For Immediate Release

Village Council Takes Big Leap Toward Downtown Palmetto Bay

PALMETTO BAY, FL, JUNE 23, 2016 - The Palmetto Bay Village Council heard and approved the site plans for the first two downtown projects at the Zoning Hearing on Monday, June 21, catapulting the dream of Downtown Palmetto Bay into fruition.

"Atlantico at Palmetto Bay" will be the first to break ground. The project, located at the northeast corner of Franjo Road and SW 180 Street consists of a five story, mixed use development with 271 residential units, 7,010 square feet of ground floor commercial/retail space and accessory parking.

The Village is extremely excited and commends developer FCI Palmetto Bay, LLC for setting the tone for tastefully-designed future projects in Downtown Palmetto Bay. Atlantico's impeccable design strictly follows the criteria and philosophy behind our award winning Downtown Urban Village (DUV) code. The pedestrian-friendly project features interior, interconnected public walkways, widened landscaped sidewalks, a civic
plaza and twice the amount of required open spaces.

"Atlantico at Palmetto Bay" Renderings
The other DUV item that was heard and approved on Monday will also bring life to our future Main Street, Franjo Road. The future Somerset K-8 Academy is slated for development on vacant land east side of Franjo Road roughly between East Hibiscus Street and Guava Street. The project had originally come before The Village for approval in 2011 and then in 2014, a settlement between the two parties approved a K-12 charter school for 1,400 students. Monday night's item reduced that number down to 1,000 and cut down the maximum grade level from 12th to 8th grade through the negotiations of Councilman Tim Schaffer and Village Manager, Ed Silva. During public comments, Village resident Bev Gerald asked for a hard cap of 1,000 in perpetuity, a condition to which the applicant agreed to incorporate in the approval documents. The project site plan was unanimously approved on a 4-0 vote (Vice Mayor John Dubois was absent.)

**Future Somerset Academy Charter School (K-8)**

**Conceptual Design**

**View from Palmetto Bay Park**

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**About Palmetto Bay**

*Palmetto Bay is a vibrant, family-oriented community in the South Miami-Dade area, situated along the beautiful Biscayne Bay. Known as the "Village of Parks" for its amazing park facilities and bountiful recreational amenities, Palmetto Bay is one of the most desirable places to live in South Florida. Adding to its allure are the excellent private and public schools within the Palmetto Bay boundaries. To learn more about our awesome community, please visit our [website](#).*
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