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 Quick
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
LOCAL PLANNING AGENCY MEETING
MONDAY, APRIL 20, 2026 – 7:00 PM

(PRIOR TO THE ZONING HEARING)
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. **REQUESTS, 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. PUBLIC HEARING ITEMS

A. **Applicant:** Fernando J. Chamula
Location: 17391 SW 92nd Court, Palmetto Bay, FL
Folio: 33-5033-000-0740
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY; RECOMMENDING AN AMENDMENT TO THE OFFICIAL ZONING MAP, AS REFERRED TO IN SECTION 30-10.5, TO CHANGE THE DESIGNATION FROM "AGRICULTURAL" (AG) TO "ESTATE MODIFIED SINGLE FAMILY DISTRICT" (E-M) FOR THE PROPERTY LOCATED AT 17391 SW 92 CT (FOLIO NO. 33-5033-000-0740); AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*

4. COUNCIL COMMENTS

5. NEXT MEETING AND 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 DISABILITIES 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. 3.A

Item Cover Page

LOCAL PLANNING AGENCY MEETING AGENDA ITEM REPORT

DATE: April 20, 2026

SUBMITTED BY: Javier Gonzalez, Community and Economic Development

ITEM TYPE: Resolution

AGENDA SECTION: **PUBLIC HEARING ITEMS**

SUBJECT:

Applicant: Fernando J. Chamula
Location: 17391 SW 92nd Court, Palmetto Bay, FL
Folio: 33-5033-000-0740
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY; RECOMMENDING AN AMENDMENT TO THE OFFICIAL ZONING MAP, AS REFERRED TO IN SECTION 30-10.5, TO CHANGE THE DESIGNATION FROM "AGRICULTURAL" (AG) TO "ESTATE MODIFIED SINGLE FAMILY DISTRICT" (E-M) FOR THE PROPERTY LOCATED AT 17391 SW 92 CT (FOLIO NO. 33-5033-000-0740); AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*

SUGGESTED ACTION:

ATTACHMENTS:
Chamula Rezoning - LPA Resolution.docx
Exhibit A - Boundary Survey.pdf
Exhibit B - Proposed Zoning Map.pdf
RZ-25-001 - Rezoning from AG to E-M Staff Report LPA.docx
Attachment A - Application, LOI, Survey.pdf

Attachment B - Public Notice.pdf
Attachment C - Level of Service Approvals.pdf
Attachment D - Proposed Rezoning Map.pdf

RESOLUTION NO. 2026 -____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY; RECOMMENDING AN AMENDMENT TO THE OFFICIAL ZONING MAP, AS REFERRED TO IN SECTION 30-10.5, TO CHANGE THE DESIGNATION FROM "AGRICULTURAL" (AG) TO "ESTATE MODIFIED SINGLE FAMILY DISTRICT" (E-M) FOR THE PROPERTY LOCATED AT 17391 SW 92 CT (FOLIO NO. 33-5033-000-0740); AND PROVIDING FOR AN EFFECTIVE DATE. (*Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez)*

WHEREAS, the Village of Palmetto Bay (the "Village") recognizes the importance of maintaining a Zoning Map that is consistent with the Future Land Use Map (FLUM) and the character of surrounding neighborhoods; and

WHEREAS, the Village Council, acting as the Local Planning Agency (LPA) pursuant to Section 30-20.1 of the Village Code, has reviewed the proposed Rezoning Application (RZ-25-001) for the 2.04-acre parcel located at 17391 SW 92 CT; and

WHEREAS, the LPA finds that the current "Agricultural" (AG) designation is inconsistent with the subject property's size and lack of agricultural use, and that the proposed "Estate Modified Single Family" (E-M) designation aligns with the Village's Low Density Residential (LDR) FLUM category; and

WHEREAS, the LPA has evaluated the proposal and finds it consistent with the Village's Comprehensive Plan and in the best interest of the health, safety, and general welfare of the Village and its residents.

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

Section 1. Findings. The above recitals are hereby adopted and incorporated as findings of fact and conclusions of the Local Planning Agency.

Section 2. Recommendation. The Village Council, sitting as the Local Planning Agency, recommends approval of the proposed Rezoning from "Agricultural" (AG) to "Estate Modified Single Family" (E-M), as set forth in the accompanying Ordinance, to the Village Council for final legislative adoption. The property boundaries are illustrated in the Boundary Survey prepared by Nelson Mojarena (Exhibit A) and the map amendment is depicted in the Proposed Zoning Map (Exhibit B).

Section 3. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED AND RESOLVED this 20th day of April, 2026.

Attest: _____ _____

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

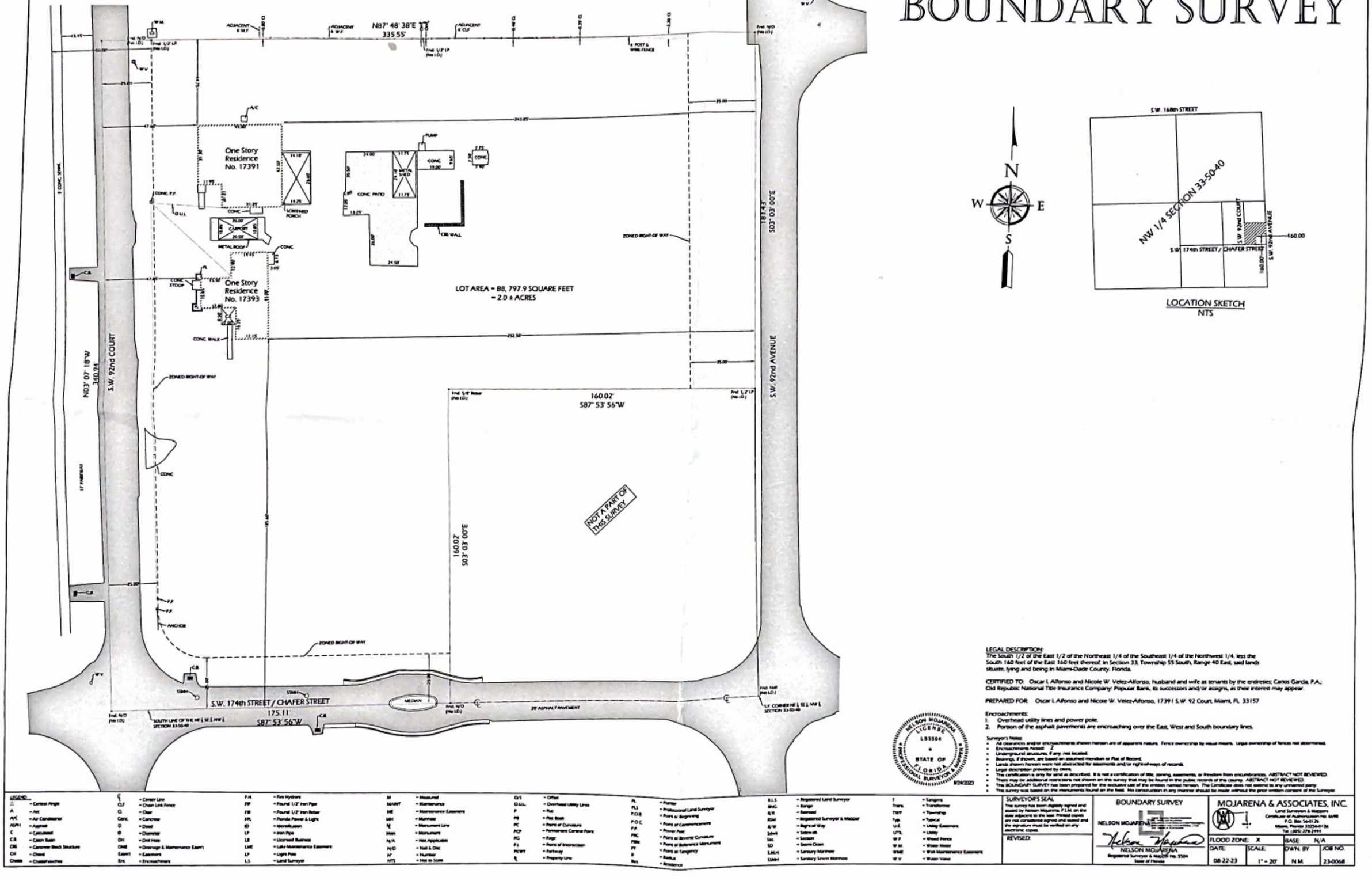
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John J. Quick
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore ____
Council Member Steve Cody ____
Council Member Marsha Matson ____
Vice-Mayor Mark Merwitzer ____
Mayor Karyn Cunningham ____

BOUNDARY SURVEY



LOCATION SKETCH
NTS

LEGAL DESCRIPTION:
The South 1/2 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4, less the South 160 feet of the East 160 feet thereof, in Section 33, Township 55 South, Range 40 East, said lands situate, lying and being in Miami-Dade County, Florida.

CERTIFIED TO: Oscar L Alfonso and Nicole W. Velez-Alfonso, husband and wife as tenants by the entireties; Carlos Garcia, P.A.; Old Republic National Title Insurance Company; Popular Bank, its successors and/or assigns, as their interest may appear.

PREPARED FOR: Oscar L Alfonso and Nicole W. Velez-Alfonso, 17391 S.W. 92 Court, Miami, FL 33157

Encroachments:
1. Overhead utility lines and power pole.
2. Portion of the asphalt pavements are encroaching over the East, West and South boundary lines.

Surveyor's Notes:
- All distances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Encroachments noted: 2
- Underground structures, if any, not located.
- Bearings, if shown, are based on assumed meridian or Plat of Record.
- Lands shown hereon were not abstracted for easements and/or right-of-ways of records.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional restrictions not shown on this survey that may be found in the public records of the county. ABSTRACT NOT REVIEWED.
- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.

NELSON MOJARENA LICENSE LS5504 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
8/24/2023

LEGEND

Δ = Central Angle	℄ = Center Line	F.H. = Fire Hydrant	M = Measured	O/S = Offset	P.L. = Platted	R.L.S. = Registered Land Surveyor	T = Tangent
A = Arc	C.L.F. = Chain Link Fence	F.P. = Found 1/2" Iron Pipe	MAINT. = Maintenance	O.U.E. = Overhead Utility Lines	P.S.M. = Professional Land Surveyor	R/W = Railroad	Trans. = Transformer
A/C = Air Conditioner	C. = Clear	F.R. = Found 1/2" Iron Rebar	ME = Maintenance Easement	P. = Plat	P.O.B. = Point of Beginning	R/W = Right of Way	TWP. = Township
ASPH. = Asphalt	Conc. = Concrete	F.P.L. = Florida Power & Light	MH = Manhole	PB = Plat Book	P.O.C. = Point of Commencement	RGM = Registered Surveyor & Mapper	Typ. = Typical
C = Calculated	D = Deed	ID = Identification	N = Monument Line	PC = Point of Curvature	P.P. = Power Pole	S/W = Sidewalk	U/E = Utility Easement
C.B. = Catch Basin	Ø = Diameter	I.P. = Iron Pipe	Mon. = Monument	PCP = Permanent Control Point	PRC = Point of Reverse Curvature	Sdmh. = Sidewalk	UTL. = Utility
C.B.S. = Concrete Block Structure	D.H. = Drill Hole	L.B. = Licensed Business	N/A = Not Applicable	PG = Page	PRM = Point of Reference Monument	Sec. = Section	W.F. = Wood Fence
CH. = Chord	D.M.E. = Drainage & Maintenance Easem't	L.M.E. = Lake Maintenance Easement	N/D = Nail & Disc	P.I. = Point of Intersection	PT = Point of Tangency	SD = Storm Drain	W.M. = Water Meter
Chatt. = Chattahoochee	Easm't = Easement	L.P. = Light Pole	N° = Number	POWY = Parkway	R = Radius	S.M.H. = Sanitary Manhole	W.M.E. = Water Maintenance Easement
	Enc. = Encroachment	L.S. = Land Surveyor	N.T.S. = Not to Scale	℄ = Property Line	Res. = Residence	SSMH = Sanitary Sewer Manhole	W.V. = Water Valve

SURVEYOR'S SEAL
This survey has been digitally signed and sealed by Nelson Mojarena, P.S.M. on the date adjacent to the seal. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISED:

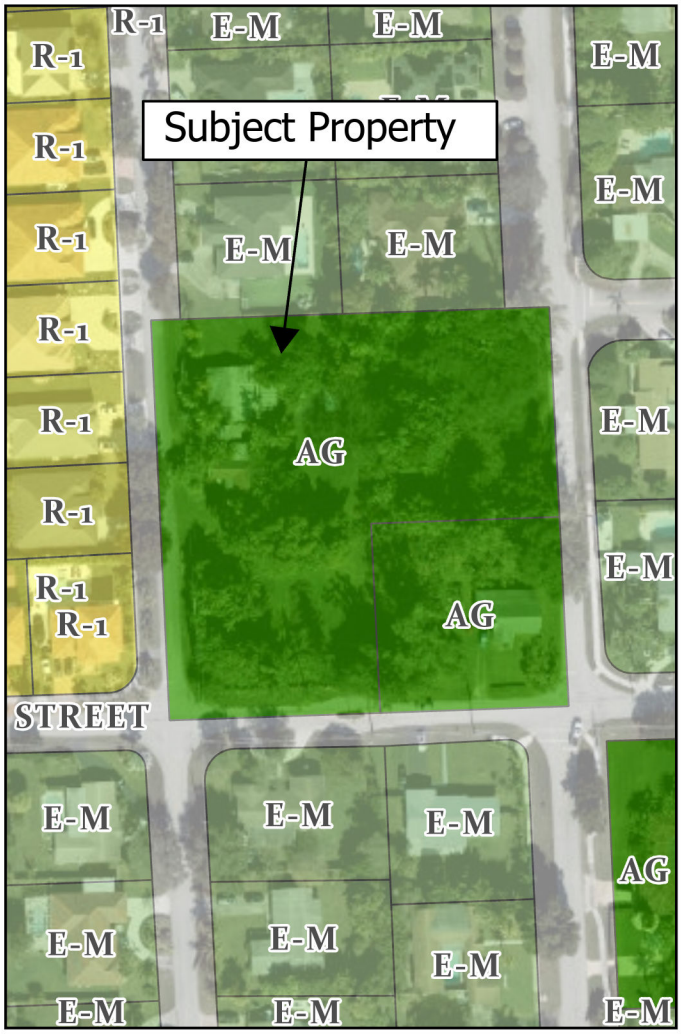
BOUNDARY SURVEY
NELSON MOJARENA
Nelson Mojarena
NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

MOJARENA & ASSOCIATES, INC.
Land Surveyors & Mappers
Certificate of Authorization No. 6698
P.O. Box 56-0126
Miami, Florida 33256-0126
Tel: (305) 279-2944

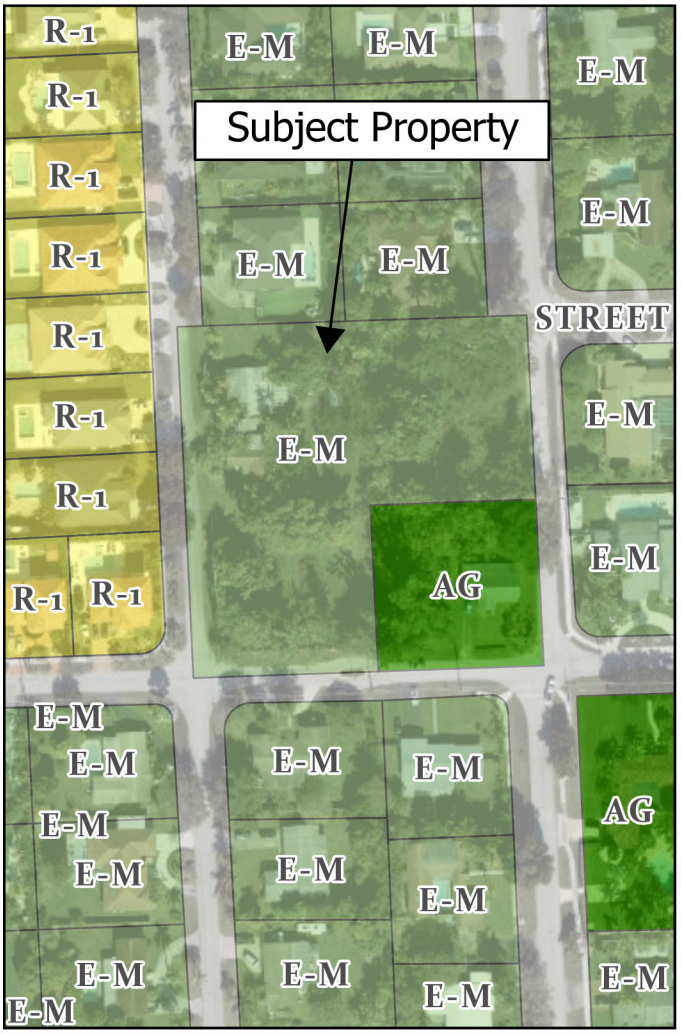
FLOOD ZONE: X		BASE: N/A	
DATE: 08-22-23	SCALE: 1" = 20'	DWN. BY N.M.	JOB NO. 23-0068

Chamula RZ-25-001

Map by: Edgar Medero, Principal Planner



Current Zoning



Proposed Rezoning

State of Florida, Microsoft, Vantor

Zoning

- AG: Agricultural Zoning District
- E-M: Estate Modified Single Family District
- R-1: Single Family Residential Zoning District
- Street

0 45 90 180 270 Feet

N

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: April 20, 2026

To: Honorable Mayor and Village Council (Local Planning Agency)

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

Subject: Rezoning from AG to E-M

Application: RZ-25-001 | Fernando Chamula

REQUEST

Fernando Chamula (the "Applicant") seeks approval from the Mayor and Village Council of a rezoning application from Agricultural District (AG) to Estate Modified Single Family District (E-M) for approximately 2.04 acres located at 17391 SW 92 Court as per survey submitted by applicant. A copy of the Application is included in Attachment A.

GENERAL INFORMATION

Owner / Applicant	Fernando H Chamula
Property Address	17391 SW 92 CT
Site Acreage	2.04 Acres (88,797.9 sq. ft.)
Folio Number	33-5033-000-0740
Future Land Use	Low Density Residential
Zoning District	Agricultural Zoning District (AG)
Proposed Zoning District	Estate Modified Single Family District (E-M)
Existing Land Use	Two Single Family Homes

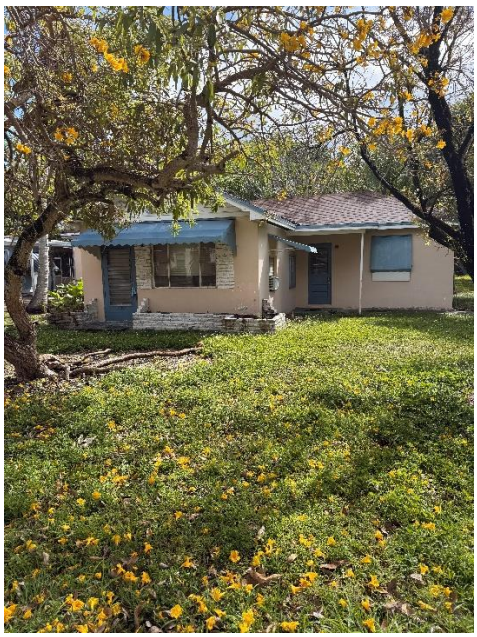
ADJACENT FUTURE LAND USE MAP AND ZONING DISTRICT CLASSIFICATION

Direction	Future Land Use	Zoning District	Existing Land Use
North	Low Density Residential	E-M	Single-Family Residential
East	Low Density Residential	E-M	Single-Family Residential
South	Low Density Residential	E-M	Single-Family Residential
West	Low Density Residential	R-1	Single-Family Residential

A map illustrating the difference between current and proposed zoning is provided below.



Current site conditions are illustrated in the following image:





NOTICE REQUIREMENTS

The Village of Palmetto Bay Land Development Code requires public notice for all zoning map amendments. When initiated by a property owner, the amendment must adhere to:

1. Publication in a local newspaper, in accordance with Florida Statute 166.041, with at least 10 days' prior notice.
2. Mailed to property owners within a 2,500-foot radius of the affected property.
3. Posted on the property itself.

The legal advertisement and mailing notices are included in Attachment B.

BACKGROUND

The Applicant is requesting a rezoning for a 2.04-acre property located at 17391 SW 92 Ct. The Village's Comprehensive Plan designates the Property as Low Density Residential. This category allows a maximum density of 6 dwelling units per acre and directly supports the proposed change from Agricultural District (AG) to Estate Modified Single Family District (E-M).

The property is located at the southern end of a block in an L shape surrounding a property on two sides that exists in the southeastern portion of the block. The homes located to the north of the applicant's property were rezoned in 1997 from Agricultural ("AU") to Estate Modified ("EU-M") with the intention to divide the property into 6 lots with a non-use variance to allow 113.6' of frontage where 120' was required. The applicant's property was left undeveloped aside from its prior two homes built in 1936 according to the county property appraiser.

The applicants intent is to divide this lot into 3 properties to develop single family homes for their use. Although the north properties required a variance when they were divided, from the survey these appear to have the frontage requirements necessary for E-M and are consistent with the neighborhood character. The application seeks to continue established zoning pattern, ensuring an orderly transition that eliminates the remaining obsolete agricultural remnants on this residential corridor.

AMENDMENTS TO THE OFFICIAL ZONING MAP CRITERIA FOR REVIEW

The property currently has two single family residential homes developed on it from 1936, with plans to subdivide into three lots. This level of development is not expected to significantly impact traffic volume in the area, adversely impact existing infrastructure, or generate substantial environmental concerns. Below is an analysis of the rezoning criteria.

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.** *The proposal is consistent with the "Low Density Residential" Comprehensive Plan designation, which allows for a maximum density of 6 dwelling units per gross acre. This category directly supports the transition from the Agricultural District (AG) to Estate Modified Single District (E-M). Furthermore, there is no impact on infrastructure levels of service (see attached level of service reports from their respective departments).*

2. **Whether the proposal is in conformance with all applicable requirements of Chapter 30.** *The subject property exceeds the primary dimensional standards for the E-M District, offering significantly more land area than required. A comparison of the standards follows:*

    - *Lot Area: At* 88,797.9 sq. ft*., the parcel is 592% of the required 15,000 sq. ft. minimum.*

- *Lot Depth: The 335.55-foot depth far exceeds the 115-foot E-M requirement.*
- *Lot Frontage: The 275 foot lot frontage far exceeds the 120 foot requirement.*

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.** *The surrounding area has fully transitioned from agricultural uses to a developed single-family residential pattern. The existing development of E-M homes to the North, East, and South makes the current AG designation an obsolete remnant that no longer reflects the built environment.*

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.** *Rezoning to E-M increases compatibility by removing agricultural allowances—such as bee hives or livestock—that are prohibited under Sec. 30-50.3(c). The E-M designation ensures the property is developed with a single-family home that mirrors the use and character of the adjacent 1997 Chana Rose Estates lots.*

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.** *The Applicant's Trip Generation Memorandum, which has been reviewed and approved by the Village's traffic consultant, indicates that the addition of one (1) single-family home will result in a negligible increase of only one (1) trip during both A.M. and P.M. peak hours. Consequently, the project is not anticipated to impact the surrounding roadway network or degrade existing levels of service. Furthermore, the rezoning was reviewed and approved by Miami-Dade County Water and Sewer, Solid Waste Management, and Miami Dade County Public Schools. The property is not listed in the Miami-Dade County Historic Preservation Sites registry (see Attachment C).*

6. **Whether, and to 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.** *The Miami-Dade County Department of Regulatory and Economic Resources (RER) has reviewed the rezoning request and approved. While RER indicates the site is within a feasible distance to connect to public water and sanitary sewers, the property may be required to be developed with onsite septic tank systems depending on the final configuration of the proposed three-lot subdivision. Any future development must also account for the potential removal or relocation of trees, requiring coordination with RER at the time of building permit. Furthermore, all stormwater must be retained on-site through seepage or infiltration drainage systems, subject to a paving and drainage review during the permitting phase. Please refer to Attachment C for the complete agency comments.*

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.** *Staff anticipates a positive impact on the general welfare by "cleaning up" an inconsistent zoning designation. Replacing an AG with ageing homes with a high-quality E-M residence is consistent with the residential character of the street and unlikely to negatively affect neighboring 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.** *The rezoning reinforces the existing residential character established by the 1997 Plat for the homes located on the same block.*

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.** *The proposal is in harmony with the intent of Chapter 30 to provide for orderly growth. It allows for the reasonable use of a vested lot of record while protecting the neighborhood from incompatible agricultural uses.*

10. **Other matters which the local planning agency or the village council in its legislative discretion may deem appropriate.** *None*

BUSINESS IMPACT ESTIMATE

This ordinance amends the Village's Zoning Map to change the designation of the subject property from Agricultural District (AG) to Estate Modified Single Family District (E-M). Because a rezoning constitutes an action implementing a "Development Order" as defined in Section 163.3164, Florida Statutes, this ordinance is exempt from the business impact estimate requirement.

RECOMMENDATION

Staff recommends that the Local Planning Agency, after reviewing the findings of fact and the analysis of the review criteria contained herein, recommend approval of the proposed ordinance to the Village Council for final legislative adoption.

ATTACHMENTS

Attachment A – Application, Letter of Intent, Survey
Attachment B – Public Notice
Attachment C – Level of Service Approvals
Attachment D – Proposed Rezoning Map

RZ	**Village of Palmetto Bay** APPLICATION FOR ZONING MAP OR LAND DEVELOPMENT CODE TEXT AMENDMENT

Date: 06/17/2025

Application No:

PURPOSE OF APPLICATION: ☐ Zoning Map Amendment ☐ Land Development Code Text Amendment

Petitioner / Applicant: Fernando H Chamula

Petitioner / Applicant Address: 4810 NW 104 Ave, Doral, Fl 33178

Phone: 786-426-9870 E-mail: ananta.america@gmail.com

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: 4810 NW 104 Ave, Doral, Fl 33178

Signature of Petitioner: _____

Address of Property: 17391 SW 92 ct , Palmetto Bay, Fl 33157

Folio: 33-5033-000-0740

SUBMITTAL REQUIREMENTS:

- Letter of Intent that includes the following:
  - A statement identifying the text or map area proposed to be amended.
  - An explanation of the text of the amendment desired.
  - An explanation of the need and justification for the proposed change.
- For an amendment to the official zoning map, the application shall also include the following information:
  - A legal description and a description by street address of the property whose zoning designation is proposed to be changed.
  - Current and proposed comprehensive plan land use map designation for the subject property.
  - The existing and proposed zoning designation for the subject property.
  - The existing and proposed use of the subject property, if applicable.

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner/agent of the subject lands described above in the application for Zoning Map or Land Development Code Text Amendment, and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by Village personnel, for the purpose of verification of information provided by owner/agent.

Signature of owner/agent:

Sworn to and subscribed before me this 23 day of June, 2025, by .

☐ He/She is personally known to me or

☒ He/She has presented FL DL as identification.

Signature of Notary Public

Type or Print Name Andrea DeLatorre

NOTARY PUBLIC STATE OF FLORIDA

ANDREA DELATORRE
Commission # HH 501899
Expires March 10, 2028

FOR STAFF USE ONLY

Fee Paid: Date:

1st Zoning Hearing Date: _____ ( ) Approved ( ) Denied ( ) Approved with conditions

2nd Zoning Hearing Date: _____ ( ) Approved ( ) Denied ( ) Approved with conditions Ordinance: _____

Revision 11/2022

Fernando H. Chamula
4810 NW 104 Ave
Doral, FL 33178
Ananta.america@gmail.com
(786) 426-9870

June 17, 2025

Planning Department
Village of Palmetto Bay
9705 E Hibiscus Street
Palmetto Bay, FL 33157

Subject: Letter of Intent for Zoning Map Amendment (Section 30-30.7)

Property Address: 17391 SW 92 Court, Palmetto Bay, FL 33157
Folio Number: 30-5033-000-0740
Legal Description: 33 55 40, 1.91 AC – S1/2 OF E1/2 OF NE1/4 OF SE1/4 OF NW1/4 LESS S160FT OF E160FT; OR 14238-1449 0889 1; COC 21426-4540 07 2003 1

To Whom It May Concern,

I am writing to formally submit this Letter of Intent requesting a Zoning Map Amendment pursuant to Section 30-30.7 of the Village of Palmetto Bay Land Development Code.

Subject Property Information

- **Street Address:** 17391 SW 92 Court, Palmetto Bay, FL 33157
- **Folio Number:** 30-5033-000-0740
- **Legal Description:** 33 55 40, 1.91 AC – S1/2 OF E1/2 OF NE1/4 OF SE1/4 OF NW1/4 LESS S160FT OF E160FT hi

Comprehensive Plan Designations

- **Current Land Use Designation:** Estate Density Residential (EDR)
- **Proposed Land Use Designation:** Estate Density Residential (EDR) *(No change proposed)*

Zoning Designations

- **Current Zoning:** Agricultural (AG)
- **Proposed Zoning:** Estate Modified (EM) 3–6

Use of Subject Property

- **Existing Use:** Vacant / Undeveloped agricultural land

- **Proposed Use:** Low-density single-family residential development consistent with EM 3–6 zoning standards

This request to rezone the subject property from Agricultural to EM 3–6 is being made to align the zoning with the prevailing development pattern in the area, which is predominantly residential. The Agricultural designation no longer reflects current or future land use needs in this part of the Village. The proposed EM 3–6 zoning will allow for residential infill that is compatible with neighboring properties and supports the Village's goals for orderly growth and the efficient use of existing infrastructure.

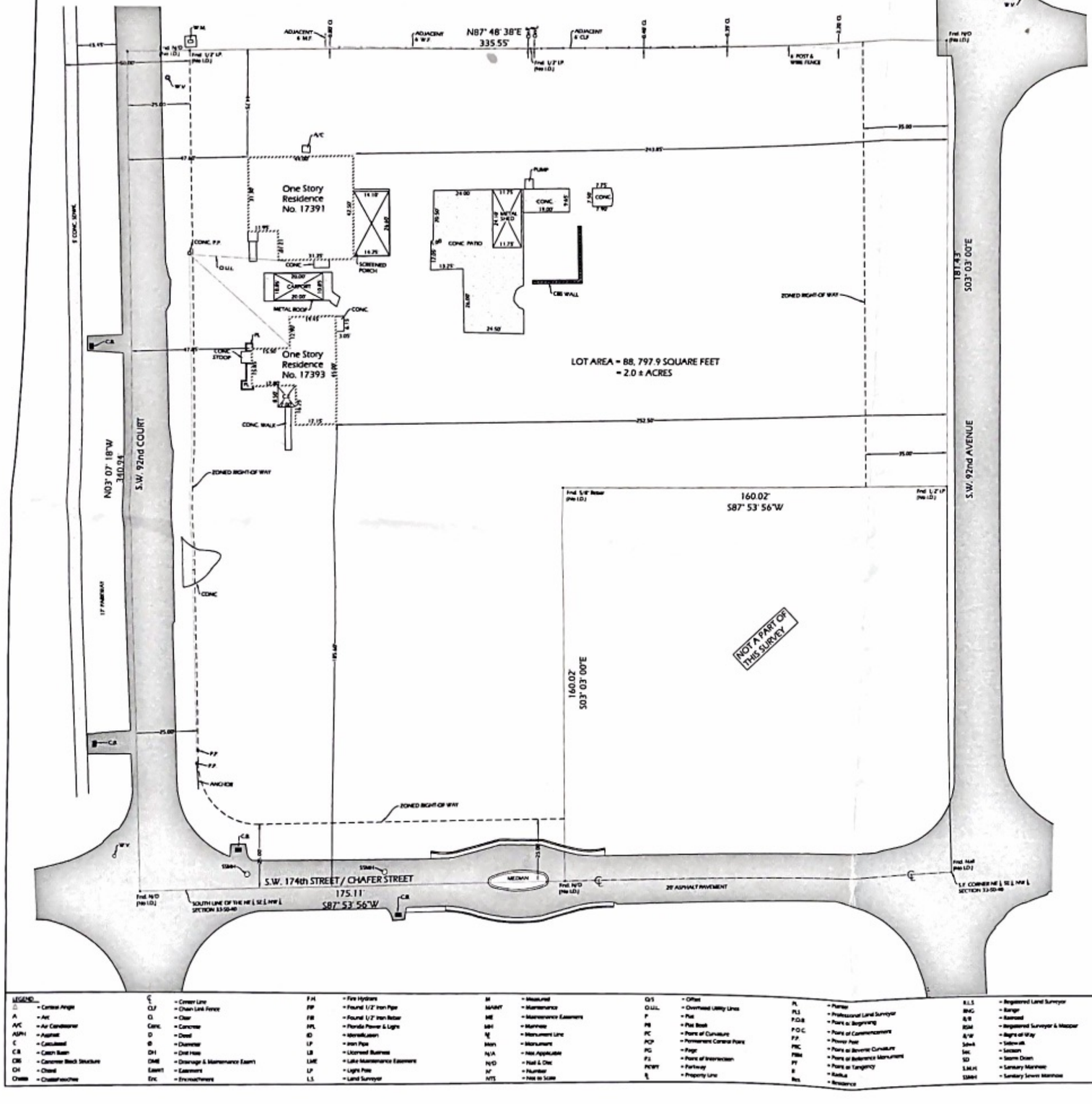
We respectfully request your favorable consideration of this zoning map amendment. Please do not hesitate to contact me should you require any additional information or supporting documentation.

Sincerely,

Fernando H Chamula

Fernando H. Chamula
Phone: (786) 426-9870
Email: Ananta.america@gmail.com

BOUNDARY SURVEY







LOCATION SKETCH
NTS

LEGAL DESCRIPTION:
The South 1/2 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4, less the South 160 feet of the East 160 feet thereof, in Section 33, Township 55 South, Range 40 East, said lands situate, lying and being in Miami-Dade County, Florida.

CERTIFIED TO: Oscar L Alfonso and Nicole W. Velez-Alfonso, husband and wife as tenants by the entireties; Carlos Garcia, P.A.; Old Republic National Title Insurance Company; Popular Bank, its successors and/or assigns, as their interest may appear.

PREPARED FOR: Oscar L Alfonso and Nicole W. Velez-Alfonso, 17391 S.W. 92 Court, Miami, FL 33157

Encroachments:
1. Overhead utility lines and power pole.
2. Portion of the asphalt pavements are encroaching over the East, West and South boundary lines.

Surveyor's Notes:
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
- Encroachments noted: 2
- Underground structures, if any, not located.
- Bearings, if shown, are based on assumed meridian or Plat of Record.
- Lands shown hereon were not abstracted for easements and/or right-of-ways of records.
- Legal description provided by client.
- This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances. ABSTRACT NOT REVIEWED.
- There may be additional restrictions not shown on this survey that may be found in the public records of the county. ABSTRACT NOT REVIEWED.
- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.

NELSON MOJARENA LICENSE LS5504 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
8/24/2023

LEGEND

Δ = Central Angle	℄ = Center Line	F.H. = Fire Hydrant	M = Measured	O/S = Offset	P.L. = Platted	R.L.S. = Registered Land Surveyor	T = Tangent
A = Arc	C.L.F. = Chain Link Fence	G. = Gas	MAINT. = Maintenance	O.U.E. = Overhead Utility Lines	P.S.M. = Professional Land Surveyor	R/W = Range	Trans. = Transformer
A/C = Air Conditioner	Clr. = Clear	F.B. = Found 1/2" Iron Rebar	ME = Maintenance Easement	P. = Plat	P.O.B. = Point of Beginning	R/R = Railroad	TWP = Township
ASPH = Asphalt	Conc. = Concrete	F.P.L. = Florida Power & Light	MH = Manhole	PB = Plat Book	P.O.C. = Point of Commencement	RSM = Registered Surveyor & Mapper	Typ. = Typical
C = Calculated	D = Deed	I.D. = Identification	N = Monument Line	PC = Point of Curvature	P.P. = Power Pole	R/W = Right of Way	U.E. = Utility Easement
C.B. = Catch Basin	Ø = Diameter	I.P. = Iron Pipe	Mon. = Monument	PCP = Permanent Control Point	PRC = Point of Reverse Curvature	Sidewalk	U.P.L. = Utility
C.B.S. = Concrete Block Structure	D.H. = Drill Hole	L.B. = Licensed Business	N/A = Not Applicable	PG = Page	PRM = Point of Reference Monument	Sec. = Section	W.F. = Wood Fence
CH. = Chord	D.M.E. = Drainage & Maintenance Easem't	L.M.E. = Lake Maintenance Easement	N/D = Nail & Disc	P.I. = Point of Intersection	PT = Point of Tangency	S.D. = Storm Drain	W.M. = Water Meter
Chaine = Chaine/Inches	Easm't = Easement	L.P. = Light Pole	N° = Number	PCVY = Parkway	R = Radius	S.M.H. = Sanitary Manhole	W.M.E. = Water Maintenance Easement
	Enc. = Encroachment	L.S. = Land Surveyor	NTS = Not to Scale	℄ = Property Line	Res. = Residence	SSMH = Sanitary Sewer Manhole	W.V. = Water Valve

SURVEYOR'S SEAL
This survey has been digitally signed and sealed by Nelson Mojarena, P.S.M. on the date adjacent to the seal. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISED:

BOUNDARY SURVEY
NELSON MOJARENA
Nelson Mojarena
NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida

MOJARENA & ASSOCIATES, INC.
Land Surveyors & Mappers
Certificate of Authorization No. 6698
P.O. Box 56-0126
Miami, Florida 33256-0126
Tel: (305) 279-2944

FLOOD ZONE: X		BASE: N/A	
DATE: 08-22-23	SCALE: 1" = 20'	DWN. BY N.M.	JOB NO. 23-0068

VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID LOCAL PLANNING AGENCY MEETING AND PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, SITTING IN ITS CAPACITY AS THE LOCAL PLANNING AGENCY, will hold a hybrid Local Planning Agency public meeting prior to the Zoning Hearing on **Monday, April 20, 2026, at 7:00 p.m.** at Village Hall Municipal Center located at 9705 East Hibiscus Street, Palmetto Bay, Florida 33157.

The purpose of the public meeting is to consider and make recommendations to the Village Council, regarding the legislation described below. **PLEASE NOTE** that the Village Council will hold a public hearing and a First Reading of the Ordinance immediately following the meeting of the Local Planning Agency.

The purpose of the public hearing is to consider the adoption of the following legislation:

Applicant:	Fernando H. Chamula
Location:	17391 SW 92 Court
Folio:	33-5033-000-0740
Request:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY; RECOMMENDING AN AMENDMENT TO THE OFFICIAL ZONING MAP, AS REFERRED TO IN SECTION 30-10.5, TO CHANGE THE DESIGNATION FROM "AGRICULTURAL" (AG) TO "ESTATE MODIFIED RESIDENTIAL" (EM) FOR THE PROPERTY LOCATED AT 17391 SW 92 COURT (FOLIO NO. 33-5033-000-0740); 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 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**

Form 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 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 desktop, lap-

top, 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/rt/4560239998893543334

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

Department of Regulatory and Economic Resources
Code Coordination & Pubic Hearings
701 NW 1st Court 4th Floor
Miami, Florida 33136-3912
T 305-372-6764 F 305-372-6759

miamidade.gov

October 16, 2025

Javier Gonzalez, Planning & Zoning Director
Village of Palmetto Bay, Planning and Zoning Division
9705 E Hibiscus Street
Palmetto Bay, FL 33157

Re: Municipal Site Plan Review #MZ2025000043-2nd Review
Fernando H Chamula
17391 SW 92nd Court
Village of Palmetto Bay process number RZ-25-001
Proposes to divide parcel into 3 lots. DBC to EM 3-6 to develop the parcels.

Folio no. 33-5033-000-0740

Dear Mr. Gonzalez:

The Department of Regulatory and Economic Resources–Code Coordination and Public Hearings Section (CCPH) has reviewed the above referenced Municipal Site Plan Review for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this site plan review is approved pursuant to Section 24-43.1 the Code.

Potable Water Supply and Wastewater Disposal
Pursuant to the Code and based on the requested district boundary change, the future development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain a sanitary sewer extension permit prior to RER approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval to allow an alternative means of domestic wastewater disposal.

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the Environmental Permitting Section of RER prior to approval of final development orders.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or

certification of adequate treatment and transmission system capacity. At the time of building permits RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Please be advised, RER-Environmental Plan Review, review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted a site plan for consideration with the application. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests to rezone the property from Agriculture to EM 3-6, could result in tree removal/relocation activity to trees. The specimen tree standards of section 24.49.2(II)(1) of the Code require the preservation of the specimen trees whenever reasonably possible, unless a tree removal permit is obtained which authorizes the removal of specimen trees. **RER recommendation or approval of the rezoning shall not be interpreted as approval for the removal or relocation of any tree resources on site.**

The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels

shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Stormwater Management
Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff.

Site grading and development plans shall comply with the requirements of all state and federal criteria and shall not cause flooding of adjacent properties.

The review of the above noted plans shall not constitute RER approval of the paving and drainage plans included in this application. Paving and drainage plans shall be reviewed and approved by the RER Environmental Plan Review office.

Enforcement History
There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

Sincerely,

Christine Velazquez, Division Chief
Regulatory and Economic Resources

MIAMI-DADE COUNTY
miamidade.gov

Water and Sewer
PO Box 330316 • 3575 S. Lejeune Road
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

August 27, 2025

ananta.america@gmail.com

Milagros Flores
4810 NW 104 Ave
Doral Florida 33178

Re: Water and Sewer Availability for Project Fernando Chamula Palmetto Bay Project
LOA Number:2025 - 2770

To Whom It May Concern:

This letter is in response to your inquiry regarding water and/or sewer availability for the construction and connection of the following:

Property Information

Folio #	Subdivision	Lot	Block	Address
3350330000740	N/A - unplatted	N/A - unplatted	N/A - unplatted	17391 SW 92 CT - Palmetto Bay, FL 33157

Types of Units to be Constructed

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day

Construction connection charges and connection charges shall be determined once the developer enters into an agreement for water and sewer service, provided the Department is able to offer those services at the time of the developer's request. Information concerning the estimated cost of facilities must be obtained from a consulting engineer. All costs of engineering and construction will be the responsibility of the developer. Easements must be provided covering any on-site facilities that will be owned and operated by the Department.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

This letter is for informational purposes only and conditions remain in effect for thirty (30) days from the date of this letter. Nothing contained in this letter provides the developer with any vested rights to receive

water and/or sewer service. The availability of water and/or sewer service is subject to the approval of all applicable governmental agencies having jurisdiction over these matters. When development plans for the subject property are finalized, and upon the developer's request, the Department will prepare an agreement for service, provided the Department is able to offer those services at the time of the developer's request. The agreement will detail requirements for off-site and on-site facilities, if any, points of connection, connection charges, capacity reservation and all other terms and conditions necessary for service in accordance with the Department's rules and regulations.

Attached please find the Points of Connection (POC) Memo. If you need further assistance in this matter, please contacts us.

Very truly yours,

Maria Capote
Utilities Supervisor

MIAMI-DADE COUNTY
miamidade.gov

Water and Sewer
PO Box 330316 • 3575 S. Lejeune Road
Miami, Florida 33233-0316
T 786-268-5360 F 786-268-5150

POINT OF CONNECTION

PROJECT NAME:	**Fernando Chamula Palmetto Bay Project**		
LOA NUMBER:	2025 - 2770		
WATER GALLONS PER DAY:	0	SEWER GALLONS PER DAY	0
PROJECT LOCATION:	17391 SW 92 CT - Palmetto Bay, FL 33157		
PROJECT DESCRIPTION:	land is being proposed for re zoning from agricultural to residential. The city of Palmetto Bay has requested an LOA from Miami Dade Water & sewer		
EXISTING ZONING:	AG (Village of PALMETTO BAY) - Agricultural / Residential	ATLAS PAGE:	Q25 , T-R-S = 55-40-33

WATER:

NOTES : The applicant did not provide a tentative plat survey to show whether the property is proposed to be subdivided and whether there is proposed public right-of-way or ingress/egress access easements for this property.

- The Applicant/ Developer should expect to be required to dedicate public right-of-way (R/W) in S.W. 92 CT., S.W. 92 AVE., and S.W. 174 ST. to match the width of public R/W that already exists on those streets.

- Seeing that the existing character of the neighborhood is an established single-family residential neighborhood, it is expected that this property will not be re-zoned for HIGH-density development.

For the expected development of proposed single-family residences OR Low-to-medium density townhouses or apartments :

- Per M-D WASD records, this property has never been connected to the water system, therefore it will be a 1st-time connection.

Therefore, per M-D WASD Rules & Regulations :

CONNECT to the (12)-inch water main in S.W. 92 AVE. (# E-2284-1) at S.W. 173 ST. (near the N.E. corner of your property) and extend a (12)-in. w.m. (SECTION LINE requirements per M-D WASD Rules & Regs.) southerly in S.W. 92 AVE. to the S.E. corner of your property, and **INTERCONNECT** to the(6)-in. w.m. (# E-9377-1) at that location.

AND : The proposed project can **CONNECT** to the aforesaid proposed (12)-inch water main in S.W. 92 AVE. and/or any of the abutting (8)-inch water mains : S.W. 92 CT. (# E-11912-1) and/or S.W. 174 ST. (# E-9371-1).

AND : **OVERSIZING CREDIT** from (8)-inch to (12)-inch for +/- 178 FEET will apply for the proposed (12)-inch water main in S.W. 92 AVE.

Water Basin	No
Water Basin Name	N/A
Water Basin Rate	0.00

Additional Service Program-WATER	No
Number of Residences - WATER	

Water - Additional Services Program (ASP)			
No.	**Property Address**	**Property Folio**	**Service Size**

Oversizing Credit	No

Water – Oversizing Credit		
No.	**Pipe Size**	**Linear Foot**

SEWER:

NOTES : The applicant did not provide a project description for how this property is proposed to be developed.

- The applicant did not provide a tentative plat survey to show whether the property is proposed to be subdivided and whether there is proposed public right-of-way or ingress/egress access easements for this property.

- IMPORTANT ! : Therefore, it is uncertain at this time what the sewer requirements will be for the proposed development of this property.

IMPORTANT NOTES ! : 1.) There is NO gravity sewer main abutting this property in S.W. 92 CT. , S.W. 92 AVE. , nor S.W. 174 ST. PLEASE be aware/ advised that **D.E.R.M.** (of M-D County R.E.R./ Building Dept.) , **NOT M-D W.A.S.D.** , is the regulatory / enforcement agency / authority that DETERMINES IF YOU are allowed to use **SEPTIC TANK(S)** or whether you are required to connect to the sewer system (NOT M-D W.A.S.D.).

2.) **D.E.R.M.** (of M-D County R.E.R./ Building Dept.) determines "FEASIBLE" distance that a property is required to connect to the sewer system , **NOT M-D W.A.S.D.**

3.) IMPORTANT NOTE ! : Therefore, the APPLICANT/ DEVELOPER/ OWNER/ ARCHITECT/ PROJECT MANAGER/ ENGINEER should **PLEASE CONTACT D.E.R.M**. (of M-D County R.E.R./ Building Dept.) , **NOT M-D W.A.S.D.** , to confirm and verify that your (property/ project) will be allowed to utilize **SEPTIC TANKS** or if required to connect to the sewer system.

4.) The nearest point of connection to M-D WASD's sewer system is a gravity sewer main (manhole) in S.W. 93 AVE., south of S.W. 173 TER. , which has a depth of 5.17 FT. per sewer as-built record # ES-8342-1. There is a distance of +/- 550 FT. from this manhole to the S.W. corner of your property , the intersection of S.W. 92 CT./ S.W. 174 ST.
Per standard engineering design of an (8)-inch gravity sewer main with a 0.4 percent slope, IT APPEARS THAT THE GRAVITY SEWER MAIN (MANHOLE) in S.W. 93 AVE., south of S.W. 173 TER. is too shallow to extend and connect your property.
BUT, **D.E.R.M.** might require you to consult with and/or contract a professional civil engineer to prove this to them with an "official" document.

Therefore, this property appears and might require to be developed with **SEPTIC TANK(S)** for sanitary sewage disposal. AND, as stated above, **D.E.R.M.** (of M-D County R.E.R./ Building Dept.) , **NOT M-D W.A.S.D.** , is the regulatory / enforcement agency / authority that DETERMINES IF YOU are allowed to use **SEPTIC TANK(S)** or whether you are required to connect to the sewer system (**NOT M-D W.A.S.D.**).

Sewer Basin	No
Sewer Basin Name	N/A
Sewer Basin Rate	0.000.00

Additional Service Program-SEWER	No
Number of Residences - SEWER	

Sewer - Additional Services Program (ASP)			
No.	**Property Address**	**Property Folio**	**Service Size**

Gravity Sewer Oversizing Credit	No

Gravity Sewer – Oversizing Credit		
No.	Pipe Size	Linear Foot

Force Main Oversizing Credit	No

Force Main – Oversizing Credit		
No.	Pipe Size	Linear Foot

PUMP STATION:

AT this time and using basic engineering calculations, it APPEARS that this property cannot connect to the sewer system. BUT, IF it is later determined that this property/ project connects to the sewer system :

- VERY IMPORTANT NOTE TO ENGINEER/ APPLICANT/ DEVELOPER/ OWNER/ ARCHITECT/ ENGINEER/ PROJECT MANAGER ! : Please be aware/ advised that a required **ALLOCATION (RESERVATION)** of sewage flow to the receiving sanitary sewage pump station is **ISSUED by D.E.R.M.** (of M-D County R.E.R./ Building Dept.) , **NOT M-D W.A.S.D.** , typically as part of the building permitting process. Therefore : The current condition showing that this project would receive **ALLOCATION (RESERVATION)** is only valid as of the date of this P.S. review for this process.
AND, therefore : Executing/ recording an agreement with M-D WASD **DOES NOT GRANT YOU** the required ALLOCATION (RESERVATION). **ONLY D.E.R.M. issues the required ALLOCATION (RESERVATION).**

- Therefore, the ENGINEER / APPLICANT / DEVELOPER / OWNER / ARCHITECT / ENGINEER / PROJECT MANAGER should **PLEASE CONTACT D.E.R.M.** (of M-D County R.E.R./ Building Dept.) for further information about **ALLOCATION (RESERVATION)** and to **PLEASE VERIFY that this project complies with D.E.R.M.'s ALLOCATION (RESERVATION) requirements.**

New Pump Station	No
New generator, including building	No
Existing Pump Station improvement	No
Pump Station Number	30-0732
Proposed N.A.P.O.T. (hours)	5.25
Pump Station Status	OK: OK

PREPARED BY:
David Wayne
Printed Name of Reviewer

APPROVED BY:
Maria Capote
Printed Name of Supervisor

Miami-Dade County Public Schools

Concurrency Management System
School Concurrency Determination

MDCPS Application Number:	**PT3325121600688**	Local Government (LG):	**Palmetto Bay**
Date Application Received:	**12/16/2025 4:48:49 PM**	LG Application Number:	**RZ-25-001**
Type of Application:	**Plats**	Sub Type:	**Redevelopment**
Applicant's Name:	**RZ-25-001**		
Address/Location:	**17391 SW 92 CT**		
Master Folio Number:	**3350330000740**		
Additional Folio Number(s):			
Name of Subdivision:		T-Plat number:	
PROPOSED # OF UNITS	**3**		
SINGLE-FAMILY DETACHED UNITS:	**3**		
SINGLE-FAMILY ATTACHED UNITS:	**0**		
MULTIFAMILY UNITS:	**0**		

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
ADJACENT SERVICE AREA SCHOOLS						

*An Impact reduction of **35.54%** included for charter and magnet schools (Schools of Choice).

M-DCPS has conducted a public school concurrency review for this application and has determined that it has **No Impact.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Department of Solid Waste Management
2525 NW 62nd Street
Miami, FL 33147
T 305-514-6609
www.miamidade.gov

08/22/2025

The Village of Palmetto Bay Zoning Department
9705 East Hibiscus Street
Palmetto Bay, FL 33157

Re: Request for LOS for Parcel Rezoning (Folio 30-5033-000-0740)

To Whom It May Concern:

In response to the email dated August 11, 2025, the Department of Solid Waste Management (DSWM) can provide you with the following information as it pertains to waste disposal concurrency:

The DSWM does not measure waste disposal capacity utilization on a case-by-case basis. Instead, the adequacy of County disposal capacity is evaluated system-wide, based on historical contracted and anticipated non-contracted waste flows. Accordingly, we are not able to make specific capacity commitments to facilities, developments, or areas.

Enclosed, please find the DSWM's FY 2024-25 concurrency determination, issued on September 20, 2024, which is filed with the Regulatory and Economic Resources Department on an annual basis. The determination shows sufficient system-wide waste disposal capacity to meet the County's adopted 5-year level-of-service standard.

Should you require additional information, please do not hesitate to contact Stacey McDuffie-Brewster, Division Chief, Business Development and Contract Management, at 305-514-6040.

Sincerely,

Achaya Kelapanda
Achaya Kelapanda
Deputy Director of Operations

Enclosure

Memorandum

Date: Sep 20, 2024

To: Jerry Bell, AICP
Assistant Director for Planning
Department of Regulatory and Economic Resources

From: Aneisha Daniel, PhD
Director
Department of Solid Waste Management

Subject: Solid Waste Disposal Concurrency Determination

The Department of Solid Waste Management (DSWM) determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of eleven (11) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2035 or six (6) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2025), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

c: Bolanle Shorunke-Jean, Assistant Director, Financial Services
Olga Espinosa-Anderson, Deputy Director, Administration
Achaya Kelapanda, Deputy Director, Operations

Department of Solid Waste Management (DSWM)
Disposal Facility Available Capacity
From Fiscal Year 2024-25 Through Fiscal Year 2034-35

		RESOURCES RECOVERY ASHFILL (2)			SOUTH DADE LANDFILL (3)			NORTH DADE LANDFILL (4)			WMI (5) & WC (6)			TOTAL	TOTAL
FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED (1)	Beginning Capacity (6)	Landfilled	Ending Capacity	Beginning Capacity (6)	Landfilled	Ending Capacity	Beginning Capacity (6)	Landfilled	Ending Capacity	CONTRACT DISPOSAL	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED	CONTRACT CAPACITY	UNUSED CAPACITY
OCT. 1, 2024 TO SEPT. 30, 2025	2,047,500	1,121,485	0	1,121,485	3,024,619	741,000	2,283,619	852,275	106,500	745,775	1,200,000	2,047,500	0	3,500,000	2,300,000
OCT. 1, 2025 TO SEPT. 30, 2026	2,088,500	1,121,485	0	1,121,485	2,283,619	741,000	1,542,619	745,775	106,500	639,275	1,241,000	2,088,500	0	3,500,000	2,259,000
OCT. 1, 2026 TO SEPT. 30, 2027	2,130,300	1,121,485	0	1,121,485	1,542,619	741,000	801,619	639,275	106,500	532,775	1,282,800	2,130,300	0	3,500,000	2,217,200
OCT. 1, 2027 TO SEPT. 30, 2028	2,172,900	1,121,485	0	1,121,485	801,619	741,000	60,619	532,775	106,500	426,275	1,325,400	2,172,900	0	3,500,000	2,174,600
OCT. 1, 2028 TO SEPT. 30, 2029	2,216,400	1,121,485	0	1,121,485	60,619	60,619	0	426,275	106,500	319,775	2,049,281	2,216,400	0	3,500,000	1,450,719
OCT. 1, 2029 TO SEPT. 30, 2030	2,260,700	1,121,485	0	1,121,485	0	0	0	319,775	106,500	213,275	2,154,200	2,260,700	0	3,500,000	1,345,800
OCT. 1, 2030 TO SEPT. 30, 2031	2,305,900	1,121,485	0	1,121,485	0	0	0	213,275	106,500	106,775	2,199,400	2,305,900	0	3,500,000	1,300,600
OCT. 1, 2031 TO SEPT. 30, 2032	2,352,000	1,121,485	0	1,121,485	0	0	0	106,775	106,500	275	2,245,500	2,352,000	0	3,500,000	1,254,500
OCT. 1, 2032 TO SEPT. 30, 2033	2,399,000	1,121,485	0	1,121,485	0	0	0	275	275	0	2,398,725	2,399,000	0	3,500,000	1,101,275
OCT. 1, 2033 TO SEPT. 30, 2034	2,447,000	1,121,485	0	1,121,485	0	0	0	0	0	0	2,447,000	2,447,000	0	3,500,000	1,053,000
OCT. 1, 2034 TO SEPT. 30, 2035	2,495,900	1,121,485	0	1,121,485	0	0	0	0	0	0	2,495,900	2,495,900	0	3,500,000	1,004,100
REMAINING YEARS				11			4			8		11			

ANNUAL DISPOSAL - DSWM LANDFILLS (in tons)	
RESOURCES RECOVERY ASHFILL	0
SOUTH DADE LANDFILL	741,000
NORTH DADE LANDFILL	106,500
TOTAL TO BE LANDFILLED	847,500

(1) Net Tons Disposed (Budget Division Base Budget for FY2024-25 with an annual 2% growth rate).

(2) Ashfill capacity is for Cell 20. When Cells 20 is depleted, Resources Recovery Plant Ash will go to WMI; RRF is inoperable due to fire February 12, 2023.

(3) South Dade includes Cells 4 and 5. When South Dade Landfill capacity is depleted, trash goes to WMI & WC.

(4) North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to WMI.

(5) Maximum Contractual Tonnage per year for WMI is 2.7 million tons, 700K tons Medley Landfill and 2 million to Okeechobee County Landfill (Based on Third Amended and Restated Non-Exclusive Agreement). The term of the agreement is through September 30, 2035, plus two 10-year options-to-renew.

(6) Maximum contractual tonnage to Waste Connections (WC) is 800,000. The current contract capacity is 500,000 tons and a letter agreement for an additional 300,000 tons. Capacity is available at the JED Landfill in St. Cloud, FL and the Heart of FL, Landfill in Lake Panasoffkee, FL. The initial term of the WC contract ends October 1, 2025 and the contract contains two additional 5-year renewal terms.

(7) All beginning capacity figures are derived from the capacity of Miami-Dade County Landfills (Landfill Capacity Report) with actual tons for July 2024 through August 2024, and projected tons for September 2024.

VILLAGE OF PALMETTO BAY
DEVELOPMENT REVIEW COMMENTS

Discipline:	Traffic Engineering
Reviewed by:	Salman Rathore, PE
Review Date:	**March 14th, 2026**
Phone:	(404) 542-4948
Fax:	(954) 921-8807
Application:	Site Development Plan
Project Name:	**17391 SW 92nd Ct Trip Generation Statement (2nd Review)**
CGA Project Number:	**24-8043 / 209660**

Comments based on the review of response to comments and revised Trip Generation Statement submitted by Speath Engineering dated March 10th, 2026.

_____ No comments
__X__ Comments as follows or attached

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1. **Existing vs. Proposed Development** – What is the existing development size? It is not clearly mentioned in the report.
   Speath Engineering (Response March 10th, 2026) – Please see the introduction section where the existing development size has been clarified. Currently existing on the subject property is 2 single-family homes with a total lot area of 83,200 SQ FT. According to Miami Dade County property appraiser, the size of the two existing residences is 1,079 SQ FT and 1,748 SQ FT.
   CGA Comments (March 14th, 2026) – Satisfied.

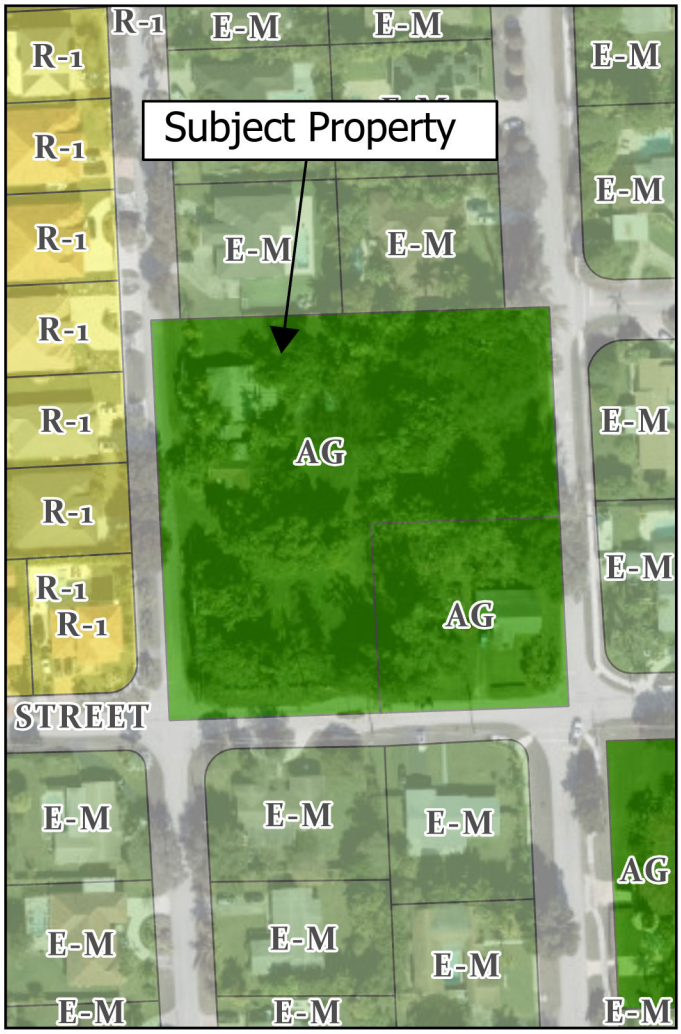
2. **Trip Generation –** Use ITE equations to calculate peak hour trips for existing and proposed developments as R-square is more than 0.75.
   Speath Engineering (Response March 10th, 2026) – Per discussion on 03/10/20206, Please see Table 1 where the trip rates have been updated to the equation associated to the R-square value as LUC 210 provides an R-square value of 0.94, 0.89, and 0.90 for the weekday, AM, and PM peak hour factors. This equation has been reflected in Table 1 and updated Trip Generation values in table 2A and 2B for the existing and proposed development reflect the R-square equation.
   CGA Comments (March 14th, 2026) – Satisfied.

Date: March 14th, 2026

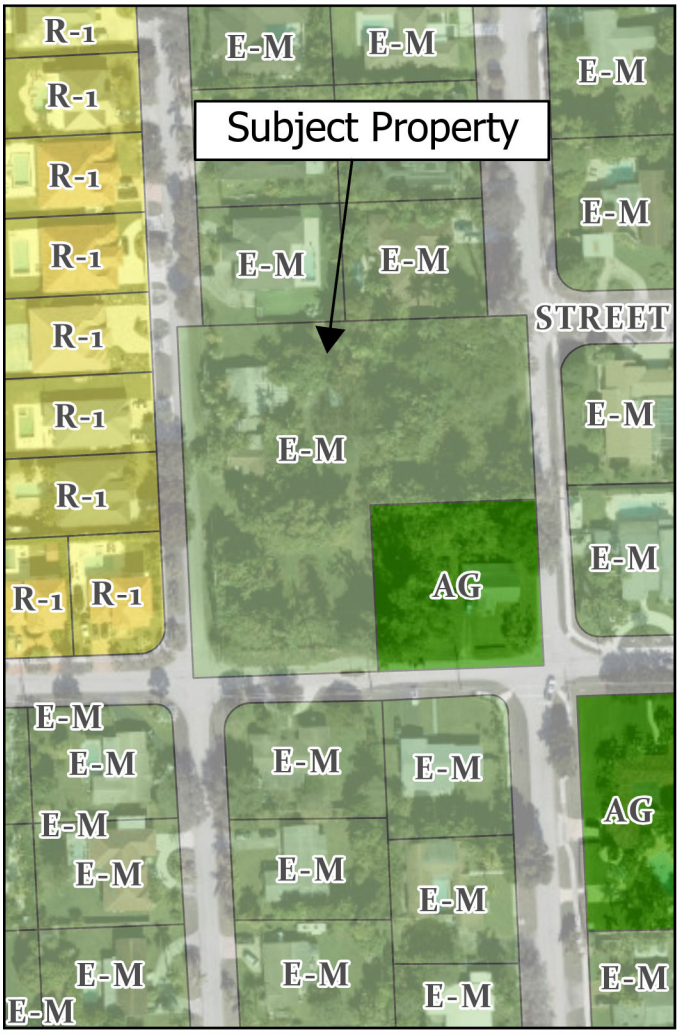
Salman Rathore, PE
Project Manager, Transportation & Mobility Department
Calvin Giordano & Associates

Chamula RZ-25-001

Map by: Edgar Medero, Principal Planner



Current Zoning



Proposed Rezoning

State of Florida, Microsoft, Vantor

Zoning

- AG: Agricultural Zoning District
- E-M: Estate Modified Single Family District
- R-1: Single Family Residential Zoning District
- Street

0 45 90 180 270 Feet

N