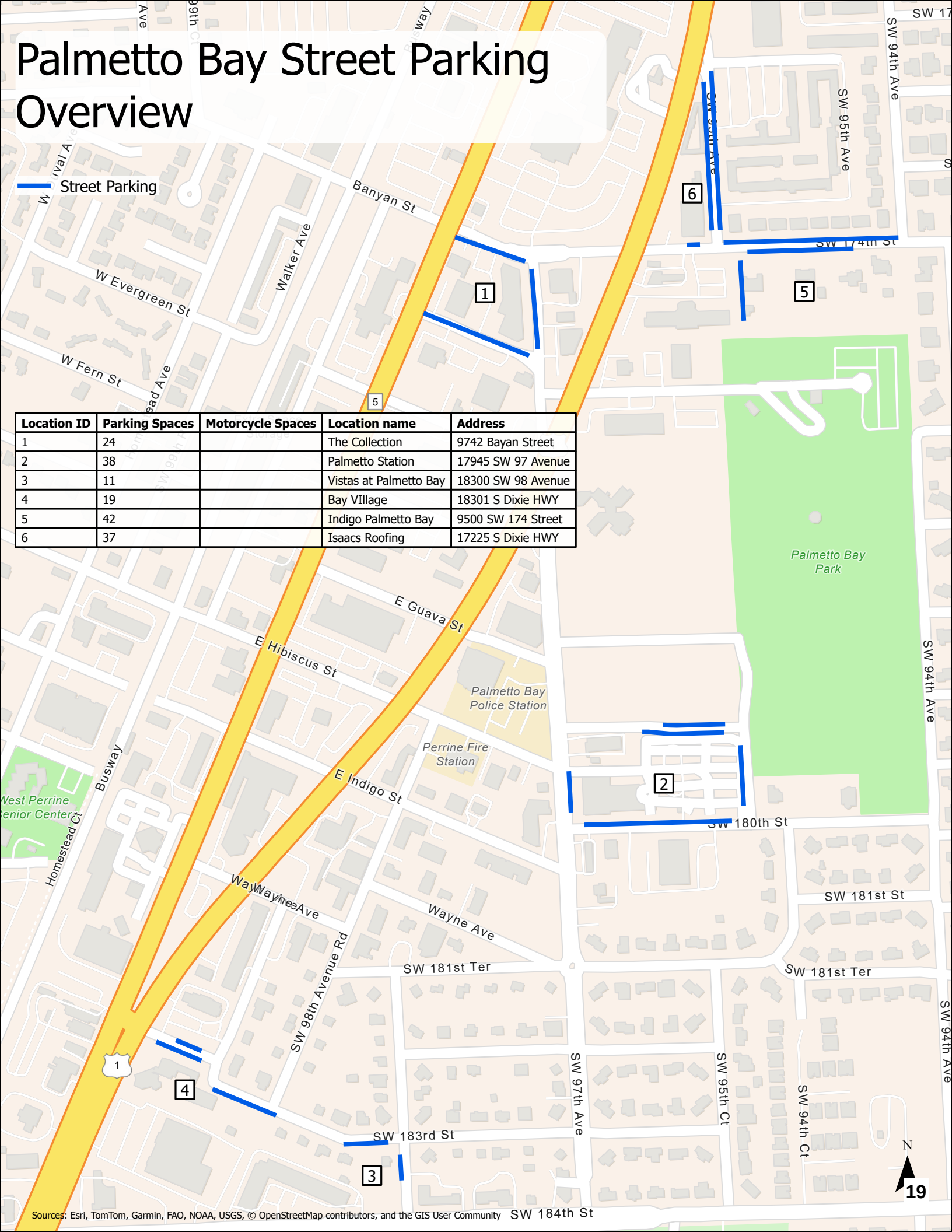
After registering, you will receive a confirmation email containing information about joining the online seminar.

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 evi-dence, 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

Palmetto Bay Street Parking Overview

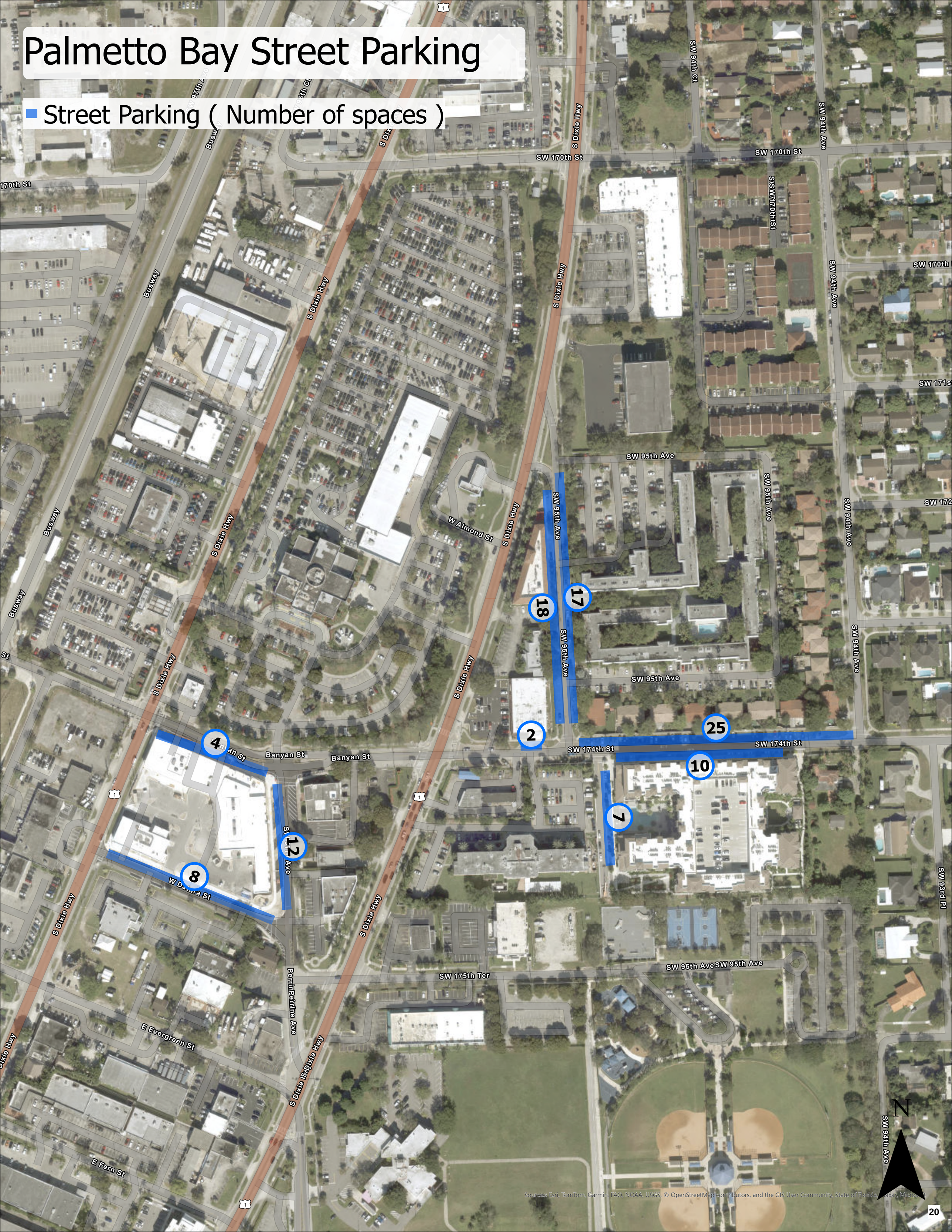


Location ID	Parking Spaces	Motorcycle Spaces	Location name	Address
1	24		The Collection	9742 Bayan Street
2	38		Palmetto Station	17945 SW 97 Avenue
3	11		Vistas at Palmetto Bay	18300 SW 98 Avenue
4	19		Bay VIllage	18301 S Dixie HWY
5	42		Indigo Palmetto Bay	9500 SW 174 Street
6	37		Isaacs Roofing	17225 S Dixie HWY

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Palmetto Bay Street Parking

- Street Parking (Number of spaces)



Palmetto Bay Street Parking

- Street Parking (Number of spaces)



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Florida, Maxar, Microsoft

Palmetto Bay Street Parking

- Street Parking (Number of spaces).



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, State of Florida, Maxar, Micro

AGENDA ITEM NO. 4.B

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	September 15, 2025
SUBMITTED BY:	Javier Gonzalez, Community and Economic Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	**PUBLIC HEARING ITEMS**
SUBJECT:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PLANNING AND ZONING FEES; AMENDING APPENDIX "A," THE SCHEDULE OF FEES OF THE CODE OF ORDINANCES, REDUCING BY TWENTY (20%) PERCENT THE AMOUNT OF FEES CHARGED TO SINGLE-FAMILY HOMEOWNERS FOR VARIANCE HEARINGS BEFORE THE VILLAGE COUNCIL OR FOR AN ADMINISTRATIVE VARIANCE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. *(Sponsored by Councilmember Patrick Fiore) (This Ordinance is being heard on First Reading)*
SUGGESTED ACTION:	

ATTACHMENTS:

PZ Fee Schedule Amendment Ordinance.docx

ORDINANCE 2025 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PLANNING AND ZONING FEES; AMENDING APPENDIX "A," THE SCHEDULE OF FEES OF THE CODE OF ORDINANCES, REDUCING BY TWENTY (20%) PERCENT THE AMOUNT OF FEES CHARGED TO SINGLE-FAMILY HOMEOWNERS FOR VARIANCE HEARINGS BEFORE THE VILLAGE COUNCIL OR FOR AN ADMINISTRATIVE VARIANCE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. *(Sponsored by Councilmember Patrick Fiore)*

WHEREAS, the Village of Palmetto Bay has established Appendix "A," a fee schedule for all building, zoning, mechanical and other public services; and

WHEREAS, the fees for a residential variance request before the Council, including publication and mailings, can cost residents in excess of two thousand five hundred ($2,500) dollars; and

WHEREAS, the fees for a residential administrative variance, including publication and mailings, can exceed one thousand dollars ($1,000); and

WHEREAS, the Council wishes to make the fees more equitable for a resident homeowner.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as if set forth in full.

Section 2. Amendment to Code. The Planning and Zoning Fee Schedule in Appendix A of the Code of Ordinances of the Village of Palmetto Bay is hereby amended to read as follows:

*****

APPENDIX A - FEE SCHEDULE

PLANNING AND ZONING FEE SCHEDULE

1. Zoning Application Fees

Application Type	Fee
ADMINISTRATIVE SITE PLAN REVIEW (ASPR)*	
Individual single-family, two family, or live/work unit	$50
All other uses	$1,500 plus: $500 Per Acre $200 per 10 residential units or portion thereof and/or $200 per 5,000 square feet or portion thereof
ADMINISTRATIVE REVIEW (NON-SPECIFIED)	$500
AMENDMENT OR DELETION OF COVENANT PROVISO OF RESOLUTION	$1,000
APPEALS OF ADMINISTRATIVE DECISION	$1,000
COMPREHENSIVE PLAN TEXT AMENDMENT*	$17,100
CONCURRENCY REVIEW	6% of Permit fee
CONDITIONAL USE*	$2,500
ESTABLISHMENT, EXPANSION OR MODIFICATION OF A CHARTER SCHOOL FACILITY (SECTION 30-120)*	$2,500 plus: $500 Per Acre and $200 per 5,000 square feet or portion thereof
ESTABLISHMENT, EXPANSION, OR MODIFICATION OF RELIGIOUS FACILITIES, PRIVATE SCHOOLS, CHILD CARE FACILITIES, AND OTHER NON-GOVERNMENTAL PUBLIC ASSEMBLY USE (SECTION 30-110)*	
Child Care Facilities and Other Non-Governmental Public Assembly Use	$1,500
Private School	$2,500 plus: $500 Per Acre and $200 per 5,000 square feet or portion thereof
Religious Facilities and Non-profits	$500
EXTENSION OF SITE PLAN APPROVAL	$250
FUTURE LAND USE MAP AMENDMENT*	$17,100 plus $10,000 per 5 acres or portion thereof above 5 acres.
OUTSIDE CONSULTANT—TRAFFIC, ETC.	Reimburse for cost
PLAT AND SUBDIVISION*	
Tentative Plat	$1,500
Final Plat	$500

PLANNED AREA DEVELOPMENT (PAD) SITE PLAN*	$5,000
PUBLIC HEARING (NON-SPECIFIED)	$1,000
SHORT-TERM RENTAL REGISTRATION	$500
SHORT-TERM RENTAL RENEWAL	$500 (Renewal) $250 (Annual Inspection)
SITE PLAN (PUBLIC HEARING)*	
Residential	$1,500 plus $500 per acre or portion thereof and $250 per 10 units or portion thereof
Commercial	$2,500 plus $750 per acre or portion thereof and $225 per 5,000 sq. ft. or portion thereof
Mixed-Use	$2,500 plus: $750 per acre or portion thereof and $250 per 10 units or portion thereof and $225 per 5,000 sq. ft. or portion thereof
SPECIAL EVENTS PERMITS	$75 per event
SPECIAL EVENTS TEMPORARY BANNER PERMIT	$75 per banner
TRANSFER OF DEVELOPMENT RIGHTS*	$2,500
VARIANCE (ADMINISTRATIVE)*	
Construction of a single-family home	~~$722~~ $577
Lot area, lot frontage, lot coverage (Single-family home)	~~$555~~ $444
All other residential administrative variances, including setbacks	~~$235~~ $188
All variance requests a result of a code violation	Double Fee
Commercial	$1,000
VARIANCE (PUBLIC HEARING)*	
Residential (Single-Family)	~~$300~~ $240
Lot area, lot frontage, lot coverage	~~$2,500~~ $2,000
Multi-family/Commercial/Mixed-Use	$3,990
Signage Variance	$1,710
Flood Regulations per Section 30-100.6	$2,500
ZONING CODE AMENDMENT*	$17,100
ZONING LETTER	$150
ZONING MAP AMENDMENT*	
To Residential (Single-Family)	$3,500
To Multi-Family	$5,000
To Commercial or Office	$5,000

To Mixed-Use	$7,500
* Fee to be paid for each Public Hearing or modification to plan resulting in a new review upon determination by the Director	

****

Section 3. Severability. If any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 4. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Codification. This Ordinance shall be codified in the Village Code of Ordinances.

Section 6. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this 15th day of September, 2025.

PASSED AND ADOPTED ON SECOND READING this ___ day of _____, 2025.

Attest: _____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

VOTE ON FIRST READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

FINAL VOTE AT ADOPTION ON SECOND READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

AGENDA ITEM NO. 4.C

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	September 15, 2025
SUBMITTED BY:	Javier Gonzalez, Community and Economic Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	**PUBLIC HEARING ITEMS**
SUBJECT:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING DIVISION 30-80, PLATTING AND SUBDIVISION, OF THE VILLAGE LAND DEVELOPMENT CODE TO DESIGNATE AN ADMINISTRATIVE AUTHORITY FOR PLAT AND REPLAT APPROVALS IN ACCORDANCE WITH SB 784 AND SECTION 177.071, FLORIDA STATUTES; AMENDING THE PLAT APPROVAL PROCESS TO PROVIDE FOR ADMINISTRATIVE APPROVALS FOR QUALIFYING PLATS; PROVIDING FOR SEVERABILITY; CONFLICTS; AND FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (This Ordinance is being heard on First Reading)*
SUGGESTED ACTION:	

ATTACHMENTS:

Ordinance Amending Division 30-80 Platting and Subdivision.pdf
LDC Amendment to Division 30-80 Staff Report.docx
Attachment A - Public Notice.pdf

ORDINANCE 2025 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING DIVISION 30-80, PLATTING AND SUBDIVISION, OF THE VILLAGE LAND DEVELOPMENT CODE TO DESIGNATE AN ADMINISTRATIVE AUTHORITY FOR PLAT AND REPLAT APPROVALS IN ACCORDANCE WITH SB 784 AND SECTION 177.071, FLORIDA STATUTES; AMENDING THE PLAT APPROVAL PROCESS TO PROVIDE FOR ADMINISTRATIVE APPROVALS FOR QUALIFYING PLATS; PROVIDING FOR SEVERABILITY; CONFLICTS; AND FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)(This ordinance is being heard on First Reading).*

WHEREAS, the Florida Legislature enacted Senate Bill 784 (SB 784), amending Section 177.071, Florida Statutes, which became effective July 1, 2025; and

WHEREAS, Section 177.071, Florida Statutes, now requires that certain plats or replats be administratively approved, without further action or approval by the governing body of a county or municipality, provided they comply with the requirements of Section 177.091, Florida Statutes; and

WHEREAS, the updated state law further mandates that the governing body of a county or municipality shall designate, by ordinance or resolution, an administrative authority responsible for receiving, reviewing, processing, approving, approving with conditions, or denying plat and replat submittals; and

WHEREAS, the Village of Palmetto Bay's current Division 30-80 of its Land Development Code requires all plats to be approved by the Village Council, which is no longer consistent with the intent and requirements of the amended Florida Statutes; and

WHEREAS, the Village desires to ensure full compliance with state law, streamline its platting and subdivision approval processes and enhance efficiency for applicants; and

WHEREAS, the Village Council has determined that the adoption of this ordinance is in the best interests of the health, safety, and welfare of the Village and its residents and businesses by facilitating the expeditious processing of plats while maintaining rigorous review standards.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are incorporated as if set forth in full.

Section 2. Amendment to Code. The Land Development Code of the Village of Palmetto Bay, Florida, is hereby amended to read as follows:

*****

DIVISION 30-80. PLATTING AND SUBDIVISION

Sec. 30-80.1. Subdivision plat approval.

(a) The purpose of this section is to establish the procedures and requirements for obtaining approval of a plat of subdivision as defined by Chapter 177, Florida Statutes. ~~F.S. ch. 177.~~

(b) The Village Manager is hereby designated as the Administrative Authority for purposes of this division.

(c~~b~~) *Plat required.*

(1) Whenever land is subdivided in the Village of Palmetto Bay a plat must be recorded in the official records of Miami-Dade County. No plat of subdivision lying within the Village of Palmetto Bay shall be recorded in the official records of Miami-Dade County until the ~~village council~~ Administrative Authority approves the plat. No building permit shall be issued unless the ~~village council~~ Administrative Authority has approved a final plat and it has been recorded. Notwithstanding the foregoing, the Village Building Official is hereby authorized to issue building permits in accordance with the expedited approval program as required by Section 177.073, Florida Statutes, prior to final plat being recorded. Furthermore, no certificate of occupancy shall be issued prior to the final plat, including the parcel or parcels of land on which a building will be constructed, has been recorded in the official records of Miami-Dade County.

(2) A building permit may be issued for an essential governmental facility after plat review where the ~~village council~~ Administrative Authority finds that immediate construction of the governmental facility is essential to the health, safety, or welfare of the public and where it ~~the village~~ determines that public facilities and services will be available at the adopted level of service standards concurrent with the impact of development of the governmental facility. A certificate of occupancy shall not be issued until the plat is recorded.

(d~~c~~) *Conformity to comprehensive plan.* The Village shall consider no plat application unless the proposed plat is in conformance with the Village adopted comprehensive plan.

(e~~d~~) *Upon request of the applicant and payment of an application fee, a preliminary plat may be reviewed by the ~~public works~~ Planning and Zoning d~~D~~epartment~~.~~;* the comments and advice of staff, however, shall not be binding ~~on the village~~ or be construed to create any right for the petitioner to rely on said comments. Review of a preliminary plat shall be done in a reasonable time with specific notice to the petitioner as to what constitutes a reasonable time under the existing facts and circumstances at the time of submission.

(f) Within seven (7) business days of officially receiving a plat or replat submittal, the Administrative Authority shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal for compliance with Section 177.091, Florida Statutes. The written notice must also provide the information regarding the plat or replat approval process, including requirements regarding the completeness of the process and all applicable timeframes for reviewing, approving and otherwise processing the plat or replat submittal.

(g) Unless the applicant requests an extension of time, the Administrative Authority shall approve, approve with conditions or deny the plat or replat submitted within the timeframe identified in the written notice provided to the applicant. If the Administrative Authority does not approve the plat or replat, the Administrative Authority must notify the applicant in writing of the reasons for declining to approve the submittal. The written notice must identify all areas of noncompliance and include specific citation to each requirement the plat or replat submittal fails to meet.

(h~~e~~) *Final plat review.* All final plats must be submitted to the ~~village council~~ Administrative Authority for approval. No final plat, however, shall be scheduled for ~~said~~ approval until the plat or replat and all supporting documentation required under this section have been received and reviewed by the ~~staff~~ Administrative Authority ~~and reviewed under the authority~~ as contained in this chapter. No application for final plat will be accepted ~~by the village~~ without approval of a corresponding tentative plat by Miami-Dade County. The final plat shall have incorporated all changes or modifications as required to make the tentative plat conform to Village and Miami-Dade County requirements. ~~The public works department shall submit the report to the village manager, for transmittal to the~~

~~village council.~~ The ~~village council~~ Administrative Authority shall approve the final plat, ~~as recommended by staff,~~ if the plat is found to be in conformance with these regulations.

Sec. 30-80.2. Final plat.

(a) *Format of final plats.* A land surveyor registered in the state shall prepare the final plat. The final plat shall be clearly and legibly drawn ~~to a sheet size of 30 inches by 36 inches and~~ to a scale of sufficient size to be legible, with letters and numbers to be no smaller than one eighth of an inch in height. The final plat, insofar as preparation is concerned, shall comply with all applicable regulations and state laws dealing with the preparation of plats.

(b) *Final plat application requirements.* The final plat and application shall be filed with the Administrative Authority and the ~~public works~~Planning and Zoning ~~d~~Department on forms provided by the department. The application shall be submitted along with the required number of copies and an application fee as established by the Village. The recording costs for legal documents and fees for notification shall be paid prior to and as a condition for the plat to be submitted for action by the Administrative Authority~~public hearing before the village council~~. The following information shall be part of the final plat unless waived by the ~~public works director~~Administrative Authority:

(1) *Name of the subdivision.* The plat shall have a title or name. The title of the plat shall include the name of the village, the section, township and range of which such platted land is a subdivision. The Planning & Zoning ~~d~~Department shall disapprove any name or title, which is similar to the name of any previously~~,~~ approved plat in the village and which may cause confusion.

(2) *Deed description.* There shall be printed upon the plat a full and detailed description of the land embraced in the map or plat showing the township and range in which such lands are situated and the section and part of sections platted and a location sketch showing the plat's location in reference to the closest centers of each section embraced within the plat. If a subdivision of a part of a previously recorded plat is made, the previous lots and blocks to be resubdivided shall be given. If the plat is a resubdivision of the whole of a previously recorded plat, the fact shall be so stated. Vacation of previously platted lands must be accomplished in the manner provided by law.

(3) A sealed current topographic survey ("plat survey"). The plat survey shall cover the entire area being platted and extend a minimum of 100 feet beyond the plat limits. The surveyor shall certify that the survey meets the requirements of this section. The plat survey shall contain at a minimum the following information:

a. Property boundaries;

b. Existing watercourses, canals and bodies of water within or adjacent to the plat limits;

c. Existing easements within or adjacent to the plat limits and the purposes for which the easements have been established;

d. Existing streets and alleys on or adjacent to the tract, including name and right-of-way width; and,

e. All encumbrances and restrictions specified within the owner and encumbrance report.

(4) Location of property lines, existing easements, buildings, watercourses, elevations, permits and other essential features.

(5) Names of adjacent subdivisions.

(6) Location, names and present widths of existing and proposed streets, highways, alleys, parks and other open public spaces as well as similar facts regarding property immediately adjacent.

(7) The width and location of any street or other public rights-of-way or places shown on the village or county future transportation system plan within or adjacent to the area to be subdivided, and the width and locations of all streets or other public rights-of-way proposed by the petitioner.

(8) All plat boundaries.

(9) Bearings and distances to the nearest established street lines, section corners or other recognized permanent monuments which shall be accurately described on the plat.

(10) Municipal, township, county or section lines accurately tied to the lines of the subdivision by distance and bearing.

(11) Accurate location of all monuments.

(12) Length of all arcs, radii, internal angles, points of curvature and tangent bearings.

(13) Date of field survey, north point and geographic scale.

(14) Legal description and plan of proposed layout made and certified by a Florida licensed land surveyor along with a lot parcel analysis, including the smallest lot size, largest lot size, number of lots, acreage in each parcel, and number of parcels.

(15) Where lots are located on a curve or when side lot lines are at angles less than 87 degrees or more than 93 degrees, the width of the lot at the front building setback line shall be shown.

(16) The name or numbering and right-of-way width of each street or other right-of-way shown on plat.

(17) The numbering of all lots and blocks shown on the plat. All lots shall be numbered either by progressive numbers, or in blocks progressively

numbered except that blocks in numbered additions bearing the same name shall be numbered consecutively throughout the several additions. Excepted parcels must be marked "not part of this plat."

(18) A location map at the scale of one inch equals 300 feet showing existing and proposed rights-of-way.

(19) Plat restrictions as to the following items: to restrict the type and use of water supply; type and use of sanitary facilities; type and use and benefits of water areas other open spaces and odd-shaped substandard parcels; as needed due to the resubdivision of parcels as "platted," and other restrictions of similar nature.

(20) Written confirmation from all utilities franchised to operate in the village relative to the adequacy of proposed easements shown on the plat and their ability to coexist with other utilities, which may be placed within the easement.

(21) Schematic subdivision improvement plans for the improvements necessary to bring water, sewer and public access to the project, including all off-site improvements required by the platting process, shall be submitted in conformance with this Code.

(22) Legal documents ensuring perpetual maintenance of any private roads, parking areas, landscaped areas, drainage systems, wetland mitigation areas and other common areas.

(23) An original title certificate or an attorney's opinion of title, and a tax letter or receipt from Miami-Dade County documenting taxes paid in full.

(24) Miami-Dade County DERM environmental review and resulting comments.

(25) All areas reserved or dedicated for public purposes. No strip or parcel of land shall be reserved by the owner, unless the same is sufficient in size and area to be of some practical use or service.

(26) The dimensions of all lots and angles or bearings.

(27) Location, dimension and purpose of any easements.

(28) Certification by a registered surveyor to the effect that the plat represents a survey made by him, and that all monuments shown thereon actually exist, and that their location is correctly shown.

(29) An acknowledgment by the owner of his adoption of the plat, and of the dedication of streets and other public areas and the consent of any mortgage holders to such adoption and dedication. If existing right-of-way is to be closed, purpose of closing must be stated on the plat.

(c) *Additional required information.* In addition to the plat and application form, the applicant shall submit the following information:

(1) A complete and current ownership and encumbrances report.

(2) The applicable base flood elevation information.

(3) A list of all easements and rights-of-way to be vacated.

(4) Copies of all land development and environmental licenses and permits applied for including water management, and dredge and fill permits.

Sec. 30-80.3. Final plat endorsement.

(a) *Endorsement of final plat.* Upon approval of the final plat by ~~the village council~~the Administrative Authority, the final plat shall be executed by the mayor or his designee and attested to by the village clerk. The ~~public works director~~ Administrative Authority shall forward the signed original of the final plat to the applicant for county approval.

(1) *Effect of dedication.* A plat containing dedications of any interest in property, when properly recorded, shall constitute a sufficient, irrevocable conveyance to vest all legal and equitable interests in the parcels of land so dedicated, to be held by the village in trust and the approval of the plat by the ~~village council~~ Administrative Authority shall have the force and effect of an acceptance of said legal and equitable interest. Dedications to the village and the public for public purposes shall vest legal and equitable title in the village. However, nothing herein shall be construed to create any obligation on the part of the village to perform any act of construction or maintenance within a dedicated area unless or until that obligation is voluntarily planned, budgeted and implemented by the village and only for such period of time that the village elects to continue said maintenance.

(b) *Requirements for final village signature.* Prior to final village signature upon a plat for recordation, the petitioner shall obtain executed approved agreements if required by the village concerning the payment of the petitioner's share of required public facilities and any other requirements of the final plat approval. The petitioner shall also provide one or more copies of the final plat, to the village in a format deemed acceptable by ~~the public works director~~the Planning and Zoning Director.

(c) *Time limitations of final plat approval.* The burden is on the property owner to either record the plat within 12 months of ~~village council~~ Administrative Authority approval or request from the ~~village council~~Administrative Authority, prior to expiration, one extension. The burden is also on the property owner to record the plat within the time specified by the village and Miami-Dade County. Failure to record within the time specified shall render the approval of said plat null and void.

(d) *Enforcement provisions.*

(1) *Recording of plat.* No plat shall be recorded in the public records of Miami-Dade County, Florida or have any validity whatsoever until it shall have been approved in a manner prescribed herein and the final plat shall incorporate all changes or modifications required by the ~~village council~~Administrative Authority. In the event any such unapproved subdivision is recorded it shall be considered invalid and the village may institute proceedings to have it stricken from the public records at the property owner's cost.

(2) *Permits.* The village building official shall not issue any building permit for any structure to be constructed within the village unless and until said official receives a reproducible Mylar of the duly recorded plat. Notwithstanding the foregoing, the Village Building Official is hereby authorized to issue building permits in accordance with the expedited approval program as required by Section 177.073, Florida Statutes, prior to final plat being recorded.

(3) *Revision of plat after approval.*

a. After approval by the ~~village council~~ Administrative ~~but~~Authority but prior to recording any plat in the public records, the petitioner shall provide to the ~~public works~~ Planning and Zoning ~~d~~Director a copy of the subject plat reflecting all corrections and/or modifications, which may have been made subsequent to the plat approval ~~by the village council~~.

b. The ~~public works director~~ Administrative Authority shall then review the plat to determine if any revisions or modifications have been made that are contrary to or inconsistent with the approval ~~of the village council~~.

c. After review, the ~~public works director~~ Administrative Authority will provide the petitioner with a letter, which will either authorize recordation of the revised plat or require that the revised plat be returned to the village ~~council~~.

(4) *Failure to satisfy conditions of approval.* The failure to satisfy conditions of approval, whether conditions precedent or subsequent to recordation, shall be reported to ~~the village manager~~the Planning & Zoning Director. If upon written notice, ~~by the village manager~~ the applicant fails to correct the failures the ~~village council~~ Administrative Authority shall be notified. ~~The village council upon notice to the property owner shall hold a public hearing.~~ If the ~~village council~~ Administrative Authority finds that the conditions have not been satisfied, the ~~village council~~ Administrative Authority shall take immediate corrective action to ensure compliance.

(e) *Modifications to recorded plats.* The modifications listed in this section may be accomplished upon a finding by the ~~public works director~~ Administrative Authority that the regulations of this division have otherwise been met and through the payment of any fees for the cost of processing. The following types of development shall be deemed exempt and not subject to the provisions of the mandatory platting requirements of this Code:

(1) The dedication of land or any interest in land to any governmental agency, entity or political subdivision.

(2) The division of a duplex-zoned platted lot to permit individual ownership in conformance with all applicable zoning and building code provisions.

(3) The combination of lots and/or portions of lots to create a common building site provided that the property owner presents a unity of title recordable in the public records and in a form acceptable to the village attorney identifying the boundaries of the building site and the intent to develop and convey as one site or parcel in perpetuity or so long as the proposed use and structures

exists. Such instrument cannot be amended or modified without village approval. No combination shall be approved where approval would allow violation of any other provision of this Code.

(4) The division of a nonresidential-zoned platted parcel into not more than two parcels, when the village determines that a new public right-of-way or parcel access is not required. In this instance, the ~~public works~~ Planning and Zoning ~~d~~Department may require that any or all of the following items be provided and approved for all parcels:

a. Current survey.

b. Sketch plat.

c. Master parking plan.

d. Secondary access plan.

e. Alley, access, drainage, utility, planting, or other easements.

f. Paving and drainage plan.

g. Sewer and water plans.

(f) *Recorded plat.* No change to a recorded plat shall be created and no development is undertaken except in conformance with the recorded plat or as specifically allowed in this section.

****

Section 3. Severability. If any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 4. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Codification. This Ordinance shall be codified in the Village Land Development Code.

Section 6. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this 15th day of September, 2025.

PASSED AND ADOPTED ON SECOND READING this____ day of _____, 2025.

Attest: _____ _____

Missy Arocha **Karyn Cunningham**
Village Clerk **Mayor**

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John C. Dellagloria
Village Attorney

VOTE ON FIRST READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

FINAL VOTE AT ADOPTION ON SECOND READING:

Mayor Karyn Cunningham ___

Council Member Steven Cody ___

Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___

Additions shown by underlining and deletions shown by ~~overstriking~~.

VILLAGE OF PALMETTO BAY, FLORIDA
PLANNING AND ZONING DEPARTMENT

9705 East Hibiscus Street • Palmetto Bay, Florida 33157
Phone: 305-259-1243 • Fax: 305-259-1290 • www.palmettobay-fl.gov

Date:	September 15, 2025
To:	Honorable Mayor and Village Council
From:	Javier Gonzalez, AICP, CFM, Planning and Zoning Director
Subject:	Land Development Code Text Amendment to Division 30-80: Platting and Subdivision, for Compliance with SB 784 (F.S. 177.071) and HB 665 (F.S. 177.073).

REQUEST

The Administration, through the Planning & Zoning Department, is requesting Mayor and Village Council approval to amend Division 30-80, Platting and Subdivision, of the Village Land Development Code. This amendment is necessary to ensure full compliance with newly amended Section 177.071, Florida Statutes (as enacted by Senate Bill 784), which mandates administrative plat approvals, and to integrate provisions from Section 177.073, Florida Statutes (as created by HB 665), authorizing the expedited issuance of residential building permits before a final plat is recorded. The proposed amendment designates the Village Manager as the Administrative Authority for plat approvals, streamlines the process for qualifying plats, and aligns the Village's regulations with state law. The amendment has been properly advertised in accordance with Section 166.041, Florida Statutes. A copy of the advertisement is included in Attachment A.

BACKGROUND

On July 1, 2025, Senate Bill 784 (SB 784) became effective, significantly amending Section 177.071, Florida Statutes, regarding the approval of plats and replats. The amended state law now requires that a plat or replat, if it fully complies with the requirements of Section 177.091, Florida Statutes, must be approved administratively, and no further action or approval by the governing body of a county or municipality is required. SB 784 further mandates that the governing body of each county or municipality shall designate, by ordinance or resolution, an administrative authority responsible for receiving, reviewing, processing, approving, approving with conditions, or denying plat and replat submittals.

Additionally, effective July 1, 2024, HB 665 created Section 177.073, Florida Statutes. This new law mandates that qualifying municipalities establish a program to expedite the issuance of residential building permits for residential subdivisions or planned communities before a final plat is recorded. While the Village's existing LDC text generally requires the Village Building Official to receive a reproducible Mylar of a duly recorded plat before issuing a building permit, this specific provision directly conflicts with the new state requirement for expedited permits under F.S. 177.073.

The Village of Palmetto Bay's existing Division 30-80 of its Land Development Code (LDC) currently stipulates that all plats must be approved by the Village Council and contains the permit issuance restriction. These provisions are no longer fully consistent with the intent and explicit requirements of the amended Florida Statutes. To ensure legal compliance with both SB 784 and HB 665, streamline our internal processes, and enhance efficiency and predictability for applicants, an amendment to the

LDC is required to formally establish the administrative approval pathway and designate the responsible authority, as well as to incorporate the necessary exception for expedited building permit issuance.

This text amendment explicitly designates the Village Manager as the Administrative Authority for these purposes. It also updates various procedural references throughout Division 30-80 to reflect this change, ensuring consistency and adherence to the state-mandated timelines for administrative review and action.

ORDINANCE SUMMARY

This Ordinance amends Division 30-80, Platting and Subdivision, of the Village Land Development Code to:

- Designate the Village Manager as the Administrative Authority for plat and replat approvals, as required by Section 177.071, Florida Statutes.
- Establish a clear administrative review process for plats and replats that comply with F.S. 177.091, removing the requirement for Village Council approval for such qualifying submittals.
- Authorize the Village Building Official to issue building permits prior to final plat recording, in accordance with the expedited approval program as required by Section 177.073, Florida Statutes.
- Mandate specific timelines for the Administrative Authority, including:
    - Providing written notice to applicants within seven (7) business days of submittal, acknowledging receipt and identifying any missing information.
    - Approving, approving with conditions, or denying a plat or replat within the identified timeframe.
    - Providing written specific reasons for any denial.
- Update all relevant sections within Division 30-80 to replace references to "Village Council approval" with "Administrative Authority approval" where appropriate.
- Clarify the legal effect of dedication for administratively approved plats, affirming that the Administrative Authority's approval, upon recording, constitutes the Village's acceptance of dedicated interests.

ANALYSIS

In evaluating this proposed text amendment, staff has considered the criteria outlined in Section 30-30.7(b) of the Village's Land Development Code:

1. Whether the proposal is consistent with the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the village's concurrency management program.
    - **Response:** The proposed amendment revises the process for plat and permit approval rather than the standards for development. By ensuring the Village's LDC is consistent with state law, it maintains the integrity of the overall regulatory framework, which supports the objectives and policies of the Comprehensive Plan and its associated levels of service and concurrency management.

2. Whether the proposal is in conformance with all applicable requirements of Chapter 30.

    - **Response:** The purpose of the LDC text amendment is to bring Chapter 30 into conformance with two new state statutory requirements (F.S. 177.071 and F.S. 177.073), thereby ensuring the chapter's continued legal validity and enforceability.

3. Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether the changes support or work against the proposed change in land use policy.

    - **Response:** The most significant changes in "development conditions" relevant to this amendment are the enactment of Florida Senate Bill 784 and HB 665, which directly amended state platting and permit issuance law. These changes in state law mandate the proposed LDC update.

4. Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed land uses.

    - **Response:** The proposed amendment enables administrative procedures for plats and permits, not permissible land uses, densities, or development standards. Therefore, it will not directly result in any incompatible land uses, nor will it have an adverse impact on adjacent or neighboring properties in terms of land use compatibility.

5. Whether, and the extent to which, the proposal would result in demands on transportation systems, public facilities and services; would exceed the capacity of the facilities and services, existing or programmed, including: transportation, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services.

    - **Response:** As a procedural amendment, this proposal does not change the intensity or type of development permitted within the Village. It clarifies the timing of permit issuance but does not alter the requirement that all necessary public facilities and services must be adequate for development.

6. Whether, and the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetland protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.

    - **Response:** This amendment is administrative in nature and does not modify any environmental protection regulations, development standards, or land use designations. Therefore, it will not result in any adverse impacts on the natural environment.

7. Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.

- **Response:** The proposal is anticipated to have a positive impact on the general welfare by streamlining governmental processes, improving efficiency, and providing greater predictability for property owners and developers. By facilitating a more efficient development review and permit issuance, it may indirectly support economic vitality and is not expected to adversely affect property values.

8. Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on land use pattern shall be identified.

    - **Response:** The amendment, by clarifying the plat and building permit approval processes and ensuring compliance with state law, contributes to a more orderly and predictable framework for land development. It does not alter existing land use patterns.

9. Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and intent of Chapter 30.

    - **Response:** The proposal is in the public interest as it ensures the Village's Land Development Code is compliant with state law (F.S. 177.071 and F.S. 177.073), thereby avoiding potential legal challenges and providing a more efficient, transparent, and predictable process for all applicants. It is in harmony with the purpose and intent of Chapter 30, which is to regulate and control land development in an effective and legally defensible manner.

10. Other matters which the local planning agency or the village council in its legislative discretion may deem appropriate.

    - **Response:** Staff acknowledges the legislative discretion of the Village Council and Local Planning Agency. Key considerations for this amendment include mandatory state law compliance and enhancing the efficiency and predictability of both the plat approval and building permit processes for all stakeholders.

BUSINESS IMPACT ESTIMATE

Pursuant to Florida Statute 166.041(4), a business impact estimate indicates this ordinance will foster a positive business environment through reduced approval timelines and increased predictability in the plat and building permit approval processes for developers and property owners.

Benefits to Businesses:

- Reduced Approval Times: By shifting qualifying plat approvals to an administrative process and allowing building permits to be issued prior to final plat recording, the overall time for obtaining necessary approvals and commencing construction is expected to decrease significantly, accelerating development projects.
- Increased Certainty: Clearly defined timelines for administrative review and the new authority for early permit issuance provide greater predictability for applicants.
- Lower Costs: Reduced delays in the approval and permit issuance process can lead to lower costs for developers and businesses.

- Streamlined Process: A more efficient and less cumbersome approval process can encourage development and investment within the Village.

While the ordinance introduces no new fees or direct costs to businesses, it enhances the operational efficiency of the platting and permitting processes, ultimately benefiting the development community and the Village's economic vitality.

RECOMMENDATION
Staff recommends that the Mayor and Village Council approve this ordinance on First Reading.

ATTACHMENTS
Attachment A – Published Notice

MIAMI LAKES
Growing Beautifully

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Miami Lakes proposes to consider at the 1st Budget Hearing, on **Thursday, September 11, 2025, at 6:30 PM, or as soon thereafter as the same may be heard, at the Town Hall Chambers, 6601 Main Street, Miami Lakes, Florida.** The following ordinances are to be read at first reading:

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, ADOPTING THE MILLAGE RATE OF THE TOWN FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025, THROUGH SEPTEMBER 30, 2026, PURSUANT TO SECTION 200.065, FLORIDA STATUTES; PROVIDING FOR DIRECTIONS TO TAX COLLECTOR; PROVIDING FOR NOTICE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

AND,

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING AND ADOPTING THE BUDGET FOR THE TOWN OF MIAMI LAKES FOR FISCAL YEAR 2025-2026; PROVIDING FOR EXPENDITURE OF FUNDS; PROVIDING FOR AMENDMENTS; PROVIDING FOR CARRYOVER OF FUNDS; PROVIDING FOR THE INCORPORATION OF THE ADOPTED CAPITAL BUDGET AS THE CAPITAL IMPROVEMENT ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

For access to the meeting agenda please visit www.miamilakes-fl.gov/agenda. Livestreamed meeting can be viewed here: **https://www.miamilakes-fl.gov/meetings**

Public Comments will be accepted by the following means:

Members of the public may attend the meeting at the physical meeting location stated above and deliver their public comments in person during the public comment portion of the agenda. You can also submit a Pre-recorded Video for Public Comments, by visiting https://www.miamilakes-fl.gov/remotecomments. Videos submitted cannot exceed 3 minutes and should be submitted one day before the meeting.

A person wishing to submit a Remote Public Comment, can join the meeting via: **https://www.miamilakes-fl.gov/remotecomments**. You must have a working microphone and working web camera in order to submit a live remote public comment.

1) You can also call in live during the meeting to listen to the meeting via phone and/or call in live during the meeting to submit a public comment, to any of the following numbers:
   +1 786-635-1003
   +1 312-626-6799
   +1 929-205-6099
   +1 253-215-8782
   +1 301-715-8592
   +1 346-248-7799
   +1 699-900-6833

PLEASE ENTER THE MEETING ID# WHEN PROMPTED: 666 475 152#

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD CALL TOWN HALL AT (305) 364-6100, BY 5 PM, NO LATER THAN (2) BUSINESS DAYS PRIOR TO THE MEETING FOR ASSISTANCE. PLEASE BE ADVISED THAT TWO OR MORE COUNCILMEMBERS WILL BE IN ATTENDANCE OF THE ABOVE MEETINGS. IF YOU ARE HEARING OR SPEECH IMPAIRED, YOU MAY JOIN THE MEETING USING FLORIDA RELAY SERVICE BY DIALING 711 ON YOUR TELEPHONE.

Gina M. Inguanzo, Town Clerk

VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, SEPTEMBER 15, 2025, at 7:00 p.m.** at Village Hall Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, Florida 33157.

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

Applicant: VILLAGE OF PALMETTO BAY
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE CODE OF ORDINANCES TO REGULATE ON-STREET PARKING WITHIN THE VILLAGE OF PALMETTO BAY; ESTABLISHING PARKING REGULATIONS, TIME RESTRICTIONS, AND FEE STRUCTURES; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (This Ordinance was deferred from the June 16, 2025-Zoning Hearing)

Applicant: VILLAGE OF PALMETTO BAY
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO PLANNING AND ZONING FEES; AMENDING APPENDIX A OF THE CODE OF ORDINANCES REGARDING FEES FOR ADMINISTRATIVE AND PUBLIC HEARING VARIANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Councilmember Patrick Fiore)

Applicant: VILLAGE OF PALMETTO BAY
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING DIVISION 30-80, PLATTING AND SUBDIVISION, OF THE VILLAGE LAND DEVELOPMENT CODE TO DESIGNATE AN ADMINISTRATIVE AUTHORITY FOR PLAT AND REPLAT APPROVALS IN ACCORDANCE WITH SB 784 AND SECTION 177.071, FLORIDA STATUTES; AMENDING THE PLAT APPROVAL PROCESS TO PROVIDE FOR ADMINISTRATIVE APPROVALS FOR QUALIFYING PLATS; PROVIDING FOR SEVERABILITY; PROVID-ING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (Sponsored by Village Attorney John Dellagloria)

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 physically in-person at Village Hall Municipal Center and/or watch the virtual meeting live via the Village's official Facebook page, YouTube Channel and/or our Granicus web stream the Village website at 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: Form Center • Public Comments Form
From submissions received before 5:00 PM, the day of the meeting, should be read out loud by the Clerk during the public comment section of the meeting. All forms are made part of the record and are distributed to the members of the Village Council.

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 de-vice. 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 par-ticipate 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 evi-dence, 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