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, APRIL 21, 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. APPROVAL OF MINUTES

A. Zoning Hearing (February 24, 2025)

4. MAJOR PROJECTS UPDATE

5. PUBLIC HEARING ITEMS

A. **Original Applicant:** JUAN CARLOS SAINZ / FAIRCHILD BAY SUBDIVISION, LLC
Current Owner: MARCOS AND ANNE BECARI
Location: 9000 SW 174TH STREET
Folio No.: 33-5033-000-0220
Application No.: RZ-23-004
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO A ZONING CLASSIFICATION; RE-DESIGNATING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 9000 SW 174TH STREET, FOLIO NO. 33-5033-000-0220, FROM ITS CURRENT AGRICULTURAL DESIGNATION TO AN ESTATE MODIFIED SINGLE FAMILY DESIGNATION; APPROVING THE APPLICATION OF THE THEN-OWNER OF THE PROPERTY, FAIRCHILD BAY SUBDIVISION, LLC; PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Village Attorney John C. Dellagloria, Esq.) (This Ordinance is being heard on Second Reading and is in compliance with the court orders requiring the Village to rezone the property.)*

B. **Applicant:** GEORGE CASALI
Location: 8995 SW 158TH STREET & 15755 SW 90TH AVENUE
Folio No.: 33-5028-000-0160 & 33-5028-000-0164
Application No.: VPB-19-006
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-10.5, TO CHANGE FROM “AGRICULTURAL” (“AG”) TO “SINGLE FAMILY RESIDENTIAL” (“R-1”) FOR THE PROPERTY LOCATED AT 8995 SW 158TH STREET AND 15755 SW 90TH AVENUE, PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez) (This Ordinance is being heard on Second Reading)*

C. **Applicant:** PALMETTO VENTURE PARTNERS, LLC
Location: 9500 SW 174TH STREET
Folio No.: 33-5033-000-0650
Application No.: PL-25-001
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-80, PLATTING AND SUBDIVISIONS, APPROVING THE PARK VIEW AT AT PALMETTO BAY FINAL PLAT FOR THE PROPERTY LOCATED AT 9500 SW 174TH STREET; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez)*

D. **Applicant:** JOSE LOPEZ
Location: 8701 SW 148TH STREET
Folio No.: 33-5021-004-0250
Application No.: V-25-001
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-60.2, FENCES, WALLS AND HEDGES, TO PERMIT THE CONSTRUCTION OF AN 8-FOOT FENCE EXCEEDING THE 6-FOOT MAXIMUM FOR THE PROPERTY LOCATED AT 8701 SW 148TH STREET; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez)*

E. **Applicant:** MOYRA ZIMERMAN AND MATEO MLIKOTA
Location: 17071 SW 86TH AVENUE
Folio No.: 33-5034-007-0170
Application No.: V-25-002
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.4, E-M ZONING DISTRICT, TO PERMIT THE ENCLOSURE OF AN EXISTING NONCONFORMING BOAT CANOPY STRUCTURE ENCROACHING ON THE REQUIRED SIDE SETBACK, TO BE USED AS AN ART STUDIO, FOR THE PROPERTY LOCATED AT 17071 SW 86 AVENUE; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez*

6. 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. 3.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	April 21, 2025
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	**APPROVAL OF MINUTES**
SUBJECT:	Zoning Hearing (February 24, 2025)
SUGGESTED ACTION:	

ATTACHMENTS:
2025-02-24 Zoning-Minutes
Exhibit A-Written Public Comments

MINUTES
ZONING HEARING
MONDAY, FEBRUARY 24, 2025 – 7:00 PM
VILLAGE HALL COUNCIL CHAMBERS
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157

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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.

The Zoning Hearing was called to order at 7:02 PM.

The following members of the Village Council were present during the roll call:
Mayor Karyn Cunningham
Vice Mayor Mark Merwitzer
Councilmember Patrick Fiore
Councilmember Steve Cody
Councilmember Marsha Matson

The following Charter Officials were in attendance:
Village Manager Nick Marano
Village Attorney John C. Dellagloria
Village Clerk Missy Arocha

A moment of silence was held for the bicyclist who lost his life in the crash that took place near SW 160th Street, between 81st and 82nd Avenue.

Councilmember Patrick Fiore led the invocation.

2. REQUEST, PETITION, AND PUBLIC COMMENTS: There were no speakers.

3. APPROVAL OF MINUTES

A. Zoning Hearing (January 27, 2025)

Moved by Councilmember Marsha Matson. **Seconded** by Vice Mayor Mark Merwitzer.

Councilmember Marsha Matson **moved** to amend the minutes on page 4 of 7, following line 44, to include the final vote as follows**: Seconded** by Vice Mayor Mark Merwitzer. The motion failed 2-3, with Mayor Karyn Cunningham, Councilmember Patrick Fiore, and Councilmember Steve Cody voting in opposition.

Vice Mayor Mark Merwitzer **seconded** the motion to Councilmember Marsha Matson's motion to amend the minutes.

Village Clerk Missy Arocha reported that the final vote for that portion of the minutes of January 27, 2025, minutes had been inadvertently omitted, and confirmed that the Councilmember Marsha Matson was accurate after she verified the record.

Mayor Karyn Cunningham then called the question on the motion made by Councilmember Marsha Matson. **The motion passed unanimously (5-0).**

Subsequently, Mayor Karyn Cunningham called the question on the amended minutes for January 27, 2025. The **amended minutes were approved (4-1)**, with Councilmember Steve Cody voting in opposition.

4. MAJOR PROJECTS UPDATE

Planning and Zoning Director, Javier Gonzalez illustrated a PowerPoint Presentation on the Mayor Projects Update dated March 2024. The presentation demonstrated upcoming applications, recent applications, administrative requests under review, approved projects pending building permit, projects under construction, and projects completed.

There were no Council questions following the presentation.

5. PUBLIC HEARING ITEMS

A.
Original Applicant: JUAN CARLOS SAINZ / FAIRCHILD BAY SUBDIVISION, LLC
Current Owner: MARCOS AND ANNE BECARI
Location: 9000 SW 174 STREET
Folio No.: 33-5033-000-0220
Application No.: RZ-23-004
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO A ZONING CLASSIFICATION; REDESIGNTATING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 9000 SW 174TH STREET, FOLIO NO. 33-5033-000-0220, FROM ITS CURRENT AGRICULTURAL DESIGNATION TO AN ESTATE MODIFIED SINGLE FAMILY DESIGNATION; APPROVING THE APPLICATION OF THE THEN-OWNER OF THE PROPERTY, FAIRCHILD BAY SUBDIVISION, LLC; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Village Attorney John C. Dellagloria, Esq.) (This Ordinance was heard on First Reading) (This Ordinance is in compliance with the court orders requiring the Village to rezone the property)*

Item 5A was **moved** by Councilmember Steve Cody. **Seconded** by Vice Mayor Mark Merwitzer.

There were no speakers in support or in opposition of the public hearing item.

Village Attorney John Dellagloria reported that the item was not a Quasi-Judicial item and explained that approximately a year and a half ago, the Village heard an application for rezoning, which the Council denied. The applicant subsequently filed a declaratory action in Circuit Court and appealed the Council's decision to the Appellate Division. Both the appellate decision and Circuit Court recognized that the property met all the qualifications under the Village Code. After significant legal expenses, the Village agreed to a consent order approving the rezoning. As stated in Paragraph 2 of the court order, "the Village shall effect the rezoning of the property." At this point, the process is essentially a formality, as the matter was duly advertised and ordered by the court.

Representative on behalf of the applicant, Tom Robinson, spoke in support of approving the ordinance.

Councilmember Steve Cody asked whether the project would return to Council for site plan approval, since the property is currently vacant.

Village Attorney Dellagloria clarified that the court order does not impose a specific site plan, and any proposed site plan would need to go through the standard approval process.

Councilmember Steve Cody then raised concern about a 31-foot-wide strip of land proposed to be paved between the cul-de-sac and SW 174th Street and questioned if the Village must accept the dedication to the strip.

Village Attorney Dellagloria responded that he would leave that decision to the administration.

Councilmember Cody noted that the dedication could become a point of contention, stating concern that it might obligate the Village to accept a traffic lane as part of the site plan.

Attorney Dellagloria responded that he is unable to answer that until the Village can see the full site plan and that the public will have the opportunity to weigh in, and the Village is not required to accept the dedication.

He also mentioned that while there were grounds during the appeal to uphold the original Council decision, the outcome did not favor the Village.

Councilmember Steve Cody clarified that passing the rezoning ordinance does not entitle the applicant to any variances.

Councilmember Marsha Matson asked whether the Council could discuss adding sidewalks.

Village Attorney Dellagloria explained that the Village may not impose conditions on a rezoning as part of the existing rezoning process.

Vice Mayor Mark Merwitzer asked for clarification on the Village's legal vulnerabilities stemming from the court case.

Attorney Dellagloria explained that in quasi-judicial matters, the applicant must present competent, substantial evidence. In this case, the staff provided a favorable recommendation, and the applicant made their case. While the Council believed a small requirement under the code was not met, the court disagreed. Substantial competent evidence is necessary in quasi-judicial cases.

The Council engaged in a discussion regarding the total amount of funds spent on the financial implications of the case.

Vice Mayor Merwitzer questioned if there were any legal grounds related to agriculture or the Village's Comprehensive Plan that would justify denying the rezoning.

Attorney John Dellagloria responded no.

The question was called in support of the Ordinance on First Reading via a roll call vote:

- Councilmember Steve Cody - YES
- Vice Mayor Mark Merwitzer - YES
- Councilmember Marsha Matson - YES
- Councilmember Patrick Fiore - YES
- Mayor Karyn Cunningham - YES

All voted in favor of the Ordinance on First Reading (5-0). The Ordinance passed unanimously.

6. ADJOURNMENT

Councilmember Steve Cody **motioned** to adjourn the meeting. Vice Mayor Mark Merwitzer **seconded** the motion. **All voted in favor (5-0). The motion passed unanimously**.

The Zoning Hearing adjourned at 7:38 p.m.

The meeting minutes were approved on this 21st day of April 2025.

Attest:

_____ _____

Mayor Karyn Cunningham Village Clerk Missy Arocha

Missy Arocha

From: noreply@civicplus.com
Sent: Monday, February 24, 2025 12:59 AM
To: Melissa Dodge; Missy Arocha
Subject: [EXT] Online Form Submittal: Public Comments Form

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Public Comments Form

Online Public Comments Form	Meeting Agenda
Meeting Date	February 24, 2025
Meeting Type	Zoning Hearing
The box below must be checked for Zoning Hearings ONLY	Check here if you affirm that the information provided herein is true and accurate
Name	Eric Tullberg
Email Address	e341@bellsouth.net
Address	7884 SW 179 Tr.
City	Palmetto Bay
State	FL
Zip Code	33157
Meeting Agenda Link	Agenda Center
	(Section Break)
General Public Comments -"Requests, Petitions & Public Comments Submitted"	*Field not completed.*
	(Section Break)
Agenda Item No.	5.

Comments (type your comments in the box below)	The owner should be required to build a sidewalk on SW 174 St. If the property is subdivided they should be required to build a sidewalk on SW 90 Av.
Agenda Item No.	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*
Agenda Item No.	*Field not completed.*
Comments (type your comments in the box below)	*Field not completed.*

Email not displaying correctly? View it in your browser.

AGENDA ITEM NO. 5.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: April 21, 2025

SUBMITTED BY: Javier Gonzalez, Community and Economic Development

ITEM TYPE: Ordinance

AGENDA SECTION: **PUBLIC HEARING ITEMS**

SUBJECT:

Original Applicant: JUAN CARLOS SAINZ / FAIRCHILD BAY SUBDIVISION, LLC
Current Owner: MARCOS AND ANNE BECARI
Location: 9000 SW 174TH STREET
Folio No.: 33-5033-000-0220
Application No.: RZ-23-004
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO A ZONING CLASSIFICATION; RE-DESIGNATING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 9000 SW 174TH STREET, FOLIO NO. 33-5033-000-0220, FROM ITS CURRENT AGRICULTURAL DESIGNATION TO AN ESTATE MODIFIED SINGLE FAMILY DESIGNATION; APPROVING THE APPLICATION OF THE THEN-OWNER OF THE PROPERTY, FAIRCHILD BAY SUBDIVISION, LLC; PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Village Attorney John C. Dellagloria, Esq.) (This Ordinance is being heard on Second Reading and is in compliance with the court orders requiring the Village to rezone the property.)*

SUGGESTED ACTION:

ATTACHMENTS:

Staff Report RZ-23-004 Fairchild Bay Subdivision LLC - Court Ordered Reconsideration.docx
RZ-23-004 - Ordinance - Fairchild Bay Subdivision LLC Rezoning from AG to EM.docx
Atttachment A - April 17, 2023 Staff Report & Attachments.pdf
Atttachment B - Legal Advertisement.pdf

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 21, 2025
To: Honorable Mayor and Village Council
From: Javier Gonzalez, AICP, CFM, Planning and Zoning Director
Subject: Rezoning from AG to EM - Court Ordered Reconsideration
Application: RZ-23-004 | Fairchild Bay Subdivision LLC

GENERAL INFORMATION

Former Owner / Applicant	Fairchild Bay Subdivision LLC
Current Owner	Marcos Becari and Anne Becari
Property Address	9000 SW 174 Street
Site Acreage	1.69 Acres (73,920 sq. ft.)
Folio Number	33-5033-000-0220
Future Land Use Map Designation	Low Density Residential
Zoning District	Agricultural District (AG)
Proposed Zoning District	Estate Modified Single Family District (EM)
Existing Land Use	Residential – Single-Family

ADJACENT FUTURE LAND USE MAP AND ZONING DISTRICT CLASSIFICATION

North	Future Land Use Map Designation	Low Density Residential
	Zoning District	Agricultural District (AG)
	Existing Land Use	Residential – Single-Family
East	Future Land Use Map Designation	Low Density Residential
	Zoning District	Estate Modified Single Family District (EM)
	Existing Land Use	Residential – Single-Family
South	Future Land Use Map Designation	Low Density Residential
	Zoning District	Estate Modified Single Family District (EM)
	Existing Land Use	Residential – Single-Family
West	Future Land Use Map Designation	Low Density Residential

	Zoning District	Agricultural District (AG)
	Existing Land Use	Residential – Single-Family

BACKGROUND

Fairchild Bay Subdivision, LLC, the former owner of the property located at 9000 SW 174 Street ("Property"), applied (Application no. RZ-23-004) on January 17, 2023, to rezone the Property from its current Agricultural District (AG) zoning designation to Estate Modified Single Family District (EM). The Property is designated Low Density Residential on the Village's Future Land Use Map (FLUM).

Following notification of the original rezoning application to surrounding property owners and the subsequent raising of numerous concerns, the Village Council denied the application at its April 17, 2023 Zoning Hearing. This denial led to litigation in the Circuit Court. During this process, Marcos and Anne Becari acquired ownership of the property and became the plaintiffs. The Circuit Court's Appellate Division overturned the denial, notably citing a lack of competent substantial evidence. As a result of the Agreed Final Judgment (Case no: 2023-016828-CA-01, December 5, 2024), the Village is now under court order to rezone the property to EM by February 2025.

ANALYSIS

The original staff report (Attachment A), which recommended approval, found the EM zoning compatible with the Low Density Residential Future Land Use Map designation and that it would not have a significant adverse impact on the surrounding area. The EM zoning district allows for single-family residential dwellings consistent with the character of existing homes in the area. This district has specific dimensional regulations to maintain its intended character. Key requirements include a minimum lot area of 15,000 square feet, a maximum density of one unit per 15,000 square feet, and a maximum building height of 35 feet (two stories). The maximum lot coverage is 32%, ensuring a significant portion of the lot remains open space. The EM district also regulates lot frontage, depth, and building size, aiming to preserve the low-density, residential character of the area.

The Circuit Court's ruling and subsequent Agreed Final Judgment leave no discretion to the Village Council regarding the rezoning itself. The court has ordered the rezoning. Therefore, the purpose of this hearing is to formally comply with the court’s order and adopt an ordinance.

Proper public notice of the hearing for this application was provided. The legal advertisement is included in Attachment B.

STAFF RECOMMENDATION

In light of the Circuit Court's Agreed Final Judgment, staff recommends that the Village Council approve the rezoning for the Property from AG to EM. This action is necessary to comply with the court's order.

ATTACHMENTS

Attachment A - April 17, 2023 Staff Report & Attachments
Attachment B – Legal Advertisement

ORDINANCE 2025 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO A ZONING CLASSIFICATION; RE-DESIGNTATING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 9000 SW 174 STREET, FOLIO NO. 33-5033-000-0220, FROM ITS CURRENT AGRICULTURAL DESIGNATION TO AN ESTATE MODIFIED SINGLE FAMILY DESIGNATION; APPROVING THE APPLICATION OF THE THEN-OWNER OF THE PROPERTY, FAIRCHILD BAY SUBDIVISION, LLC; PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by John C. Dellagloria, Village Attorney)(This Ordinance is being heard on Second Reading)*

WHEREAS, on April 17th, 2023, the application of Fairchild Bay Subdivision, LLC ("Fairchild") to re-designate its property at 9000 SW 174th Street (the "Property") from Agricultural ("AG") to Estate Modified Single Family ("EM") was heard at a quais-judicial hearing of the Village Council; and

WHEREAS, the Council denied the application; and

WHEREAS, Fairchild filed both an appeal in the Appellate Division of the Circuit Court in Miami-Dade County, and a complaint for Declaratory Relief in the Circuit Court in Miami-Dade County; and

WHEREAS, on September 10, 2024, the Appellate Court issued its Opinion quashing the Village Council's determination to deny the rezoning request, and thereafter the Circuit Court granted the complaint for Declaratory Relief; and

WHEREAS, the Village Council wishes to comply with the decisions of the Courts and grant the change in the zoning designation of the Property from AG to EM.

NOW, THEREFORE, BE IT ENACTED 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. Rezoning. The above-described Property at 9000 SW 174th St. shall be re-designated on the Village Zoning Map to that of EM-Estate Modified Single Family Residential.

Section 3. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this 24th day of February, 2025.

PASSED AND ADOPTED ON SECOND READING this 21st day of April, 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 ___

MEMORANDUM

To: Honorable Mayor and Village Council
From: Heidi Siegel, AICP, CED Director

Date: April 17, 2023
Re: RZ-23-004 Rezoning at 9000 SW 174 Street

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY FLORIDA; AMENDING THE ZONING MAP, REFERRED TO IN SECTION 30-10.5 TO CHANGE THE ZONING DESIGNATION FROM "AGRICULTURAL" ("AG"), TO "ESTATE MODIFIED SINGLE-FAMILY" ("E-M") WHICH ALLOWS ONE DWELLING UNIT PER EACH 15,000 NET SQUARE FEET OF LAND, FOR A PROPERTY LOCATED AT 9000 SW 174 STREET, WITH A PROPERTY FOLIO OF 33-5033-000-0220; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE. (*FIRST READING*)

OVERVIEW

FILE:	RZ-23-004
APPLICANT:	Juan Carlos Sainz
PROPERTY OWNER:	Fairchild Bay Subdivision LLC
ADDRESS:	9000 SW 174 Street, Palmetto Bay, Florida 33157
FOLIO:	33-5033-000-0220
LOT SIZE:	73,920 square feet (1.7 acres)
FLUM:	Low Density Residential (LDR)
ZONING:	AG, Agriculture Zoning District
EXISTING USE:	Single family home

BACKGROUND

The applicant, Fairchild Bay Subdivision LLC previously requested a rezoning before the Village Council on June 21, 2021, October 18, 2021, and January 24, 2022. At each hearing the rezoning was denied with the application being denied with prejudice on January 24, 2022. A denial with prejudice precludes the item being brought forward again for one year. Each of these applications referenced a future plat request for five (5) lots with a need for lot frontage variances.

The applicant has resubmitted for rezoning on February 23, 2023 requesting approval of application RZ-23-004 for an amendment to the official zoning map at 9000 SW 174 Street from AG- Agriculture Zoning District to EM-Estate Modified Zoning District. The EM zoning district

requires a minimum lot width of 120 feet of lot frontage and 15,000 square feet for each lot. At the request of staff, the applicant has provided the proposed plat for the property. This proposed plat depicts four (4) lots that appear to meet the EM required lot area but may require lot frontage variances for Property 1 and Property 4. (See "Sketch of Site Plan"). Should the rezoning pass on first reading, the plat would be presented to Council for consideration at that or a subsequent hearing. Staff would also advise the applicant to modify the lots to meet all of the requirements of the EM zoning district.

The property is currently an unplatted lot totaling 73,920 square feet. The existing home is one-story and 2,533 square feet. Based on the information provided, the property owner intends to demolish the existing home and plat 4 new legally conforming lots measuring between 16,729 and 16,741 square feet.

ANALYSIS

Section 30-30.7 of the Village's Land Development Code addresses amendments to the official zoning map and establishes criteria for the evaluation by Village Council. A rezoning is authorized to be granted by the Village Council, after quasi-judicial public hearing. After the hearing, the Village Council shall adopt an ordinance reflecting the map change.

A rezoning application may be considered under the requirements of Section 30-30.7. Any approval or approval with modifications and/or conditions shall require a majority vote of the members of the Village Council present at the meeting. All of the criteria should be considered and given their due weight; however, no single criteria is a determining factor.

Evaluation Factors (Section 30-30.6(e)(1):

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 existing parcel of land is less than the minimum lot area of five acres for agricultural zoned land in the Land Development Code. The Future Land Use is Low Density Residential (LDR) that allows between 2.5 dua and 6 dua per gross acre. The existing lot is 1.7 acres and exceeds the comprehensive plan requirements. The surrounding area streets all meet current levels of service and this application will not degrade any street.

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

    - The proposed rezoning will be required to meet all requirements of Chapter 30 at the time of platting and development. As stated above, at the request of staff, the applicant has provided the proposed plat for the property. This proposed plat depicts four (4) lots that appear to meet the EM required lot area, but may require lot frontage variances for Property 1 and Property 4. (See "Sketch of Site Plan").

Should the rezoning pass on first reading, the plat would be presented to Council for consideration at that or a subsequent hearing. Staff would also advise the applicant to modify the lots to meet all of the requirements of the EM zoning district.

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.**

    - Most of the adjacent surrounding homes within 1 block in each direction are zoned Estates Modified. The parcel immediately to the north and west are also remnant Agricultural zoned properties that also do not meet the minimum required lot sizes. The subject property is not operated in a manner that meets the uses of the existing Agriculture Zoning District designation. The introduction of new residential homes would be consistent with the existing land use and development conditions of the surrounding area.

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.**

    - The surrounding character of homes are all single-family homes. EM zoning district would be consistent with the surrounding neighborhood.

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 surrounding streets are below capacity for Level of Service, the surrounding homes are all connected to public water and have private septic tanks for sewer. Any future development would require public water service hookup and private septic sewer service.

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 existing site is located outside of the flood zones and no wetlands or other unique habitats exist on the site. Miami-Dade County DERM will determine if existing specimen trees would need to be preserved or a mitigation permit will need to be obtained.at the time of permitting any new development. DERM will also determine if any endangered or threatened species are present.

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.**

- The redevelopment of this parcel of land with new single-family homes should increase the value of surrounding homes and will provide additional ad valorem taxes to the village as compared to one single-family home and non-functioning agricultural use on the property.

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 could allow the future platting of the site and allow the introduction of the compatible lot sizes.

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 consistent with the surrounding community and Future Land Use for single family homes.

10. **Other matters which the local planning agency or the village council in its legislative discretion may deem appropriate.**
    - The rezoning allows for low impact appropriate investment in the Village in a manner that is consistent with the surrounding single-family neighborhood.

STAFF RECOMMENDATION

Florida state law does not require a site plan at the time of a rezoning hearing and does not allow a zoning district to be conditioned for approval. Therefore, the decision of this board must be for approval or denial. Staff has reviewed the proposal compared to the requirements presented in Section 30-30.7 of the Land Development Code as outlined above. This hearing is a quasi-judicial hearing, and all decisions are final.

The Village staff recommends that the Village Council approve application RZ-23-004 to rezone the subject property from AG-Agricultural to EM-Estates Modified zoning district. The applicant will need to separately apply for platting the property and any future development would be evaluated under the newly designated zoning district regulations through a building permit process.

ATTACHMENTS
Attachment A: Application / Letter of Intent
Attachment B: Property Survey/ Surrounding Plats Map
Attachment C: Sketch of Preliminary Site Plan

Attachment A
Application / Letter of Intent

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

Date: 01/17/2023
Application No: RZ-23-004
PURPOSE OF APPLICATION: ■ Zoning Map Amendment ☐ Land Development Code Text Amendment

Petitioner / Applicant: JUAN CARLOS SAINZ

Petitioner / Applicant Address: 2423 SW 147 AVE #179 MIAMI, FL 33185

Phone: 786-659-1479 E-mail: INFO@SAINZHOMES.COM

Petitioner's Relation to Subject Property: OWNER OF FAIRCHILD BAY SUBDIVISION LLC

If Petitioner is not Owner, Name of Owner: FAIRCHILD BAY SUBDIVISION LLC

Address of Owner: 2423 SW 147 AVE #179 MIAMI, FL 33185

Signature of Petitioner:

Address of Property: 9000 SW 147th ST, PALMETTO BAY, 33157

Folio: 33-5033-000-0220

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February 23, 2023
Village of Palmetto Bay
Building & Zoning Department
By:
RZ-23-004

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 17 day of January 2023, by Juan Sainz.

☐ He/She is personally known to me or

☑ He/She has presented FL-DL as identification.

Signature of Notary Public

Type or Print Name Angelica Martinez

Angelica Martinez
Comm. # GG924912
Expires: November 8, 2023
Bonded Thru Aaron Notary

FOR STAFF USE ONLY
Fee Paid: ✓ Date: 2/23/2023 $ 1,995.00
1st Zoning Hearing Date: 4/19/23 ( ) Approved ( ) Denied ( ) Approved with conditions
2nd Zoning Hearing Date: _____ ( ) Approved ( ) Denied ( ) Approved with conditions Ordinance: _____

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/21/2023

Property Information	
Folio:	33-5033-000-0220
Property Address:	9000 SW 174 ST Palmetto Bay, FL 33157-5807
Owner	FAIRCHILD BAY SUBDIVISION LLC
Mailing Address	2423 SW 147 AVE B179 MIAMI, FL 33185 USA
PA Primary Zone	9000 AGRICULTURE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,533 Sq.Ft
Living Area	1,790 Sq.Ft
Adjusted Area	2,133 Sq.Ft
Lot Size	73,920 Sq.Ft
Year Built	1954



Assessment Information			
Year	2022	2021	2020
Land Value	$887,040	$813,120	$959,482
Building Value	$130,540	$4,927	$98,545
XF Value	$0	$0	$0
Market Value	$1,017,580	$818,047	$1,058,027
Assessed Value	$899,851	$818,047	$518,827

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	$0	$0	$0
Taxable Value	$899,851	$818,047	$518,827
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$1,017,580	$818,047	$652,735
City			
Exemption Value	$0	$0	$0
Taxable Value	$899,851	$818,047	$518,827
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$899,851	$818,047	$518,827

Benefits Information				
Benefit	Type	2022	2021	2020
Agriculture	Classified Value			$405,292
Non-Homestead Cap	Assessment Reduction	$117,729		$133,908

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/07/2020	$825,000	32257-1584	Qual by exam of deed
10/01/1996	$0	17397-0222	Sales which are disqualified as a result of examination of the deed

Short Legal Description
33 55 40
N265FT OF SW1/4 OF SW1/4 OF NE1/4
LESS W335FT & LESS N25FT &
E25FT TO CO
PR ADD 9000 SW 174 ST

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp

Version:

DIVISION OF CORPORATIONS

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
FAIRCHILD BAY SUBDIVISION LLC

Filing Information

Document Number	L20000368378
FEI/EIN Number	87-2288989
Date Filed	12/03/2020
State	FL
Status	ACTIVE

Principal Address

2423 SW 147 AVE B179
MIAMI, FL 33185

Mailing Address

2423 SW 147 AVE B179
MIAMI, FL 33185

Registered Agent Name & Address

HOMES, SAINZ
2423 SW 147 AVE B179
MIAMI, FL 33185

Authorized Person(s) Detail

Name & Address

Title MGR

SAINZ HOMES, LLC
2423 SW 147 AVE B179
MIAMI, FL 33185

Annual Reports

Report Year	Filed Date
2021	08/23/2021
2022	04/26/2022
2023	01/30/2023

Document Images

01/30/2023 -- ANNUAL REPORT View image in PDF format

CFN: 20200745831 BOOK 32257 PAGE 1584
DATE:12/24/2020 02:12:10 PM
DEED DOC 4,950.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

This instrument prepared by:
Edward P. Ludovici, Esq.
LUDOVICI & LUDOVICI
9000 SW 152 Street, Suite 106
Palmetto Bay, Florida 33157-1941
305-235-2161

WARRANTY DEED

THIS INDENTURE, made this 7th day of December, 2020, between C.H. THIELE, a married woman, whose post office address is 17300 SW 90 Ave., Palmetto Bay, FL 33157, Grantor, and FAIRCHILD BAY SUBDIVISION LLC, a Florida Limited Liability Company, whose post office address is 2423 SW 147 Ave., B179, Miami, FL 33185, Grantee,

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in **Miami-Dade County, Florida**, to-wit:

The North 265 feet of the SW 1/4 of the SW 1/4 of the NE 1/4 of Section 33, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida, less the West 335 feet and less the North 25 feet and the East 25 feet thereof.

Folio Number: 33-5033-000-0220.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to

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Building & Zoning Department
By: AQ
RZ-23-004

sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

The above described property does not constitute the homestead of the Grantor in accordance with Article X of the Constitution of the State of Florida. She resides at the address above.

IN WITNESS WHEREOF, Grantor had hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered
in our presence:

Witness' Signature

Edward P. Ludovici
Witness' Printed Name

Witness' Signature

SUSAN M. LUDOVICI
Witness' Printed Name

C.H. Thiele
C.H. THIELE

STATE OF FLORIDA)
) ss
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of December, 2020, by C.H. THIELE, (X) who is personally known to me or ( ) who has produced a Florida Driver's License as identification, and who did take oath.

My Commission Expires:

SUSAN M. LUDOVICI
Notary Public - State of Florida
Commission # GG 323303
My Comm. Expires Jul 13, 2023
Bonded through National Notary Assn.

NOTARY PUBLIC
State of Florida at Large

Village of Palmetto Bay
Application for zoning map or land development code text amendment
Folio number: 33-5033-000-0220
Address: 9000 SW 147th ST, Palmetto Bay, 33157

Fairchild Bay Subdivision

9000 SW 147 ST

Rezoning Application

Village of Palmetto Bay
Application for zoning map or land development code text amendment
Folio number: 33-5033-000-0220
Address: 9000 SW 147th ST, Palmetto Bay, 33157

Letter of Intent

The applicant, *Fairchild Bay Subdivision, LLC* requests amendment of the Village Zoning Map to change the zoning designation of the 1.70-acre property located at 9000 SW 174th Street (folio #33-5033-000-0220) from Agriculture (AG) to Estate Modified Single-Family.

The subject property currently has a single-family home built in the 1950s and is zoned AG; however, since it is only 1.7 acres it does NOT conform to the current AG zoning. The property is slated under the Palmetto Bay FLUM to be designated as Estate Modified Single Family. If the current house was to be demolished, a new house could not be permitted without variances.

The subject property is among several properties in the area north of SW 174th Street to the C-100 Canal and west of SW 87th Ave that are the remnant unplatted, agriculturally zoned properties in an otherwise completely developed area, that has been subdivided and zoned consistently as either Single Family Residential (R-1) (detached single family home on a minimum lot of 7,500 sq. ft.) or Estate Modified Single Family Residential (E- M) (detached single family home on a minimum lot of 15,000 sq. ft.).

The subject property, prior to purchase by the applicant in 2020, was owned by a person as a home, after receiving it by quit claim deed on October 1996. There are no further records of sale or deed transfer on file with the Dade County Property Appraiser that precede this; therefore, it is presumed to have been owned as a home by the prior owner since or before the home was constructed in 1954.

The property is presumed to be a remnant property that is zoned in the Agricultural District as a legacy of a larger agricultural parcel that was subdivided to build this home and surrounding homes. The surrounding properties have been rezoned to Estate Modified Single Family Residential (E-M).

As an Agriculturally-zoned property, it is legally non-complying with a land area of 1.70 acres where 5.0 acres is required, a lot depth of 25.15 where 330 feet is required, and a residential density of 0.50 dwelling units per gross acre where a maximum of 0.20 50 dwelling units per gross acre is permitted. If the existing house were demolished, a new house could not be permitted without variances.

Sincerely,

Juan Carlos Sainz, Manager Fairchild Bay Subdivision

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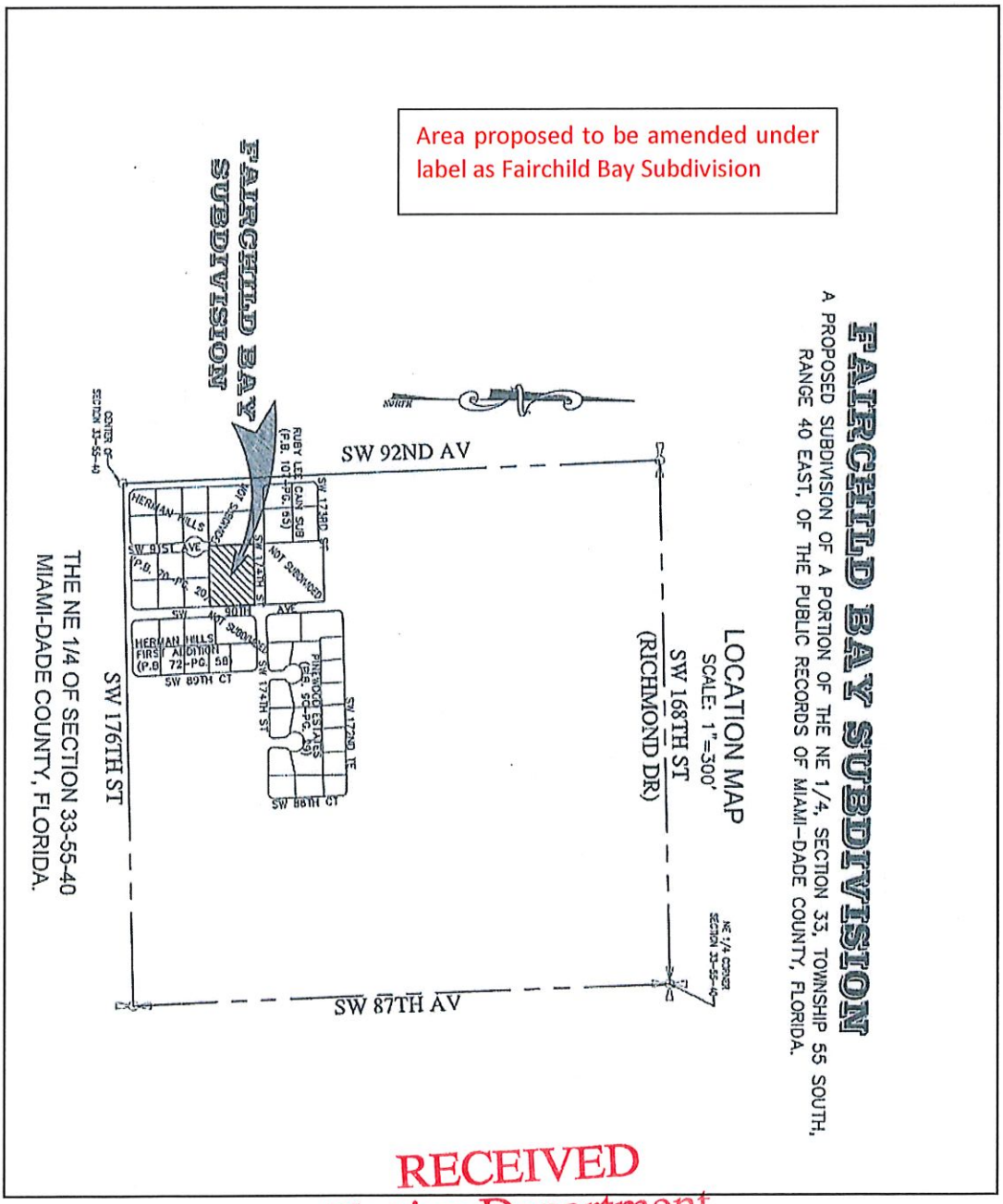
Village of Palmetto Bay
Application for zoning map or land development code text amendment
Folio number: 33-5033-000-0220
Address: 9000 SW 147th ST, Palmetto Bay, 33157

Appendix A

A statement identifying the text or map area proposed to be amended



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Village of Palmetto Bay
Application for zoning map or land development code text amendment
Folio number: 33-5033-000-0220
Address: 9000 SW 147th ST, Palmetto Bay, 33157

An explanation of the need and justification for the proposed change

Amend the current property zoning from AG to EM. It is consistent with the intent of the Village of Palmetto Bay Comprehensive Plan and the applicable Land Development Regulations for the surrounding area.

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Village of Palmetto Bay
Application for zoning map or land development code text amendment
Folio number: 33-5033-000-0220
Address: 9000 SW 147th ST, Palmetto Bay, 33157

An explanation of the need and justification for proposed change.

a) The Agricultural zoning of the property is a legacy zoning on a property that is legally non-conforming in terms of lot size, lot depth, and residential density; due to the requirement for rezone, and this property located at 9000 SW 174th ST only have designated 1.70- acre.
b) The Agricultural zoning of the property permits land use and building occupations that are no longer compatible with the character of the mature and stable estate-density single-family neighborhood that surrounds the subject property.

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Village of Palmetto Bay
Application for zoning map or land development code text amendment
Folio number: 33-5033-000-0220
Address: 9000 SW 147th ST, Palmetto Bay, 33157

Legal Description

33 55 40 N 265FT OF SW 1/4 OF SW 1/4 OF NE 1/4 LESS W 335FT & LESS N 25FT & E 25FT TO CO PR ADD 9000 SW 174 ST

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Village of Palmetto Bay
Application for zoning map or land development code text amendment
Folio number: 33-5033-000-0220
Address: 9000 SW 147th ST, Palmetto Bay, 33157

The existing and proposed zoning designation for the subject property

EXISTING ZONING DESIGNATION:

Subject Property:
Agricultural (AG)
1 residence per 5 $acres_{gross}$

Surrounding Properties:

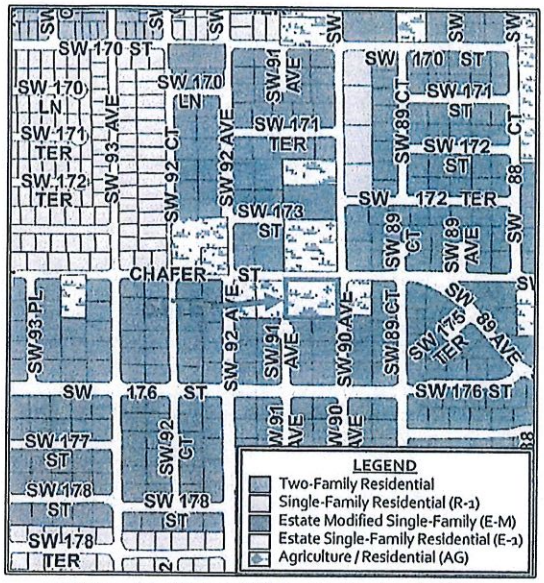
North: Agricultural (AG)
1 residence per 5 $acres_{gross}$

NE: Estate Modified
Single-Family (E-M)
15,000 sq.ft. per residence

East: Agricultural (AG)
1 residence per 5 $acres_{gross}$

South: Estate Modified
Single-Family (E-M)
15,000 sq. ft./residence

West: Agricultural (AG)
1 residence per 5 $acres_{gross}$



Excerpt of the Village of Palmetto Bay Zoning Map

PROPOSED ZONING DESIGNATION:

Subject Property:
Estate Modified
Single-Family (E-M)
15,000 sq. ft. per residence

Surrounding Properties:

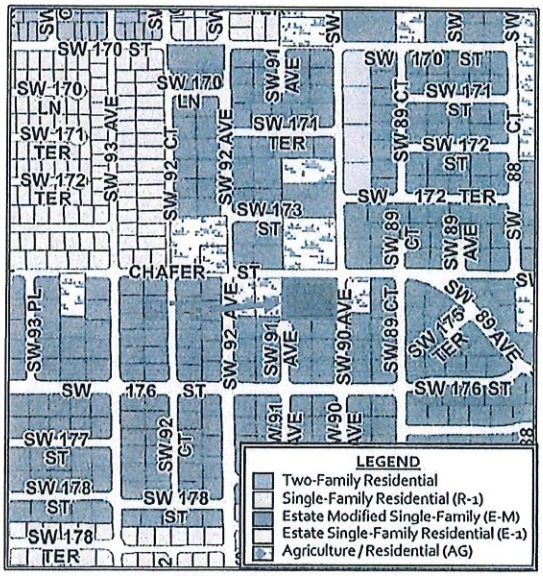
North: Agricultural (AG)
1 residence per 5 $acres_{gross}$

NE: Estate Modified
Single-Family (E-M)
15,000 sq.ft. per residence

East: Agricultural (AG)
1 residence per 5 $acres_{gross}$

South: Estate Modified
Single-Family (E-M)
15,000 sq.ft. per residence

West: Agricultural (AG)
1 residence per 5 $acres_{gross}$



Excerpt of the Village of Palmetto Bay Zoning Map

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Planning & Zoning Department
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RZ-23-004

Attachment B Property
Survey / Surrounding
Plats Map

BOUNDARY & TOPOGRAPHIC SURVEY

OF

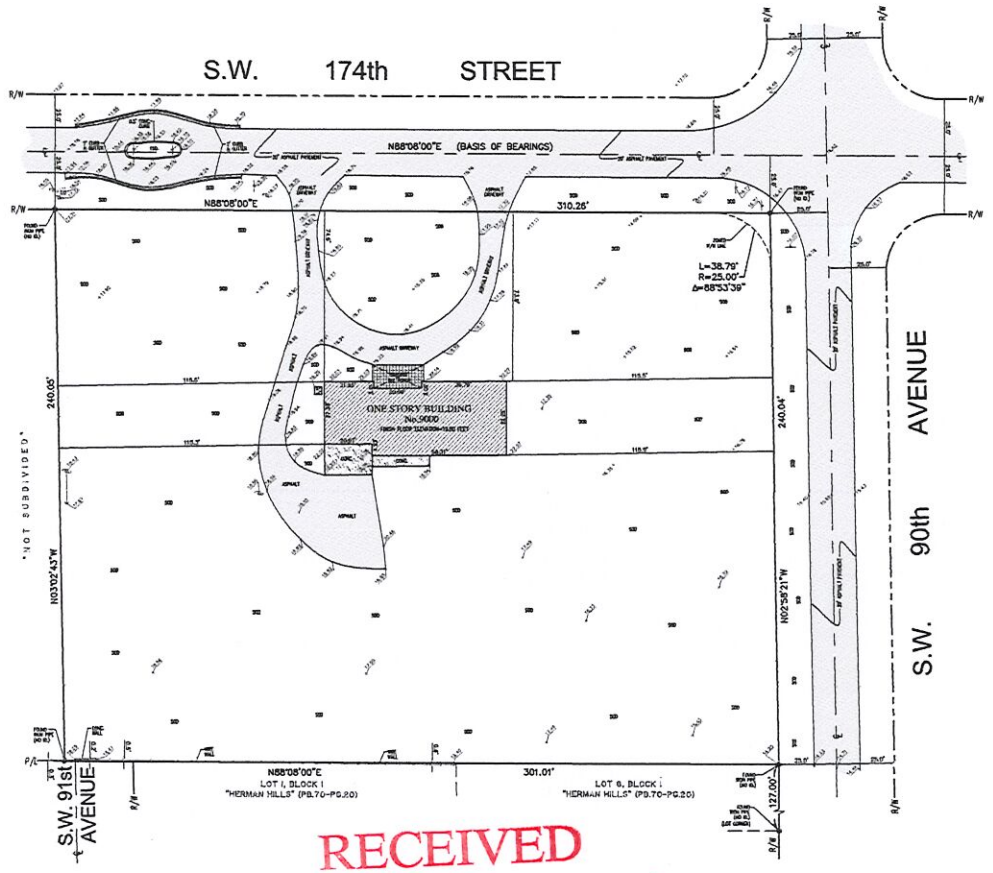
9000 SW 174TH STREET,
MIAMI, FLORIDA 33157

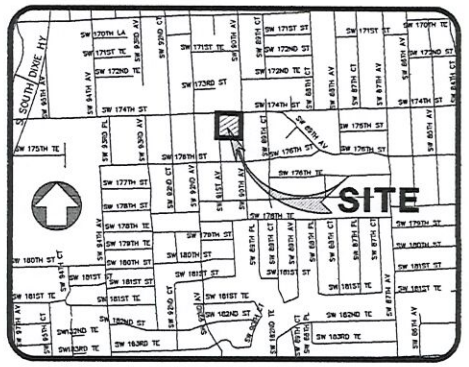
0 12.5 25 50

SCALE : 1"=25'

ABBREVIATIONS AND LEGEND

△	= CENTRAL ANGLE
	= WOOD FENCE
	= WIRE FENCE
	= C.B.S. WALL
Ø	= DIAMETER
	= IRON FENCE
MLP	= METAL LIGHT POLE
	= GUY WIRE
UP	= UTILITY POWER POLE
	= FIRE HYDRANT
WM	= WATER METER
EB	= ELECTRIC BOX
TB	= TELEPHONE BOX
CONC.	= CONCRETE
LP	= LIGHT POLE
GV	= GAS CALVE
WV	= WATER VALVE
MH	= WATER MANHOLE
UMH	= UNKNOWN MANHOLE
+10.50	= SPOT ELEVATION
SMH	= SEWER MANHOLE
TS	= TRAFFIC SIGN
CB	= CATCH BASIN
I.D.	= IDENTIFICATION
ASPH.	= ASPHALT
SWK.	= SIDEWALK
C/P	= COVERED PORCH
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
V.C.	= VALLEY CUTTER
W.M.	= WATER METER
W.V.	= WATER VALVE
DWY.	= DRIVEWAY
INV.	= INVERTS
STY.	= STORY
—OH—	= OVERHEAD WIRES
A/C	= AIR CONDITIONING PAD
Δ	= ARC DISTANCE
BLDG.	= BUILDING
C.	= CANOPY
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK W/ STUCCO
C.G.	= CURB & GUTTER
CH.	= CHORD DISTANCE
CL.	= CLEAR
H.	= HEIGHT
L.F.E.	= LOWEST FLOOR ELEVATION
L.P.	= LIGHT POLE
M.D.E.	= MAINTENANCE & DRAINAGE EASEMENT
B.C.	= BLOCK CORNER
MH.	= MANHOLE
M/L	= MONUMENT LINE
M.S.	= METAL SHED ON CONCRETE
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
P.R.M.	= PERMANENT REFERENCE MONUMENT
℄	= CENTER LINE
CONC.	= CONCRETE
C.S.	= CONCRETE SLAB
ENC.	= ENCROACHMENT
E.T.P.	= ELECTRIC TRANSFORMER PAD
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.N.D.	= FOUND NAIL & DISK
F.R.	= FOUND REBAR
N.T.S.	= NOT TO SCALE
O/H	= OVERHEAD
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
(M)	= MEASURED
(R)	= RECORDED
PL.	= PLANTER
P/L	= PROPERTY LINE
R.	= RADIUS
RAD.	= RADIAL
(R & M)	= RECORDED & MEASURED
RES.	= RESIDENCE
R/W	= RIGHT-OF-WAY
SEC.	= SECTION
F.F.ELEV.	= FINISH FLOOR ELEVATION





VICINITY MAP

NOT TO SCALE

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

Last day of field work was performed on December 5, 2022.

SECTION 2) LEGAL DESCRIPTION:

The North 265 feet of the SW 1/4 of the SW 1/4 of the NE 1/4 of Section 33, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida, less the West 335 feet and less the North 25 feet and the East 25 feet thereof.

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the "Standards of Practice for Land Surveying in the State of Florida", require for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of 174th Street; with an assumed bearing of N**°**x'x"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120687 (Village of Palmetto Bay), Map Panel No. 12086C0602, Suffix L, Map Revised Date: September 11, 2009

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number U-754, Elevation 14.94 feet.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

FAIRCHILD BAY SUBDIVISION LLC.

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

BENNY SUAREZ SURVEYING INC., a Florida Corporation
Florida Certificate of Authorization Number LB8104

Digitally signed by BENIGNO J SUAREZ
Date: 2022.12.09 13:20:23 -05'00'

By: _____
Benigno J. Suarez, PSM Date:
Registered Surveyor and Mapper LS6583
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

BENNY SUAREZ SURVEYING INC.
4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185
PH:(305)807-8319 Email: bennysuarez@msn.com

No	DATE	DESCRIPTION

TYPE OF PROJECT: BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR: FAIRCHILD BAY SUBDIVISION LLC.
ADDRESS: 9000 S.W. 174th STREET, PALMETTO BAY, FLORIDA 33157

JOB No: 2022-167
DRAWN BY: L.M.
CHECKED BY: B.J.S.
FIELD BOOK: FILE
DATE: 12/09/2022
SCALE: AS SHOWN
SHEET: 1 OF 1

RECEIVED
Zoning Department
February 23, 2023
Village of Palmetto Bay
Building & Zoning Department
By: AG
RZ-23-004

Department Of Public Works
MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE COUNTY

REVISIONS

6/6/2000 - 155-34, NW 1/4
CHANIA ROSE ESTATES

1/31/2006 - 164-54, NW 1/4
SINFIN SUBDIVISION

6/26/2006 - 165-8, NW 1/4
VICTORIA BAY ESTATES

4/19/2010 - <NULL>-<NULL>, <NULL>
ST CODESIG(R-330-10) SW168 ST FR 87-90 AVE

5/13/2011 - 152-69, SW 1/4
R-891-10 PORTION OF SW 97 AVE 160 ST-US1

3/25/2014 - <NULL>-<NULL>, <NULL>
ST.CODESIG (R-267-14)SW184ST FR US 1-OLD CUTLER RD

10/8/2015 - 171-12, NW 1/4
PALMETTO BAY ESTATES

9/19/2016 - <NULL>-<NULL>, NW 1/4
R/W SW 92 CT (R-116-16) ORB 30196 PG 1148-156

12/8/2017 - 172-59, NW 1/4
PALMETTO BAY GARDENS

11/29/2018 - 173-41, SW 1/4
ATLANTICO AT PALMETTO BAY

LEGEND

- Section Lines
- Grid Lines
- Municipality Lines
- Block Lines
- Lot Lines
- Easement Lines
- Limited R/W

1 inch = 300 feet
0 110 220 330 440 550 Feet

N W E S

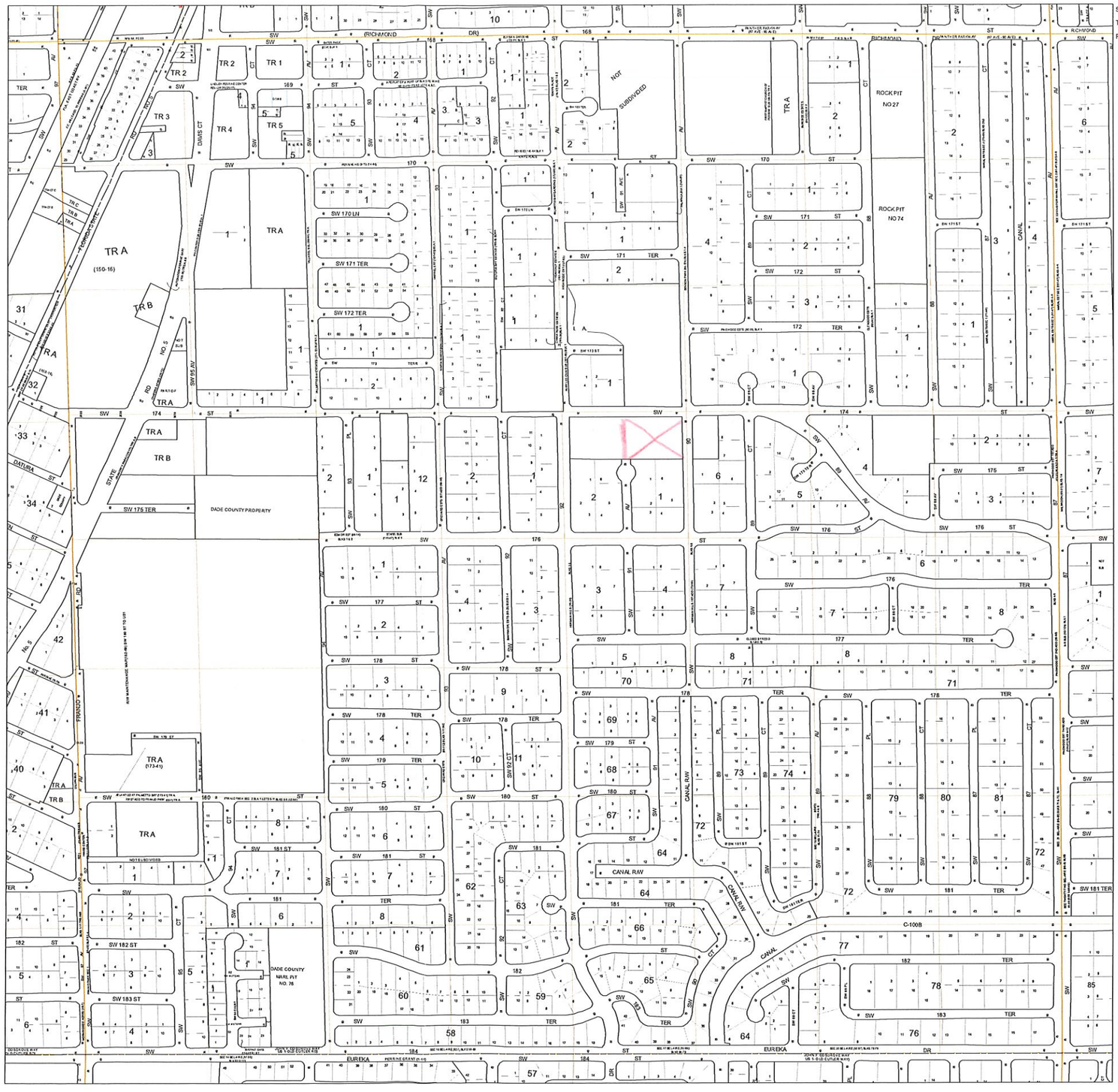
NOTES: The portion of this map which lies within the limits of a Municipality is not updated regularly and may be incomplete or contain errors. This map is intended to be printed in a paper size 27" by 22"

NOTICE

This map was created using the Miami-Dade GIS Land Database as an alignment base. The map and associated information is to be used only for public business as may be authorized by law and no reproduction for commercial use or sale is permitted. No expressed or implied warranties including but not limited to the implied warranties of MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE are made. The materials contained herein are provided "as is" and may contain inaccuracies. User is warned to utilize the materials herein at user's own risk and to verify the material's accuracy independently and assumes the risk of any and all loss. This notice shall be placed on all copies redistributed in the course of public

Produced on 1/30/2023

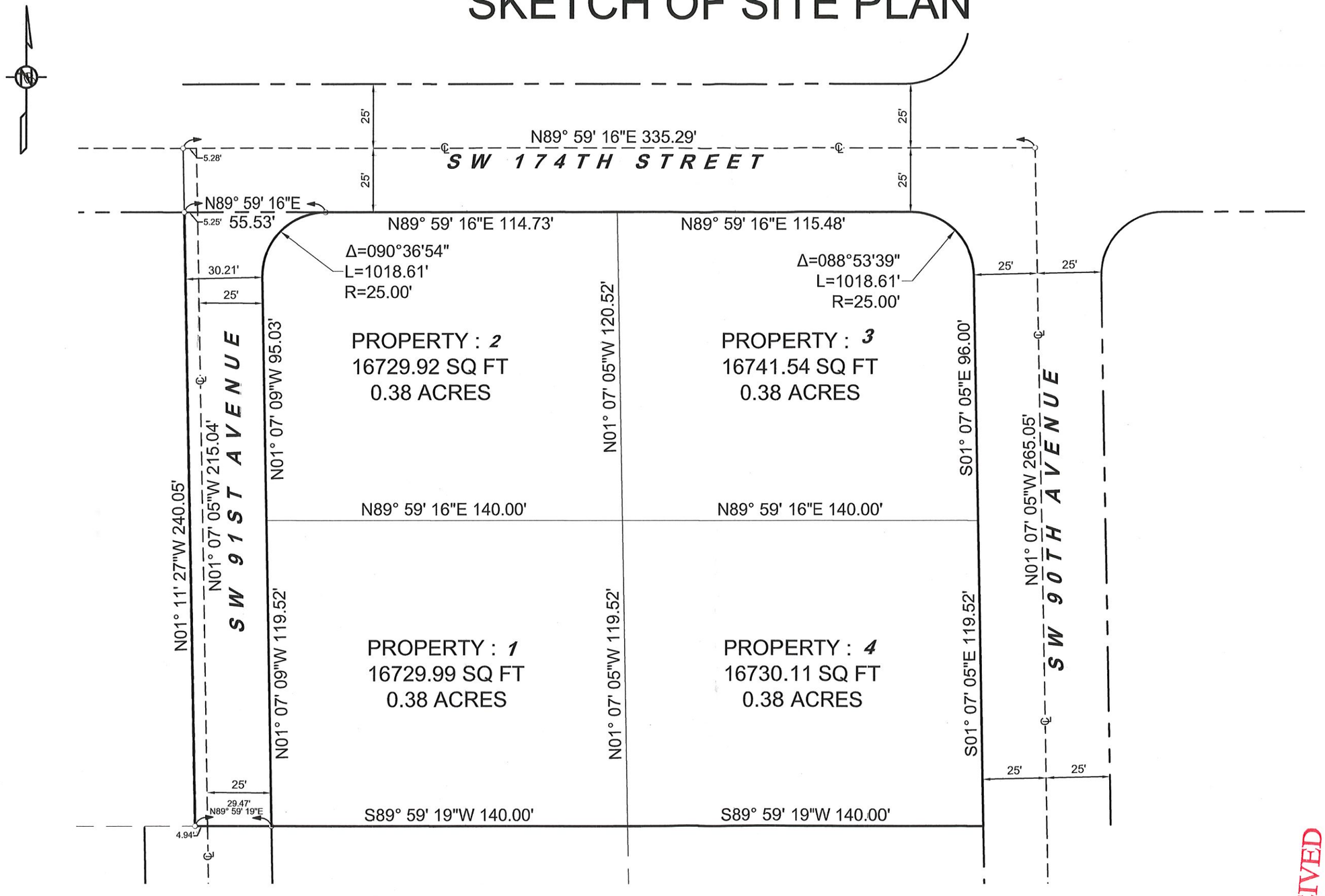
Sec: 33
Twn: 55
Rng: 40



RECEIVED
Zoning Department
February 23, 2023
Village of Palmetto Bay
Building & Zoning Department
By: AG
PZ-23-004

Attachment C
Sketch of
Preliminary Site
Plan

SKETCH OF SITE PLAN



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

RECEIVED
Zoning Department
February 23, 2023
Village of Palmetto Bay
Building & Zoning Department
By: MB

PZ-23-004

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4957 SW 74th COURT MIAMI, FLORIDA, 33155
PHONE: 305-860-3866 FAX: 305-860-3870 workrequest@erbrownell.com

40

SITE PLAN
PALMETTO BAY, FLORIDA

Certification No.	LB761
PLS/PSM No.	
Field Book No.	
Drawn by:	
Checked by:	
Scale:	
Date:	
Job No.	

SEE SHEET 1 FOR CERTIFICATIONS.

Sketch No. 1 OF 1

Sheet Number:

Plot Date: 2/14/2023 Saved by: adler
\\ERBS-DC-01\Desktop$\Adler\Desktop\ADDIER\SW 174 STREET AND SW 90 AVE.dwg

VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, APRIL 21, 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 Second Reading are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Original Applicant: JUAN CARLOS BANZ / FAIRCHILD BAY SUBDIVISION, LLC
Current Owner: MARCOS AND ANNE BECARI
Location: 9000 SW 174 STREET
Folio No.: 33-5033-000-0220
Application No.: RZ-25-001
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO A ZONING CLASSIFICATION; REDESIGNATING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 9000 SW 174TH STREET, FOLIO NO. 33-5033-000-0220, FROM ITS CURRENT AGRICULTURAL DESIGNATION TO AN ESTATE MODIFIED SINGLE FAMILY DESIGNATION; APPROVING THE APPLICATION OF THE THEN OWNER OF THE PROPERTY, FAIR CHILD BAY SUBDIVISION, LLC; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: GEORGE CASALI
Location: 8695 SW 158TH STREET & 15755 SW 90TH AVENUE
Folio No.: 33-5028-000-0150 & 33-5028-000-0164
Application No.: VPE-19-006
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") FOR THE PROPERTY LOCATED AT 8695 SW 158TH STREET AND 15755 SW 90TH AVENUE, PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Applicant: PALMETTO VENTURE PARTNERS, LLC
Location: 9500 SW 174TH STREET
Folio No.: 33-5033-000-0630
Application No.: PL-25-001
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30, PLATTING AND SUBDIVISIONS, APPROVING THE PARK VIEW AT PALMETTO BAY FINAL PLAT FOR THE PROPERTY LOCATED AT 9500 SW 174 STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: JOSE LOPEZ
Location: 8701 SW 148 STREET
Folio No.: 33-5021-004-0250
Application No.: V-25-001
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6 VARIANCES, AND SECTION 30-30.2, FENCES, WALLS AND HEDGES, TO PERMIT THE CONSTRUCTION OF AN 8-FOOT FENCE EXCEEDING THE 6-FOOT MAXIMUM FOR THE PROPERTY LOCATED AT 8701 SW 148 STREET; AND PROVIDING AN EFFECTIVE DATE.

Applicant: MOYRA ZIMERMAN & MATEO MLIKOTA
Location: 17071 SW 86 AVENUE
Folio No.: 33-5034-007-0170
Applicant: V-25-002
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-30.4, E-M ZONING DISTRICT, TO PERMIT THE ENCLOSURE OF AN EXISTING NONCONFORMING BOAT CANOPY STRUCTURE ENCROACHING ON THE REQUIRED SIDE SETBACK, TO BE USED AS AN ART STUDIO, FOR THE PROPERTY LOCATED AT 17071 SW 86 AVENUE; AND PROVIDING AN EFFECTIVE DATE.

All persons are invited to appear and be heard. The documents pertaining to this Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

This meeting will be conducted using a teleconferencing platform and broadcast live. **Members of the public may attend the meeting at the physical meeting location and/or watch the virtual meeting via the Village's official Facebook page and/or our Granicus web stream on www.palmettobay-fl.gov.**

For people wishing to participate virtually and provide public comments, please refer to the options described below:

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this address: **https://www.palmettobay-fl.gov/FormCenter/Public-Comments-Form-10/Public-Comments-Form-Updated-March-3-202-73.** 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 device. Residents will need to create an account and log into the system and from there, residents can leave comments on agenda items and read other comments.

Public comments forum (Option 3): Public attendees wishing to provide real-time, audible public comments during the meeting may do so using GoToWebinar's desk-top, laptop, tablet, or smartphone app. Once registered, attendees will receive GTW session information and call-in telephone numbers for those wishing to use a tele-phone. Telephone attendees may not participate in public comments as the system has no way to mute or unmute. Attendees wishing to speak during public comment time must use the GoToWebinar application on their desktop, laptop or smart device. Attendees may not use a webcam whatsoever. In lieu, if there is no availability to participate through the online seminar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

https://attendee.gotowebinar.com/register/2014309742775104866

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

Miami-Dade County Domestic Violence Oversight Board elects new officers

TO MIAMI'S COMMUNITY NEWSPAPERS

The Miami-Dade County Domestic Violence Oversight Board (DVOV) elected its chair, first vice chair and second vice chair to serve a one-year term.

Chair Dr. Cecile Houry, PhD, is the grants manager and one of the LGBTQIA+ liaisons for the City of Miami Beach Police Department, where she previously supervised the department's Victim Services Unit. Her experience includes serving as director of student programs for the Honors College at Florida International University, assistant vice president for Engagement, and assistant dean of the College of Public Health and Social Work.

Born and raised in France, Houry earned a bachelor's degree in English from the University of Orléans in 1999 and a master's degree in English from the same institution in 2002. That same year, she received a master's degree in history, and in 2011, a doctorate degree in history, both from the University of Miami. In 2022, she received a master's degree in public safety from the University of Virginia.

Her academic interests include sports history and gender studies. Her dissertation focused on American women and the modern Summer Olympic Games, examining the obstacles they faced in their struggle for participation and equality. More recently, she has shifted her focus to various aspects of law enforcement.



First vice chair Isabela Corzo, MPA, is an accomplished policy and administration professional in both the private and public sectors, having experience in Washington, DC; Miami, and South Korea. As director of public policy at United Way Miami, she advocates for underserved communities, focusing on financial stability, education, and health policy. Her previous roles include chief of staff and director of executive affairs at Carnival Cruise Line and director of public affairs at Florida International University (FIU).

Corzo holds a bachelor's degree in biological science and a master's degree in public administration with a concentration in emergency management, both from FIU.

She also is an advocate for young women, mentoring through her role as a director and board member for the Miss Miami Scholarship Competition. Corzo actively volunteers with various South Florida organizations, particularly those addressing food insecurity and homelessness.

Second vice chair Marivi Betancourt, RN, BSN, is a dedicated healthcare professional, mother, wife, and community advocate with deep roots in Miami-Dade County. She has worked as an emergency room nurse since 2007, serving in Level 1 trauma centers and witnessing firsthand the critical role of emergency medicine in saving lives. Before that, she worked in case management at a private institution, navigating complex care coordination for vulnerable patients and ensuring their access to essential medical resources.

Coming from a family devoted to public safety, Betancourt understands the demands and sacrifices of service. Since joining the Miami-Dade County Domestic Violence Oversight Board in 2023, she has played a vital role in advancing initiatives that support survivors and strengthen victim services. Fluent in English and Spanish, she continues to be a strong advocate for healthcare access and community resilience.

She and her husband, also a public servant, are raising their son in Miami-Dade, where they remain committed to serving and protecting their community.

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Lori@cnews.net

MIAMI'S COMMUNITY NEWS

AGENDA ITEM NO. 5.B

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: April 21, 2025

SUBMITTED BY: Javier Gonzalez, Community and Economic Development

ITEM TYPE: Ordinance

AGENDA SECTION: **PUBLIC HEARING ITEMS**

SUBJECT:

Applicant: GEORGE CASALI
Location: 8995 SW 158TH STREET & 15755 SW 90TH AVENUE
Folio No.: 33-5028-000-0160 & 33-5028-000-0164
Application No.: VPB-19-006
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") FOR THE PROPERTY LOCATED AT 8995 SW 158TH STREET AND 15755 SW 90TH AVENUE, PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez) (This Ordinance is being heard on Second Reading)*

SUGGESTED ACTION:

ATTACHMENTS:
VPB 19-006 - Rezoning from AG to R-1 Staff Report.docx
VPB-19-006 - Ordinance - George Casali Rezoning from AG to R1.docx
Exhibit A - Zoning Map.pdf

Attachment A - Application.pdf
Attachment B - Legal Advertisement & Public Notices.pdf
Attachment C - Waiver of Plat Approval.pdf
Attachment D - 2019 Staff Analysis.pdf

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 21, 2025
To:	Honorable Mayor and Village Council
From:	Javier Gonzalez, AICP, CFM, Planning and Zoning Director
Subject:	Rezoning from AG to R-1 (2nd Reading)
Application:	VPB 19-006 | George Casali

REQUEST

George Casali (the "Applicant") seeks approval by the Mayor and Council of a rezoning application from Agricultural District (AG) to Single Family Residential District (R-1) for approximately 0.79 acres located at 8995 SW 158 Street and 15755 SW 90 Avenue (the "Property"). A copy of the Application is included in Attachment A.

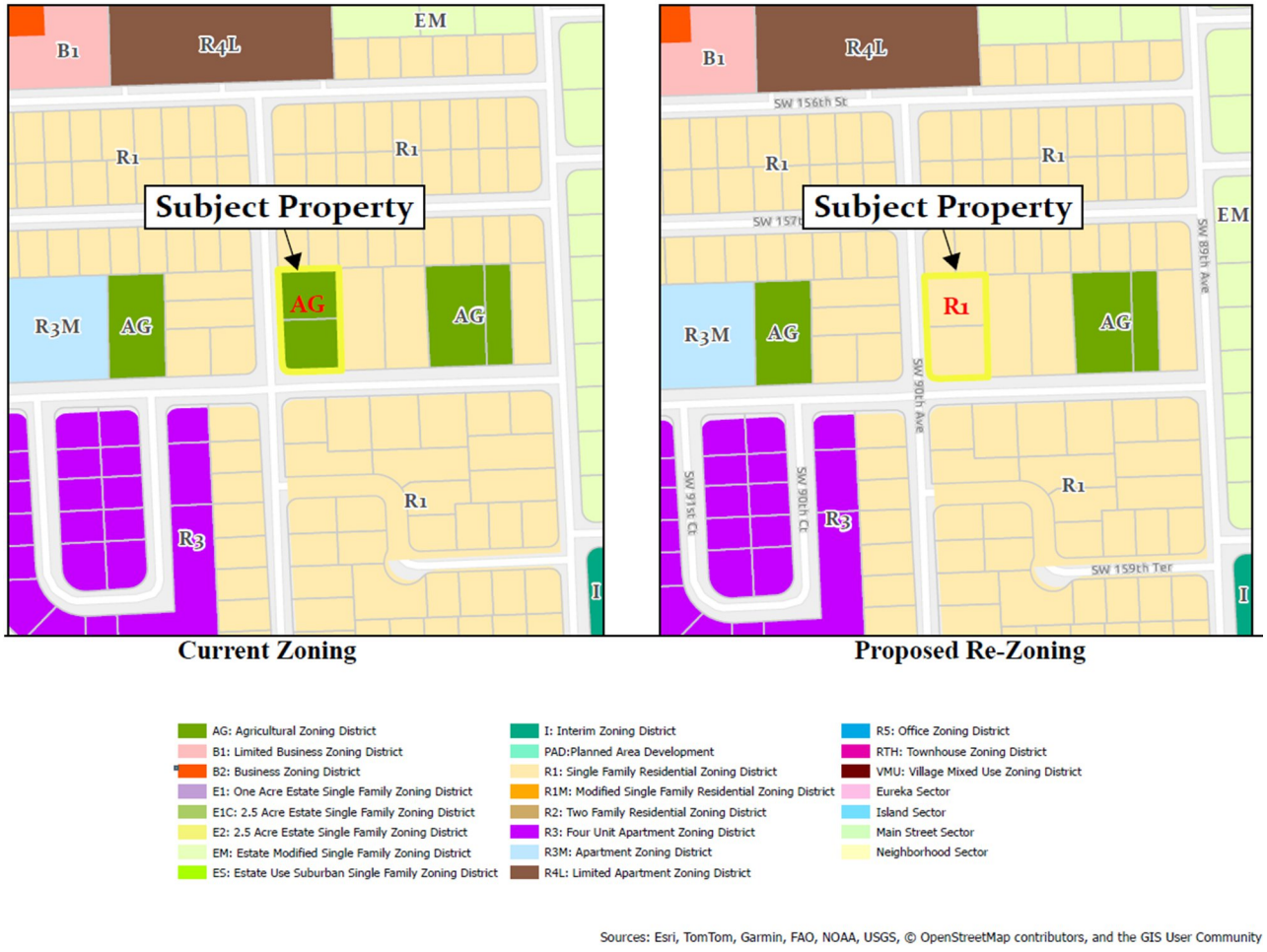
GENERAL INFORMATION

Owner / Applicant	George Casali
Property Address	8995 SW 158 Street and 15755 SW 90 Avenue
Site Acreage	0.79 Acres (34,761 sq. ft.)
Folio Number	33-5028-000-0160 & 33-5028-000-0164
Future Land Use	Low Medium Density Residential
Zoning District	Agricultural Zoning District (AG)
Proposed Zoning District	Single Family Residential District (R-1)
Existing Land Use	Portion of the Property is developed with a single-family residential structure

ADJACENT FUTURE LAND USE MAP AND ZONING DISTRICT CLASSIFICATION

Direction	Future Land Use	Zoning District	Existing Land Use
North	Low Medium Density Residential	R-1	Single-Family Residential
East	Low Medium Density Residential	R-1	Single-Family Residential
South	Low Medium Density Residential	R-1	Single-Family Residential
West	Low Medium 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 images:



8995 SW 158 ST



15755 SW 90 AV

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 be:

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

George Casali (the "Applicant") is requesting approval of a rezoning application previously approved on first reading by the Mayor and Village Council on September 23, 2019. The 0.79-acre Property is located at the northeast corner of SW 158th Street and SW 90th Avenue intersection. The Village's Comprehensive Plan Future Land Use Map designates the Property as Low Medium Density Residential. This category allows a range in density from a minimum of 5.0 to a maximum of 13.0 dwelling units per gross acre. The Property is currently zoned Agricultural District (AG). The Applicant seeks to change the zoning designation to the Single-Family Residential District (R-1).

On August 1, 2019, the Applicant submitted the application for rezoning. The initial first reading was conducted on September 23, 2019. Subsequently, the Miami-Dade County Plat Committee granted Waiver of Plat approval on June 11, 2021 (Waiver of Plat No. D-24458; Attachment C). This action allowed for the division of the subject Property into two parcels, designated as Parcel A (approximately 16,570 sq. ft.) and Parcel B (approximately 18,191 sq. ft.).

Florida Statute 166.041 governs applicant-driven zoning map amendments, requiring two distinct readings and a newspaper advertisement published at least 10 days before adoption. While the statute sets these minimum requirements, the specific timing between the first and second readings is determined locally. The Village of Palmetto Bay's zoning code does not currently specify a time restriction for these readings. Section 30-30.2(K), concerning development approval expirations, is not applicable because the 2019 first reading constituted initiation of the rezoning process, not a final development approval. Because the application remains materially unchanged, it is staff's opinion that the second reading can proceed without a new application.

AMENDMENTS TO THE OFFICIAL ZONING MAP CRITERIA FOR REVIEW

The review of official zoning map amendments is governed by the criteria established in Section 30-30.7 of the Village's Land Development Code. Following a comprehensive review of the application, staff reaffirms its recommendation for approval, consistent with the initial recommendation presented at the first reading. The staff report documenting this review is provided in Attachment D.

The Property is already partially developed with a single-family residence. The proposed rezoning will allow for the construction of one additional single-family home on the subdivided lot. 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 updated analysis of the rezoning criteria to ensure the current conditions are considered.

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 Comprehensive*

Plan, which designates the area as "Low Medium Density Residential." The requested R-1 zoning aligns with this designation and the long-term vision for the area.

2. Whether the proposal is in conformance with all applicable requirements of Chapter 30. *The subdivided lots meet all R-1 district regulations, including lot size, frontage, and depth requirements.*

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 is already developed as single-family residential. The existing development pattern supports the proposed change.*

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. *The surrounding properties are zoned and used for single-family residential purposes. The proposed R-1 zoning would create a compatible land use pattern. The proposed zoning is entirely consistent with the surrounding land uses.*

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 proposed rezoning is anticipated to have a minimal impact on roadway level of service, solid waste, drainage, recreation, education, and emergency services. Existing water and sewer infrastructure is reasonably accessible, though the applicant must coordinate with the Water and Sewer Department during permitting.*

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 Property is not located within environmentally sensitive areas such as wetlands or natural forest communities. The proposed development is not expected to have any adverse environmental impacts.*

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. *General welfare should not be adversely affected. Staff anticipates that the rezoning is unlikely to have a negative impact on surrounding property values, given the existing residential character of the area.*

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 would reinforce the existing single-family residential pattern in the area, promoting an orderly and compatible land use pattern.*

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 aligns with both the public interest and the intent of the zoning code.*

10. Other matters which the local planning agency or the village council in its legislative discretion may deem appropriate. *This application previously received approval at first reading.*

BUSINESS IMPACT ESTIMATE

As required by Florida Statute 166.041(4), a business impact estimate has been prepared for this rezoning. This rezoning will not directly impact businesses, as it does not impose any new fees or compliance costs. The primary objective is to facilitate the development of single-family housing.

RECOMMENDATION

Staff recommends that the Mayor and Council approve the proposed rezoning from AG (Agricultural) to R-1 (Single-Family Residential District). This recommendation is based on the finding that the rezoning is compatible with the surrounding area, consistent with the Comprehensive Plan, and in compliance with the Land Development Code.

ATTACHMENTS

Attachment A – Application
Attachment B – Legal Advertisement and Public Notices
Attachment C – Waiver of Plat Approval
Attachment D – 2019 Staff Analysis

ORDINANCE 2025 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") FOR THE PROPERTY LOCATED AT 8995 SW 158TH STREET AND 15755 SW 90TH AVENUE, PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez)(This Ordinance is being heard on Second Reading)*

WHEREAS, the parcels located at 8995 SW 158 Street and 15755 SW 90 Avenue are designated on the Village of Palmetto Bay Zoning Map as "Agricultural" ("AG"); and

WHEREAS, as zoned "Agricultural", the parcels are legally non-conforming, being 0.75 acres in area whereas the minimum lot size for Agricultural zoned land is 5 acres; and

WHEREAS, the property owner maintains a single-family home on the land without agricultural use; and

WHEREAS, the property owner has requested the rezoning to bring the property into conformance with the zoning code and allow subsequent legal subdivision; and

WHEREAS, the parcels must be re-designated from their current zoning category of "Agricultural" ("AG") on the Village of Palmetto Bay Zoning Map to a designation that is consistent with the Village Future Land Use Map (FLUM) designation of Low-Medium Density Residential to assure development in an orderly manner; and

WHEREAS, the parcels are surrounded on all sides by single-family residential properties in a residential neighborhood that is designated "Low-Medium Density Residential'" ("LMDR") on the Village Future Land Use Map (FLUM) and zoned "Single-Family Residential" ("R-1") on the Village Zoning Map; and

WHEREAS, the parcels must be re-designated from their current zoning category of "Agricultural" (“AG") on the Village of Palmetto Bay Zoning Map to the "Single Family Residential" ("R-1”) designation to be compatible with surrounding development and assure that there are non-permitted uses that may be adverse to the enjoyment and value of surrounding R-1 zoned properties; and

WHEREAS, rezoning of the parcels is at the request of the owner, and is consistent with the right to beneficial use of the parcel by this owner, assignees and future owners; and

WHEREAS, the Mayor and Village Council considered the Application at first reading during the September 23, 2019 zoning hearing; and

WHEREAS, during a review of zoning records, staff discovered that the final step of the rezoning process for this property, specifically the second reading and formal adoption of the R-1 designation is incomplete; and

WHEREAS, on January 12, 2025, the Applicant submitted a request to reinstate the rezoning application; and

WHEREAS, a zoning hearing was conducted on April 21, 2025, after due notice; and

WHEREAS, the Mayor and Village Council have determined that approval of the Application is in the best interests of the Village.

NOW, THEREFORE, BE IT ENACTED 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. Rezoning. The Zoning Map of the Village of Palmetto Bay, as referred to in Sec. 30-10.5, is hereby amended to change the

zoning designation of the property located at 8995 SW 158 Street and 15755 SW 90 Avenue, Palmetto Bay, Florida 33157, from “Agricultural” (“AG”) to “Single Family Residential” (“R-1”), as depicted in Exhibit A.

Section 3. Effective Date. This Ordinance shall take effect immediately upon enactment at Second Reading.

PASSED ON FIRST READING this 23rd day of September, 2019.

PASSED AND ADOPTED ON SECOND READING this 21st day of April, 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:

Council Member Patrick Fiore ___

Council Member David Singer ___

Council Member Marsha Matson ___

Vice-Mayor John DuBois ___

Mayor Karyn Cunningham ___

FINAL VOTE AT ADOPTION ON SECOND READING:

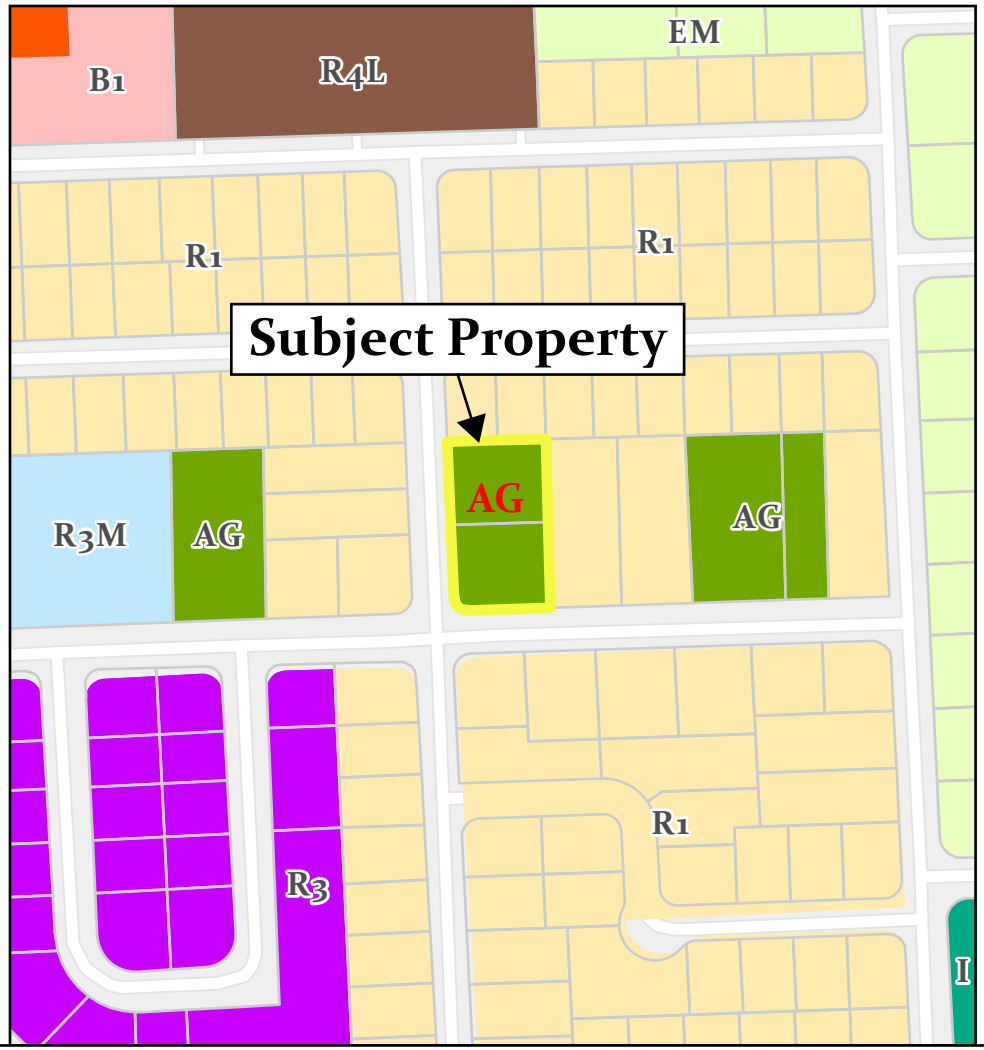
Mayor Karyn Cunningham ___

Council Member Steven Cody ___

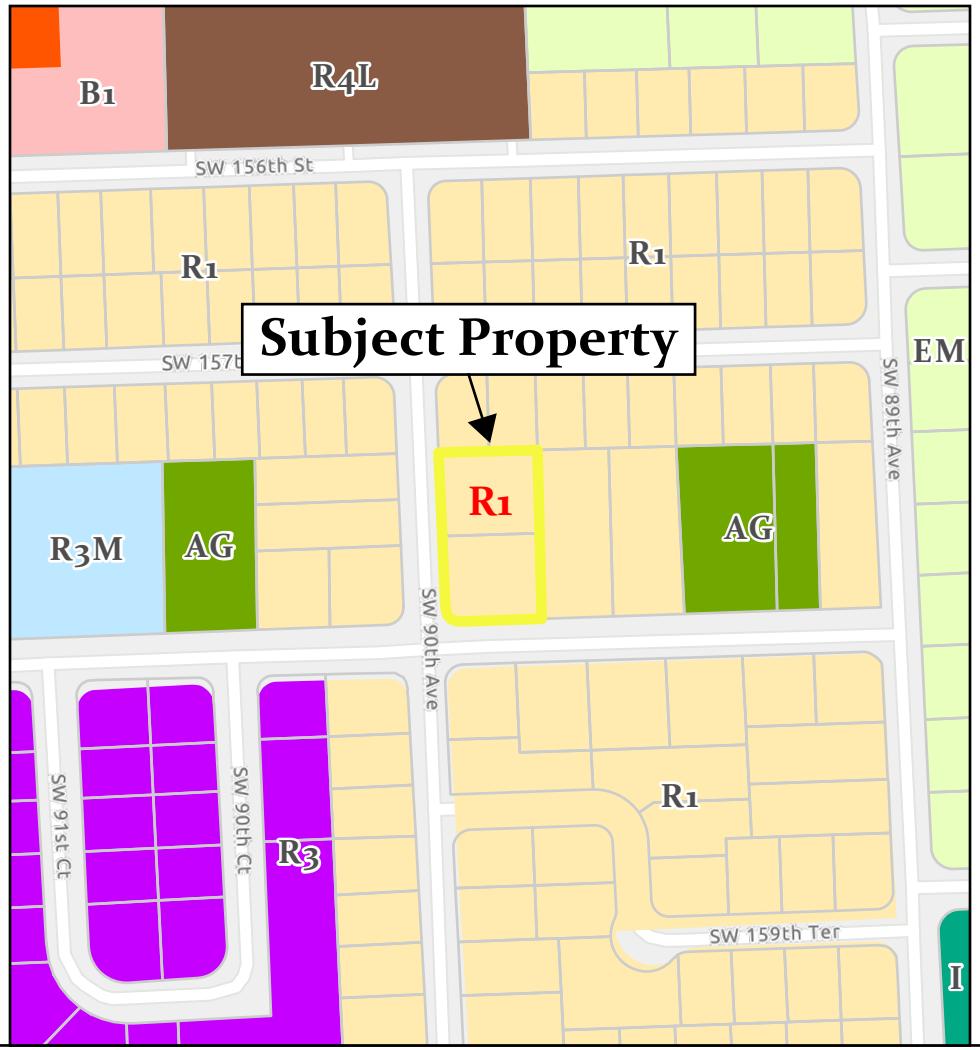
Council Member Marsha Matson ___

Vice-Mayor Mark Merwitzer ___

Council Member Patrick Fiore ___



Current Zoning



Proposed Re-Zoning

- AG: Agricultural Zoning District
- B1: Limited Business Zoning District
- B2: Business Zoning District
- E1: One Acre Estate Single Family Zoning District
- E1C: 2.5 Acre Estate Single Family Zoning District
- E2: 2.5 Acre Estate Single Family Zoning District
- EM: Estate Modified Single Family Zoning District
- ES: Estate Use Suburban Single Family Zoning District
- I: Interim Zoning District
- PAD:Planned Area Development
- R1: Single Family Residential Zoning District
- R1M: Modified Single Family Residential Zoning District
- R2: Two Family Residential Zoning District
- R3: Four Unit Apartment Zoning District
- R3M: Apartment Zoning District
- R4L: Limited Apartment Zoning District
- R5: Office Zoning District
- RTH: Townhouse Zoning District
- VMU: Village Mixed Use Zoning District
- Eureka Sector
- Island Sector
- Main Street Sector
- Neighborhood Sector

Exhibit A

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

January 12, 2025

To whom it may concern:

I am asking the village of Palmetto Bay to reinitiate both of my properties located at 8995 SW 158th Street and 15755 S.W. 90th Avenue from zoned agricultural to RU-1.

Thank you.

George Casali
(305) 551-7000

RECEIVED
Zoning Department
August 1 2019
Village of Palmetto Bay
Building & Zoning Department
By:

ZONING HEARING (ZH) APPLICATION CHECKLIST

Village of Palmetto Bay Department of Planning and Zoning

Applications shall be reviewed for compliance with these submittal requirements. ***Applications submitted without the required information shall not be accepted for processing or may be deemed incomplete and processing suspended.***

Application Submittal Requirements:

The following items must be submitted in duplicate:

- ☐ Letter of Intent, listing what is being requested, why, and reasons why applicant feels the request should be approved, detailing variances, zoning requests, explaining zoning hardship, etc. (Applicant will receive details during the pre-filing appointment with the Zoning Hearing Administrator).
- ☐ Application completely filled out and properly executed. (Folio numbers are mandatory).
- ☐ Photographs and index map of the property, including structures that may be the subject of the hearing.
- ☒ Applicant's affidavit(s).
- ☒ Responsibilities of the applicant affidavit.
- ☒ Ownership affidavit (Corporation or Individual).
- ☐ Disclosure of Interest, if the owner, applicant or contract purchaser is a corporation, partnership, trustee.
- ☐ Copy of executed lease for one year or more, if applicant is a lessee.
- ☒ Owner's Sworn-to-Consent form signed by the owner-of-record of the property, giving lessee permission to file for the hearing if applicant is a lessee.
- ☒ 2 set of plans (see below) folded and 1 CD (PDF Format) containing an identical set of plans submitted. All plans must include the following (see below).

Title Block: Plans must contain a Title Block identifying the project, name, title and address of person who prepared the plan, date prepared, and scale used. All plans must include the Name and address of owner and person(s) preparing the plan(s)

Zoning Legend: All plans must contain a complete zoning data legend.

Site Plan must be submitted for all cases and include Project name and description, north arrow, and scale (must be engineer's scale - no smaller than 1" = 40') Site plan must include the following (see below)

☒ Property lines and dimensions and all easements of record

☐ Proposed buildings and structures and the dimensions, square footage, and number of stories of each

☒ Distance of buildings to property lines and centerline of all abutting streets and rights-of-way

☒ Existing buildings and other structures on-site and on adjacent properties.

☐ Pedestrian and vehicular circulation, driveways and parking spaces

☐ All planted/landscaped areas and areas to be planted (include location of existing trees)

☐ A vicinity map of the project site

Elevation(s) must be submitted if the request involves: new construction or additions, over height fences/walls, Site Plan Review and Major Development Projects, Commercial Corner/Mini Shopping Center development any small lot subdivision, building height waivers, sign approvals, wireless telecommunications sites, transitional height cases and projects requiring review for the following –Community Design Overlay Zones (FT&I) (see Elevation Instructions)

Floor Plan(s) should be submitted if the nature of the request involves knowing the interior lay-out of a project. Floor Plan(s) must show proposed arrangement of rooms and location of various activities. (see Floor Plan Instructions)

Section(s) should be submitted if the project involves multiple levels which can only be shown through a section cut of the property.

☒ **PHOTOGRAPHS AND INDEX MAPS**

A. Photographs: Color photographs of entire site, surrounding areas, and surrounding buildings shall be displayed on paper not to exceed 8.5"x11" in size, keyed to numbers on an accompanying index map (see B. below).

B. Map: Index map indicating with arrows and keyed numbers from where and in what direction the photos were taken.

C. Aerial Photograph of the subject property and surrounding area on a 8.5"x11" or 11"x17" size paper. (Search engines such as http://maps.google.com and other available sources can be used to obtain aerial photos)

- ☒ Boundary Survey (required with every application, no older than 1 year. Must show all structures, rights-of-way, etc. and any municipal boundary, if any).
- ☐ Signage Plans: Show sign detail including sign dimensions, height and setback distance, if applicable.
- ☐ Liquor Survey, if applicable
- ☐ Engineer's certification and/or compliance letter for existing structures, if applicable
- ☐ Architectural approval letter required from the homeowners' or condominium association, if applicable
- ☐ Legal description [must be accurate; and if lengthy, to be submitted in Microsoft Word format on diskette or compact disc (CD), in addition to printed (hard) copy. Whether CD or diskette, ensure data is write-protected.
- ☐ Lake Excavation Plans (prepared & sealed by a Florida surveyor or engineer, showing perimeter dimensions, deep cut line, cross sections and slope descriptions), if applicable
- ☐ School Checklist (required for all day care centers and private schools)
- ☐ For specific K – 12 school requirements call the Educational Facilities Coordinator of the Public Works Department at (305) 375-1874.
- ☐ Covenant or Declaration of Restrictions may be required. Call the Village Attorney at (305) 259-1234.
- ☐ Public Works reviews and comments on hearing applications. Prior to completion of development plans, call (305) 696-5011 for information on concurrency, and street dedication requirements.
- ☐ Department of Environmental Resources Management (DERM) at 33 SW 2nd Ave., 5th Fl., reviews and comments on hearing applications. Call (305) 372-6502 or 6503 for information on water quality, pollution control, soil removal, tree preservation and other environmental regulations.
- ☐ Certain types of business uses require Environmental Quality Control Board (EQCB) approval before a public hearing can be scheduled. Contact DERM for additional information.
- ☐ General information on zoning requirements, prior zoning hearing, history, Declaration of Restrictions, Unities of Title and related zoning criteria is available at 9705 E Hibiscus Street. Call (305)259-1271.

- ☐ The Planning and Zoning Division reviews and comments on hearing applications. Call (305) 259-1271 for information on application recommendations, urban design standards, landscape requirements, and other planning disciplines.

- ☐ Hearing fees and additional radius fees – the fees paid at time of filing may not be the total cost of the hearing. Additional radius fees for mailing notices to property owners within a certain radius of the subject property may be assessed, depending on the type of hearing request. The number of actual property owners is determined by computer and you will receive a bill for the additional radius fees approximately one month after filing. Fee schedule and instructions are attached. Hearing fees will be calculated by the Zoning Administrator at the pre-filing appointment.

- ☐ For a more detailed explanation of the Zoning Hearing Procedures, call (305) 259-1271.

- ☐ Translators and sign language interpreters are available upon request. Call the Clerk's Office at (305) 259-1265 at least 10 days in advance to arrange for this service at the meeting

- ☐ Zone change applications must be consistent with the Comprehensive Development Plan (CDP). Call the Planning Division at (305) 259-1271 for information.

Some requests require additional information. Contact the Division of Planning and Zoning for a pre-filing appointment for information on required exhibits and review of documents and plans.

NOTE: All exhibits larger than 8 ½" x 11" must be INDIVIDUALLY FOLDED prior to submittal. Full size color exhibits are not required to be folded.

These submittal requirements, as well as those for other types of entitlement applications, can be found on the Village of Palmetto Bay website at www.palmettobay-fl.gov. If you have questions regarding these submittal requirements, you can contact the Planning and Zoning Division at (305) 259-1271, or visit the Planning and Zoning Division at Village Hall, 9705 E Hibiscus Street. Palmetto Bay, FL 33157

Form ZH-0107-01

SEC: ____ TWP: ____ RGE: ____

ZONING HEARING (ZH) APPLICATION

Village of Palmetto Bay, Department of Planning and Zoning

LIST ALL FOLIO #S: 33-5028-000-0160 Date Received _____

1. NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

GEORGE CASALI + LAZARA TRANTER

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 15750 SW. 90 AVE.
City: PALMETTO BAY State: FL Zip: 33157 Phone#: 305-551-7000

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners):
GEORGE CASALI + LAZARA TRANTER 15750 S.W. 90 AVE.
City: PALMETTO BAY State: FL Zip: 33157 Phone#: _____

4. CONTACT PERSON'S INFORMATION:

Name: Company: SAME AS ABOVE
City: _____ State: _____ Zip: _____ Cell Phone#: _____
Phone#: 305-551-7000 Fax#: _____ E-mail: GEORGECASALI@YAHOO.COM

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

THE WEST 167.38 FEET OF THE N.E. 1/4 OF THE S.W. 1/4 LESS THE NORTH 405 FEET IN SECTION 28-55-40 SUBJECT TO THE WEST 25 FEET AND THE SOUTH 25 FEET TO THE PUBLIC ROAD LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.) 8995 S.W. 158 ST. PALMETTO BAY, FL. 33157

7. SIZE OF PROPERTY (in acres): 0.15004 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property ☒ acquired ☐ leased: 04/2016 (month & year) **9. Lease term:** _____ years

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)? yes☐ no☒ If yes, provide complete legal description of said contiguous property.

_____

_____

_____

_____

_____

11. Is there an option to purchase ☐ or lease ☐ the subject property or property contiguous thereto? no ☒ yes ☐ (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

_____

12. PRESENT ZONING CLASSIFICATION: ~~RU-1~~ R-1.

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

☐ District Boundary(zone) Changes [Zone(s) requested]:_____
(Provide a separate legal description for each zone requested)

☐ Unusual Use: _____

☐ Use Variance:_____

☐ Non-Use Variance:_____

☐ Alternative Site Development: Option:_____

☐ Special Exception:_____

☐ Modification of previous resolution/plan: _____

☐ Modification of Declaration or Covenant: _____

14. Has a public hearing been held on this property within the eighteen (18) months? ☒ no ☐ yes. If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

_____

15. Is this application a result of a violation notice? ☒ no ☐ yes. If yes, give name to whom the violation notice was served: and describe the violation:_____

_____

16. Describe structures on the property: 3/2 SINGLE FAMILY HOME

_____

17. Is there any existing use on the property? ☐ no ☒ yes. If yes, what use and when established? ~~RU-1~~ (HOME) R-1

Use:_____ Year: 1954

Planning Staff Use Only

Base Fee	**Reviewed and Accepted by**	**Date**
Receipt No.	**Deemed Complete By**	**Date**

PHOTOGRAPHS

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

****

OWNER OR TENANT AFFIDAVIT

(I)(WE), GEORGE CASALI, being first duly sworn, depose and say that (I am) (we are) ☒ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

Signature

Signature

Sworn to and subscribed to before me
this 27 day of June, 2019.

Notary Public:
Commission Expires: 10/19/2020

NIURKA CASTRO
MY COMMISSION # GG040504
EXPIRES October 19, 2020

****

CORPORATION AFFIDAVIT

(I) (WE), _____, being first duly sworn, depose and say that (I am) (we are) the ☐ President ☐Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☐ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____

Authorized Signature

Office Held

(Corp. Seal)

Sworn to and subscribed to before me
This _____day of _____, _____.

Notary Public: _____
Commission Expires:

****

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am) (we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

By _____%

By _____%

By _____%

By _____%

Sworn to and subscribed to before me
This _____day of _____, _____.

Notary Public: _____
Commission Expires:

****

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature

Sworn to and subscribed to before me
This _____day of _____, _____.

Notary Public: _____
Commission Expires:

FORM ZH-0107-03

RESPONSIBILITIES OF THE APPLICANT AFFIDAVIT

I AM AWARE THAT:

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. The Florida Building code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Plan (CP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Village Attorney, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Village Attorney can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Village Attorney must carry a cover letter indicating subject matter, application number and hearing date. Village Attorney may be reached at (305) 854-6353.

(Applicant's Signature)

GEORGE CASALI

(Print Name)

Sworn to and subscribed before me this 27 day of June, 2019. Affiant is personally known to me or has produced DL # C240-300-57-267-0 as identification.

(Notary Public)

My commission expires 10/19/2020

NIURKA CASTRO
MY COMMISSION # GG040504
EXPIRES October 19, 2020

FORM ZH-0107-04

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF _____ Public Hearing No. _____
COUNTY OF _____

Before me, the undersigned authority, personally appeared _____ _____ hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address: _____
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as: _____ _____ _____
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

_____ Signature

_____ Affiant's signature

_____ Print Name

_____ Print Name

_____ Signature

_____ Print Name

Sworn to and subscribed before me on the _____ day of _____ 20_____.

Affiant is personally known to me or has produced _____ as identification.

Notary

(Stamp/Seal)
Commission Expires:

FORM ZH-0107-05

OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF Florida
COUNTY OF Miami-Dade

Public Hearing No. _____

Before me, the undersigned authority, personally appeared GEORGE CASALI _____ hereinafter the Affiant, who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the fee owner of the property that is the subject of the proposed hearing.
2. The subject property is legally described as:

_____

_____

_____

3. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Marie L Story
Signature

Marie L. Story
Print Name

Rolando Iglesias
Signature

Rolando Iglesias
Print Name

Lazara Trantor
Affiant's signature

GEORGE CASALI
Print Name
LAZARA TRANTER

Sworn to and subscribed before me on the 27 day of June 2019.

Affiant is personally known to me or has produced DL# C240-300-57-267-0 as identification.

Notary

NIURKA CASTRO
MY COMMISSION # GG040504
EXPIRES October 19, 2020

(Stamp/Seal)
Commission Expires: 10/19/2020

FORM ZH-0107-06

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

_____

NAME AND ADDRESS	Percentage of Interest

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

LETTER OF INTENT

I am requesting the City of Palmetto Bay to grant the approval on my zoning hearing in order to divide my property located at 8995 SW 158th Street, Palmetto Bay, Florida 33157.

Parcel "A" would be 16,567.33 Sq. Ft. and Parcel "B" would be 18, 171.67 Sq. Ft.

Now, my abutting neighbors' lots range from 7150 Sq. Ft. to 22651 Sq. Ft.

By granting this application, both these properties would be on the larger side. Also, this would be in harmony with our beautiful city.

Thank you.

Sincerely,

George Casali, Owner

RECEIVED
Zoning Department
August 1 2019
Village of Palmetto Bay
Building & Zoning Department
By:

Village of Palmetto Bay Planning and Zoning Fee Schedule

VPB-19-006

Zoning Applications

Applicability	Units	Application	Required Fee	Applicable Fee
yes		**Minimum Fee for notice and advertisesment**	$ 855.00	$ 855.00
		Minimum Fee if application is a result of violation	$ 1,710.00	$ -
		Zone change to AU/GU/RU-1/RU-2/EU/RU-1M(a)/RU-1M(b)	$ 1,140.00	$ -
		Zone change to RU-TH/MULTI-FAM/PAD	$ 1,710.00	$ -
		Zone change to RU-5/RU-5A/OPD	$ 2,280.00	$ -
		Zone change to BU	$ 3,420.00	$ -
		Zone change to IU	$ 2,850.00	$ -
		Use variance-AU/GU/RU-1/RU-2/EU	$ 1,710.00	$ -
		Use variance-RU-TH/MULTI-FAM/PAD	$ 2,850.00	$ -
		Use variance-RU-5/RU-5A/OPD	$ 3,990.00	$ -
		Use variance-BU	$ 3,990.00	$ -
		Use variance-IU	$ 3,420.00	$ -
		Non-use variance; signs	$ 1,710.00	$ -
		Non-use variance or administrative site development option		$ -
yes		Residential/one lot	$ 400.00	$ 400.00
		Commercial, industrial, office	$ 1,140.00	$ -
		Special exception	$ 2,280.00	$ -
		Modifications/deletions	$ 1,140.00	$ -
		Unusual use	$ 2,280.00	$ -
		If applicable, in addition for:		$ -
		Residential:	$ 1,140.00	$ -
yes	0.750046	Size of Property ($570 per 10 acres of portion thereof)	$ 570.00	$ 570.00
yes	2	Number of units: ($285 per 15 units)	$ 285.00	$ 285.00
		Commercial:	$ 1,710.00	$ -
		Size of Property: 684.00 per 10 acres or portion thereof	$ 684.00	$ -
		Size of building: 228.00 per 5,000 sq. ft. or portion thereof	$ 228.00	$ -
		Public hearing for private schools, religious facilities, ACLF's, nursing homes and convalescent homes.	$ 2,280.00	$ -
		Public hearing for private schools, religious facilities, ACLF's, nursing homes, convalescent homes if resulting from violation	$ 2,850.00	$ -
		Public Hearing for Charter Schools		$ -
		Minimum Fee	$ 1,500.00	$ -
		Size of Property: 684.00 per 10 acres or portion thereof	$ 684.00	$ -
		Size of building: 228.00 per 5,000 sq. ft. or portion thereof	$ 228.00	$ -
		Per revision submitted	$ 500.00	$ -
		Public Hearing for Governmental Facilities (if applicable)	$ 1,425.00	$ -
		Revisions to Public Hearings (per revision after first revision)	$ 684.00	$ -
TOTAL				**$ 2,110.00**

Village of Palmetto Bay Planning and Zoning Fee Schedule

Zoning Applications

Applicability	Units	Application	Required Fee	Applicable Fee
yes		Minimum Fee for notice and advertisesment	$ 855.00	$ 855.00
		Minimum Fee if application is a result of violation	$ 1,710.00	$ -
COMPREHENSIVE PLAN				
		Comprehensive Plan Interpretation - under 1.0 acre	$ 114.00	$ -
		Comprehensive Plan Interpretation - 1.0 acre to 5.0 acres	$ 228.00	$ -
		Comprehensive Plan Interpretation - 5.0 acres to 20.0 acres	$ 342.00	$ -
		Written interpretation of comp plan goals, objectives, & policies not related to LOS standard	$ 114.00	$ -
		Written interpretation of comp plan goals, objectives, & policies related to LOS standard	$ 171.00	$ -
COMPREHENSIVE PLAN MAP AMENDMENTS				
		Amendment to comprehensive plan FLUM - up to 5.0 acres	$ 11,400.00	$ -
		Amendment to comprehensive plan FLUM - 5.1 acres to 10.0 acres	$ 21,660.00	$ -
		Amendment to comprehensive plan FLUM - 10.1 acres to 20.0 acres	$ 42,750.00	$ -
		Amendment to comprehensive plan FLUM - 20.1 acres to 40.0 acres	$ 64,410.00	$ -
		Amendment to comprehensive plan FLUM - 40.1 acres to 80.0 acres	$ 85,500.00	$ -
		Amendment to comprehensive plan FLUM - 80.1 acres to 160.0 acres	$ 102,600.00	$ -
		Amendment to comprehensive plan FLUM - 160.1 acres to 320.0 acres	$ 119,700.00	$ -
		Amendment to comprehensive plan FLUM - 320.1 acres to 480.0 acres	$ 136,800.00	$ -
		Amendment to comprehensive plan FLUM - 480.1 acres to 640.0 acres	$ 153,900.00	$ -
		Amendment to comprehensive plan FLUM - 640.1 acres to 800.0 acres	$ 171,000.00	$ -
		Amendment to comprehensive plan FLUM - 800.1 acres to 960.0 acres	$ 188,100.00	$ -
		Amendment to comprehensive plan FLUM - 960.1 acres to 1,120.0 acres	$ 205,200.00	$ -
		Amendment to comprehensive plan FLUM - 1,120.1 acres to 1,280.0 acres	$ 222,300.00	$ -
		Amendment to comprehensive plan FLUM - 1,280.1 acres and above - $171/acre	$ 171.00	$ -
COMPREHENSIVE PLAN MAP AMENDMENT ELEMENTS FEE				
		Each LOS standard addressing a goal, objective or policy	$ 51,300.00	$ -
		Each non-LOS standard addressing a goal, objective or policy	$ 17,100.00	$ -
		Each monitoring measures item	$ 10,260.00	$ -
		Each capital improvement line item	$ 17,100.00	$ -
		Each text or map change	$ 17,100.00	$ -
RE-ZONING				
yes		Zone change to AU/GU/RU-1/RU-2/EU/RU-1M(a)/RU-1M(b)	$ 1,140.00	$ 1,140.00
		Zone change to RU-TH/MULTI-FAM/PAD	$ 1,710.00	$ -
		Zone change to RU-5/RU-5A/OPD	$ 2,280.00	$ -
		Zone change to BU	$ 3,420.00	$ -
		Zone change to IU	$ 2,850.00	$ -
VARIANCES, & OTHER SPECIAL PERMITS				
		Use variance-AU/GU/RU-1/RU-2/EU	$ 1,710.00	$ -
		Use variance-RU-TH/MULTI-FAM/PAD	$ 2,850.00	$ -
		Use variance-RU-5/RU-5A/OPD	$ 3,990.00	$ -
		Use variance-BU	$ 3,990.00	$ -
		Use variance-IU	$ 3,420.00	$ -
		Non-use variance; signs	$ 1,710.00	$ -
		Non-use variance or administrative site development option		$ -
		Residential/one lot	$ 400.00	$ -
		Commercial, industrial, office	$ 1,140.00	$ -
		Special exception	$ 2,280.00	$ -
		Modifications/deletions	$ 1,140.00	$ -
		Unusual use	$ 2,280.00	$ -
IN ADDITION APPLICABLE TO OTHER ISSUES ABOVE:				
		Residential:	$ 1,140.00	$ -
yes	0.80	Size of Property ($570 per 10 acres of portion thereof)	$ 570.00	$ 570.00
yes	1	Number of units: ($285 per 15 units)	$ 285.00	$ 285.00
		Commercial:	$ 1,710.00	$ -
		Size of Property: 684.00 per 10 acres or portion thereof	$ 684.00	$ -
		Size of building: 228.00 per 5,000 sq. ft. or portion thereof	$ 228.00	$ -
SCHOOLS				
		Public hearing for private schools, religious facilities, ACLF's, nursing homes and convalescent homes.	$ 2,280.00	$ -
		Public hearing for private schools, religious facilities, ACLF's, nursing homes, convalescent homes if resulting from violation	$ 2,850.00	$ -
		Public Hearing for Charter Schools		$ -
		Minimum Fee	$ 1,500.00	$ -
		Size of Property: 684.00 per 10 acres or portion thereof	$ 684.00	$ -
		Size of building: 228.00 per 5,000 sq. ft. or portion thereof	$ 228.00	$ -
		Per revision submitted	$ 500.00	$ -
OTHER				
		Public Hearing for Governmental Facilities (if applicable)	$ 1,425.00	$ -
		Revisions to Public Hearings (per revision after first revision)	$ 684.00	$ -
TOTAL				$ 2,850.00

V PB-19-006

VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, APRIL 21, 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 Second Reading are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Original Applicant:	JUAN CARLOS BANZ / FAIRCHILD BAY SUBDIVISION, LLC
Current Owner:	MARCOS AND ANNE BECARI
Location:	9000 SW 174 STREET
Folio No.:	33-5033-000-0220
Application No.:	RZ-25-001
Request:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO A ZONING CLASSIFICATION; REDESIGNATING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 9000 SW 174TH STREET, FOLIO NO. 33-5033-000-0220, FROM ITS CURRENT AGRICULTURAL DESIGNATION TO AN ESTATE MODIFIED SINGLE FAMILY DESIGNATION; APPROVING THE APPLICATION OF THE THEN OWNER OF THE PROPERTY, FAIRCHILD BAY SUBDIVISION, LLC; AND PROVIDING FOR AN EFFECTIVE DATE.
Applicant:	GEORGE CASALI
Location:	8995 SW 156TH STREET & 15755 SW 90TH AVENUE
Folio No.:	33-5028-000-0150 & 33-5028-000-0164
Application No.:	VPE-19-006
Request:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") FOR THE PROPERTY LOCATED AT 8995 SW 156TH STREET AND 15755 SW 90TH AVENUE, PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Applicant:	PALMETTO VENTURE PARTNERS, LLC
Location:	9500 SW 174TH STREET
Folio No.:	33-5033-000-0630
Application No.:	PL-25-001
Request:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30, PLATTING AND SUBDIVISIONS, APPROVING THE PARK VIEW AT PALMETTO BAY FINAL PLAT FOR THE PROPERTY LOCATED AT 9500 SW 174 STREET; AND PROVIDING FOR AN EFFECTIVE DATE.
Applicant:	JOSE LOPEZ
Location:	8701 SW 148 STREET
Folio No.:	33-5021-004-0250
Application No.:	V-25-001
Request:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6 VARIANCES, AND SECTION 30-30.2, FENCES, WALLS AND HEDGES, TO PERMIT THE CONSTRUCTION OF AN 8-FOOT FENCE EXCEEDING THE 6-FOOT MAXIMUM FOR THE PROPERTY LOCATED AT 8701 SW 148 STREET; AND PROVIDING AN EFFECTIVE DATE.
Applicant:	MOYRA ZIMERMAN & MATEO MLIKOTA
Location:	17071 SW 86 AVENUE
Folio No.:	33-5034-007-0170
Applicant:	V-25-002
Request:	A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-30.4, E-M ZONING DISTRICT, TO PERMIT THE ENCLOSURE OF AN EXISTING NONCONFORMING BOAT CANOPY STRUCTURE ENCROACHING ON THE REQUIRED SIDE SETBACK, TO BE USED AS AN ART STUDIO, FOR THE PROPERTY LOCATED AT 17071 SW 86 AVENUE; AND PROVIDING AN EFFECTIVE DATE.

All persons are invited to appear and be heard. The documents pertaining to this Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

This meeting will be conducted using a teleconferencing platform and broadcast live. **Members of the public may attend the meeting at the physical meeting location and/or watch the virtual meeting via the Village's official Facebook page and/or our Granicus web stream on www.palmettobay-fl.gov.**

For people wishing to participate virtually and provide public comments, please refer to the options described below:

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this address: **https://www.palmettobay-fl.gov/FormCenter/Public-Comments-Form-10/Public-Comments-Form-Updated-March-3-202-73.** 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 device. Residents will need to create an account and log into the system and from there, residents can leave comments on agenda items and read other comments.

Public comments forum (Option 3): Public attendees wishing to provide real-time, audible public comments during the meeting may do so using GoToWebinar's desk-top, laptop, tablet, or smartphone app. Once registered, attendees will receive GTW session information and call-in telephone numbers for those wishing to use a tele-phone. Telephone attendees may not participate in public comments as the system has no way to mute or unmute. Attendees wishing to speak during public comment time must use the GoToWebinar application on their desktop, laptop or smart device. Attendees may not use a webcam whatsoever. In lieu, if there is no availability to participate through the online seminar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

https://attendee.gotowebinar.com/register/2014309742775104866

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

Miami-Dade County Domestic Violence Oversight Board elects new officers

TO MIAMI'S COMMUNITY NEWSPAPERS

The Miami-Dade County Domestic Violence Oversight Board (DVOV) elected its chair, first vice chair and second vice chair to serve a one-year term.

Chair Dr. Cecile Houry, PhD, is the grants manager and one of the LGBTQIA+ liaisons for the City of Miami Beach Police Department, where she previously supervised the department's Victim Services Unit. Her experience includes serving as director of student programs for the Honors College at Florida International University, assistant vice president for Engagement, and assistant dean of the College of Public Health and Social Work.

Born and raised in France, Houry earned a bachelor's degree in English from the University of Orléans in 1999 and a master's degree in English from the same institution in 2002. That same year, she received a master's degree in history, and in 2011, a doctorate degree in history, both from the University of Miami. In 2022, she received a master's degree in public safety from the University of Virginia.

Her academic interests include sports history and gender studies. Her dissertation focused on American women and the modern Summer Olympic Games, examining the obstacles they faced in their struggle for participation and equality. More recently, she has shifted her focus to various aspects of law enforcement.

First vice chair Isabela Corzo, MPA, is an accomplished policy and administration professional in both the private and public sectors, having experience in Washington, DC; Miami, and South Korea. As director of public policy at United Way Miami, she advocates for underserved communities, focusing on financial stability, education, and health policy. Her previous roles include chief of staff and director of executive affairs at Carnival Cruise Line and director of public affairs at Florida International University (FIU).

Corzo holds a bachelor's degree in biological science and a master's degree in public administration with a concentration in emergency management, both from FIU.

She also is an advocate for young women, mentoring through her role as a director and board member for the Miss Miami Scholarship Competition. Corzo actively volunteers with various South Florida organizations, particularly those addressing food insecurity and homelessness.

Second vice chair Marivi Betancourt, RN, BSN, is a dedicated healthcare professional, mother, wife, and community advocate with deep roots in Miami-Dade County. She has worked as an emergency room nurse since 2007, serving in Level 1 trauma centers and witnessing firsthand the critical role of emergency medicine in saving lives. Before that, she worked in case management at a private institution, navigating complex care coordination for vulnerable patients and ensuring their access to essential medical resources.

Coming from a family devoted to public safety, Betancourt understands the demands and sacrifices of service. Since joining the Miami-Dade County Domestic Violence Oversight Board in 2023, she has played a vital role in advancing initiatives that support survivors and strengthen victim services. Fluent in English and Spanish, she continues to be a strong advocate for healthcare access and community resilience.

She and her husband, also a public servant, are raising their son in Miami-Dade, where they remain committed to serving and protecting their community.





Village of Palmetto Bay | Department of Community & Economic Development
9705 East Hibiscus Street, Palmetto Bay, FL 33157

Affidavit Attesting to Public Hearing Mailed Notification

Property Owner or Authorized Representative: Diana Rio

Property Address and Folio Number(s):

8995 SW 158 ST (33-5028-000-0160), 15755 SW 90 Ave. (33-5028-000-0164)

In compliance with Village of Palmetto Bay Code of Ordinances Section 30-30.11, I, as property owner or Authorized Representative of the above described property attest that on (date) 3-20-2025, I sent by U.S. Mail to each person on the list of names and addresses attached a true copy of the attached notice letter.

I hereby certify that all information attached to this Affidavit is true and accurate. Under penalty of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

Affiant's Printed Name: Diana Rio

Affiant's Signature:

Date: 4-20-2025

Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 20th day of March, 20 25, personally appeared Diana Rio, being personally known to me (✓) or having produced as identification _____, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary: Mabel Rio

Print Name: Mabel Rio

Notary Public Stamp: Mabel Rio Comm.: HH 456211 Expires: Dec. 15, 2027 Notary Public - State of Florida

My Commission Expires: 12-15-2027.

rdr miami | public hearing notification services
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

January 28, 2025

Village of Palmetto Bay
Planning & Zoning Division
9705 E Hibiscus Street
Palmetto Bay, FL 33157

Re: Property owners within 2,500 feet of:
SUBJECT: 8995 SW 158 Street, Palmetto Bay, FL 33157
FOLIO NUMBER: 33-5028-000-0160
LEGAL DESCRIPTION: 28 55 40 W167.38FT OF NE1/4 OF SW1/4 OF NE1/4 LESS N405FT & LESS S25FT & W25FT FOR ST & LESS N116.36FT & LESS EXT AREA OF CURVE IN SW COR FOR R/W AKA PARCEL B PER WP D-24458 OR 32582-2719 LOT SIZE 18191 SQ FT M/L NAU 33-5028-000-0164

SUBJECT: 15755 SW 90 Avenue, Palmetto Bay, FL 33157
FOLIO NUMBER: 33-5028-000-0164
LEGAL DESCRIPTION: 28 55 40 THE N116.36FT OF THE PARCEL DESC AS W167.38FT OF NE1/4 OF SW1/4 OF NE1/4 LESS N405FT & LESS S25FT & W25FT FOR ST & EXT AREA OF CURVE IN SW COR FOR R/W AKA PARCEL A PER WP D-24458 OR 32582-2719 LOT SIZE 16570 SQ FT M/L FAU 35-5028-000-0160

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 2,500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office. Notices to blocked addresses, if existing with the radius, have been sent to the site address addressed to "Current Resident". No folio number or Legal Description is available as part of public records for blocked addresses. One postcard was added and addressed to: Village of Palmetto Bay, Attn: Village Clerk, 9705 E Hibiscus Street, Palmetto Bay, FL 33157.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **1,077, including 1 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

VILLAGE OF PALMETTO BAY

PUBLIC NOTICE

APPLICANT: GEORGE CASALI
APPLICATION NO.: VPB-19-006 FOLIO NUMBERS: 33-5028-000-0160, 33-5028-000-0164
LOCATION: 8995 SW 158 STREET & 15755 SW 90 AVENUE

REQUEST: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") FOR THE PROPERTY LOCATED AT 8995 SW 158 STREET AND 15755 SW 90 AVENUE, PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE.

THE ZONING HEARING SHALL BE HELD AT VILLAGE HALL MUNICIPAL CENTER, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FLORIDA 33157 ON MONDAY, APRIL 21, 2025 AT 7:00 P.M.
THIS MEETING WILL BE CONDUCTED USING A TELECONFERENCING PLATFORM AND BROADCAST LIVE. MEMBERS OF THE PUBLIC MAY ATTEND THE ZONING HEARING IN PERSON OR WATCH VIA THE VILLAGE'S OFFICIAL FACEBOOK PAGE, INCLUDING OUR GRANICUS WEB STREAM ON WWW.PALMETTOBAY-FL.GOV .

For all persons wishing to participate and provide public comment, please refer to the Village of Palmetto Bay's website for additional information. You may contact the Planning and Zoning Division at (305) 259-1234 to schedule an appointment to inspect all zoning documents. Please call the Village Clerk for ADA needs (or hearing impaired) no later than seven (7) days prior to the hearing. The application may change and be modified during the hearing process. Any meeting may be opened and continued, and additional legal notice would not be provided.

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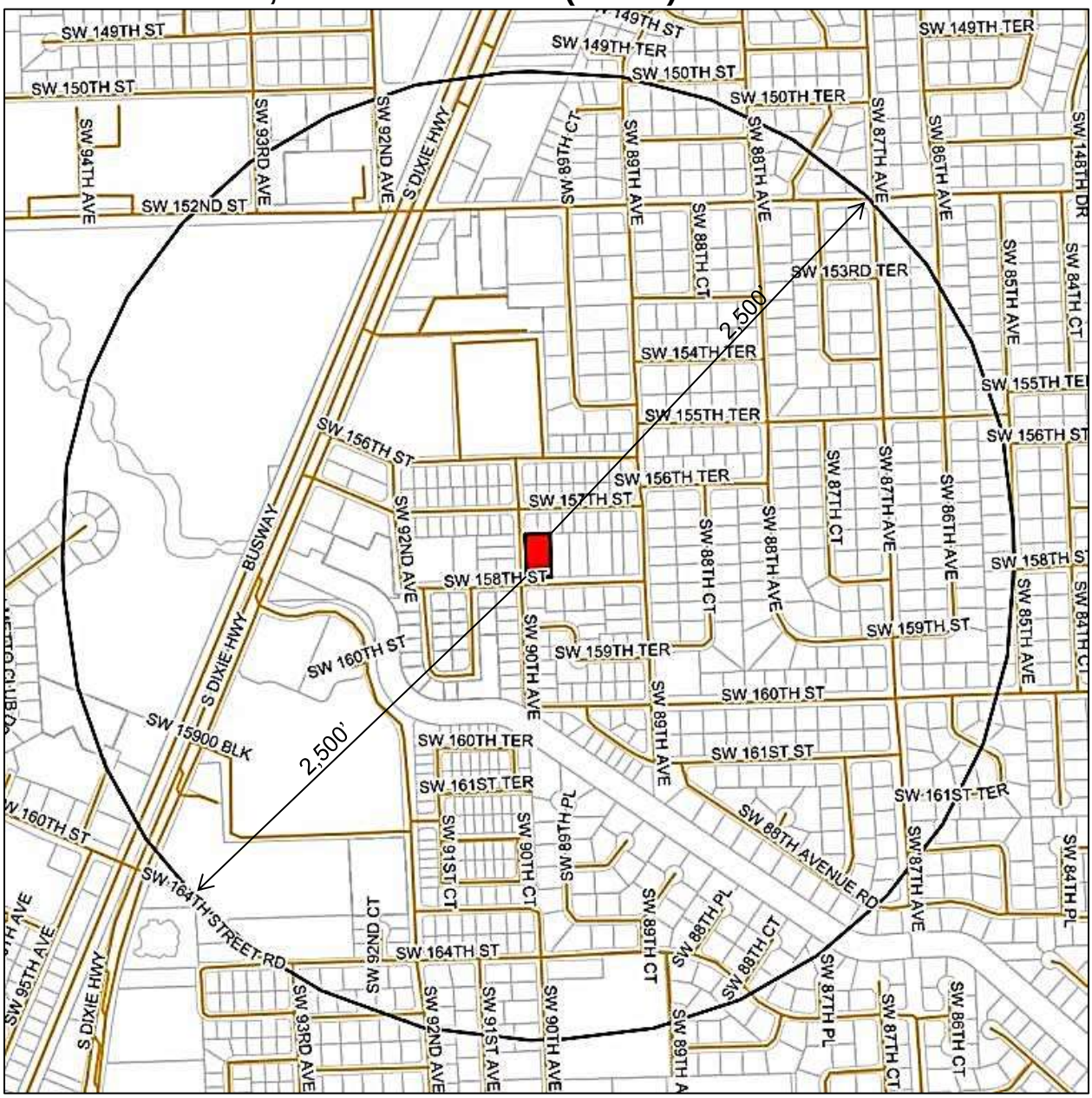
certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

2,500' RADIUS MAP (N.T.S.)



SUBJECT: 8995 SW 158 Street, Palmetto Bay, FL 33157
FOLIO NUMBER: 33-5028-000-0160

SUBJECT: 15755 SW 90 Avenue, Palmetto Bay, FL 33157
FOLIO NUMBER: 33-5028-000-0164

NAME 1	NAME 2	NAME 3	ADDRESS	CITY	STATE	ZIP	COUNTRY
SUZANNE PATRICIA READ			171 WEIR CRESCENT	WEST HILLS ON M1E 4T1			CANADA
106 CORAL REEF LLC			9000 SW 152 ST STE 106	PALMETTO BAY	FL	33157	USA
15365 S DIXIE HWY LLC			960 NE 74 ST	MIAMI	FL	33138	USA
15389 CONDO 45 LLC			8230 SW 144 ST	PALMETTO BAY	FL	33158	USA
15657 SOUTH DIXIE LLC			1680 MICHIGAN AVE 700	MIAMI BEACH	FL	33139	USA
15715 PALMETTO BAY CENTRE LLC			15715 S DIXIE HWY 203	PALMETTO BAY	FL	33157	USA
15800 SW 90 CT PROPERTY LLC			18908 SW 80 CT	MIAMI	FL	33157	USA
15841 PINEBROOKE CONDO W LLC			6441 SW 134 DR	PINECREST	FL	33156	USA
15921 PINEBROKE LLC			13601 SW 77 AVE	PALMETTO BAY	FL	33158	USA
7 ELEVEN INC			1722 ROUTH ST STE 1000	DALLAS	TX	75201	USA
9000 CORAL REEF DRIVE 102 LLC			9000 CORAL REEF DR #102	PALMETTO BAY	FL	33157	USA
9000 PINO ETTEN CORP			10370 SW 97 ST	MIAMI	FL	33176-2715	USA
9000 PINO ETTEN CORPORATION			7900 SW 170 ST	MIAMI	FL	33157	USA
ABDOULREZA SHATTALI	VERNA SHATTALI		PO BOX 562051	MIAMI	FL	33256	USA
ABDUL ABRAR MALIK			9039 SW 162 ST	MIAMI	FL	33157	USA
ABIGAIL GONZALEZ	EZEQUIEL GARRAMMONE		8921 SW 160 ST	PALMETTO BAY	FL	33157	USA
ADAM B KURZWEIL			8965 SW 157 ST	PALMETTO BAY	FL	33157	USA
ADEWALE ALONGE &W CHRISTIANAH			17303 SW 80 PL	MIAMI	FL	33157	USA
ADRIAN OTERO			9042 SW 159 TERR #A	MIAMI	FL	33157-1949	USA
ADRIAN PRICE			15811 SW 91ST CT	PALMETTO BAY	FL	33157	USA
AILEEN CRESPO			15827 SW 91 CT	PALMETTO BAY	FL	33157-1950	USA
ALAN PIGGOT	AMANDA PIGGOT		8925 SW 158 ST	PALMETTO BAY	FL	33157	USA
ALAN TALANA TRS	ALAN & JEAN TALANA REV LIV TRS	JEAN R TALANA	15830 SW 90 AVE	PALMETTO BAY	FL	33157	USA
ALAN WEITZEL &W JACQUELINE			8760 SW 160 ST	PALMETTO BAY	FL	33157-3521	USA
ALBERT LUCAS JR			9110 SW 162 ST	PALMETTO BAY	FL	33157	USA
ALDO OMAR MANRESA	MELISSA MANRESA		8945 SW 158 ST	PALMETTO BAY	FL	33157	USA
ALEC A SCAVO	IRIS MARRERO		9121 SW 162 LN	PALMETTO BAY	FL	33157	USA
ALEJANDRA PARRA	RANEL J CASTRO JR		16315 SW 88 CT	PALMETTO BAY	FL	33157	USA
ALEJANDRO E LAFUENTE ARIAS			8921 SW 157 ST	PALMETTO BAY	FL	33157	USA
ALEJANDRO J GONZALEZ	JAMI LEE R GONZALEZ		8875 SW 154 TER	PALMETTO BAY	FL	33157	USA
ALEJANDRO JULIAN DUAYGUES	PAOLA ANDREA REBELLON		15625 SW 87 AVE	PALMETTO BAY	FL	33157	USA
ALEJANDRO PATINO TRS	THE PATINO REVOCABLE TRUST		9104 SW 163 TER	PALMETTO BAY	FL	33157	USA
ALEJANDRO RIVERO	MARIA RIVERO		7261 SW 129 ST	PINECREST	FL	33156	USA
ALEJANDRO UGARTE	ANGELA EGUILIOR UGARTE		8800 SW 153 TER	PALMETTO BAY	FL	33157	USA
ALENNIS RIVERO			9010 SW 157 ST	PALMETTO BAY	FL	33157-1940	USA
ALESSANDRA ESTEVES	GUILHERME EDUARDO DE MACEDO		8955 SW 163 TER	PALMETTO BAY	FL	33157	USA
ALEX ALONSO	IVON ALONSO		8918 SW 157 ST	PALMETTO BAY	FL	33157	USA
ALEX J VELAZQUEZ	YOLANDA VELAZQUEZ		16335 SW 88 CT	PALMETTO BAY	FL	33157	USA
ALEX M FUENTE			8950 SW 156 ST	MIAMI	FL	33157	USA
ALEX MARK STURMAN			9055 SW 73 CT APT 406	MIAMI	FL	33156-2939	USA
ALEX NAGY	DORIS PEREZ		15888 SW 95 AVE 311	MIAMI	FL	33157	USA
ALEXANDER J CATLAW			8900 SW 159 TER	PALMETTO BAY	FL	33157	USA
ALEXANDER JAVIER QUESADA			9040 SW 156 ST	PALMETTO BAY	FL	33157	USA
ALEXANDRA A TALBOTT			15845 SW 90 CT 2D	PALMETTO BAY	FL	33157	USA
ALEXIS CORINNA JIMENEZ			157 CARIBBEAN VILLAGE DR	GUYTON	GA	31312-6588	USA
ALEXIS DEL VALLE	MAGALY DEL VALLE		16521 SW 92 AVE	PALMETTO BAY	FL	33157	USA
ALEXIS MARIE UNDORFER TRS	AMU REV FAMILY TR		9001 SW 157 ST	MIAMI	FL	33157	USA
ALEXYZ MILIAN	MILIAN ERYN KEEFE		15820 SW 88 CT	PALMETTO BAY	FL	33157	USA
ALFREDO GUERRERO	POLLY GUERRERO		16240 SW 88 AVENUE RD	PALMETTO BAY	FL	33157	USA

ALI SADEGHI	MELINA SADEGHI		8552 SW 169 TER	MIAMI	FL	33157	USA
ALICIA GLASGOW			15389 S DIXIE HWY UNIT 26	PALMETTO BAY	FL	33157	USA
ALINA M PADRON			15906 SW 90 CT A	PALMETTO BAY	FL	33157	USA
ALINA MARRERO			15815 SW 91 CT #D	MIAMI	FL	33157-1950	USA
ALIREZA ALAM	FATANEH KHOSRAVI		8822 SW 161 ST	PALMETTO BAY	FL	33157	USA
ALIX J M APOLLON	JOSAINE B APOLLON		16340 SW 89 PL	MIAMI	FL	33157-3554	USA
ALLEN STRANGE	JOSEMAR JAUREGUI		1325 SW 87 AVE	MIAMI	FL	33174	USA
ALTHEA I PECK			8805 SW 156 TERR	MIAMI	FL	33157-2042	USA
ALVAR JOSE ANTILLON	GABRIELA GALVAN DE ANTILLON		15750 SW 89 AVE	PALMETTO BAY	FL	33157	USA
ALVARO FIGUEREDO			9024 SW 163 TERR	MIAMI	FL	33157-3568	USA
ALVARO MEJIA &W ANA MARCELA VELEZ			19251 GULFSTREAM RD	MIAMI	FL	33157-7807	USA
AMANDYLEO HOLDING COMPANY LLC			3422 SW 106 AVE	MIAMI	FL	33165	USA
AMERICAN LEGION POST/33			16401 SW 90 AVE	PERRINE	FL	33157	USA
AMIN SHARIFF JR	RONAQ LAKDAWALA		8805 SW 161 ST	PALMETTO BAY	FL	33157	USA
AMY G CREEKMUR			18450 SW 212 ST	MIAMI	FL	33187-4116	USA
AMY SENA			16550 SW 90 AVE	PALMETTO BAY	FL	33157	USA
ANA BOTTEN &H PAUL			15420 SW 85 AVE	MIAMI	FL	33157-2130	USA
ANA C ANDRADE	GALO ENRIQUEZ		15020 SW 89 CT	PALMETTO BAY	FL	33176	USA
ANA M FLORES			9374 SW 173 TER	PALMETTO BAY	FL	33157-5724	USA
ANA MARIA CHIESA			15832 SW 91 CT #B	MIAMI	FL	33157	USA
ANA MARTINEZ			15888 SW 95 AVE 201	MIAMI	FL	33157	USA
ANA NOVAS FRANCO			8600 SW 159 ST	PALMETTO BAY	FL	33157	USA
ANA SUYAPA MENDIETA			554 PARKWOOD LN	NAPLES	FL	34103-8535	USA
ANDRE GORDON	NANNETTE GORDON		9130 SW 162 ST	PALMETTO BAY	FL	33157	USA
ANDREA M DUPUCH			16210 SW 92 AVE #19	MIAMI	FL	33157-3404	USA
ANDREA SPIVAK			16238 SW 92 AVE #9	MIAMI	FL	33157-3462	USA
ANDREJA NIKOLIC	CONSUELO MERCEDES AZCUY		15100 SW 89 CT	MIAMI	FL	33176	USA
ANDRES A DE CARDENAS			9000 SW 152 ST #108	MIAMI	FL	33157	USA
ANDRES BARDELAS	DIANE S BARDELAS	RAMON L BARDELAS	15805 SW 88 AVE	PALMETTO BAY	FL	33157	USA
ANDRES EDUARDO GOMEZ RUTMANN			15600 SW 86 AVE	PALMETTO BAY	FL	33157	USA
ANDRES ELOY MONTERO CADENAS			16204 SW 92 AVE UNIT 22	PALMETTO BAY	FL	33157	USA
ANDREW D MELOGY II &W SILVIA A			9020 SW 156 ST	MIAMI	FL	33157-1934	USA
ANDREW DICK	EDWARD I DICK		15888 SW 95 AVE #209	MIAMI	FL	33157	USA
ANDREW J MORA LE	ELAINE S MORA LE	REM SAMANTHA R MORA	15110 SW 87 CT	MIAMI	FL	33176	USA
ANDREW S WONG &W	SHIRLEY SO SAU KWAN		12300 SW 70 CT	PINECREST	FL	33156-5444	USA
ANDY DOLORES TRS	RIVERA FAMILY REV LIV TR	DOLORES RIVERA TRS	16420 SW 91 AVE	MIAMI	FL	33157	USA
ANNE CHRISTINE S CASTERA	OLIVIER DUPOUX		15801 SW 86 AVE	PALMETTO BAY	FL	33157	USA
ANNETE D HERMAN			15700 SW 87 AVE	PALMETTO BAY	FL	33157	USA
ANNICK Y SAINT FLOUR			15505 SW 87 AVE	PALMETTO BAY	FL	33157	USA
ANNIE BICAR JOHNSON			8950 SW 159 TERR	MIAMI	FL	33157-1923	USA
ANNIKA MARSCHALL	HEIDEMARIE MARSCHALL		15888 SW 95 AVE 218	MIAMI	FL	33157	USA
ANTHONY D MIYAZAKI			8851 SW 152 ST	MIAMI	FL	33157-2033	USA
ANTHONY G RODRIGUEZ			15389 S DIXIE HWY 46	PALMETTO BAY	FL	33157	USA
ANTHONY O HOO	FLAVIA D HOO		15888 SW 95 AVE 327	MIAMI	FL	33157	USA
ANTHONY ROBERT SOSA			15389 S DIXIE HWY 47	PALMETTO BAY	FL	33157	USA
ANTHONY ROUSSOS			14204 SW 84 ST	MIAMI	FL	33183	USA
ANTHONY STURM	LERIDA JEMIMA STURM		9025 SW 157 ST	PALMETTO BAY	FL	33157	USA
ANTONIO GARCIA	MARIA N GARCIA		8940 SW 162 TERR	MIAMI	FL	33157-3556	USA
ANTONIO LUIS VELEZ PEREZ	ERICA CORREDERA		8845 SW 161 ST	PALMETTO BAY	FL	33157	USA
ANTONIO ROTELLA	BLANCA PINTO		8775 SW 164 ST	PALMETTO BAY	FL	33157	USA

ANTONNE G DURBY TRS	ANTONNE G DURBY REV TRUST		8947 SW 157 ST	PALMETTO BAY	FL	33157	USA
AQUILES JAVIER GARCIA MENOCAL	ADRIANA JUDY GARCIA MENOCAL		15100 SW 89 AVE	PALMETTO BAY	FL	33176	USA
ARLENE ANDREA HASTINGS			14215 SW 156 AVE	MIAMI	FL	33156	USA
ARLENE Y HAMMOND			15820 SW 86 AVE	MIAMI	FL	33174	USA
ARMANDO CASTILLO			15888 SW 95 AVE 316	MIAMI	FL	33157	USA
ARMANDO DE J GOMEZ PLANA &W	MARITZA VISO DE GOMEZ		9126 SW 160 TERR	PALMETTO BAY	FL	33157-3432	USA
ARMANDO QUISPE	MELVA QUISPE		9241 SW 165 ST	PALMETTO BAY	FL	33157	USA
ARNOLDO X ARGUELLO	LESLIE C ARGUELLO		16040 SW 86 AVE	PALMETTO BAY	FL	33157	USA
ARTHUR GOWIN &W JUDITH			8700 SW 159 ST	PERRINE	FL	33157-2045	USA
ARTURO ALVAREZ RECIO	LOURDES ALVAREZ RECIO		15920 SW 85 AVE	PALMETTO BAY	FL	33157	USA
ARTURO B RODRIGUEZ	KAREN T RODRIGUEZ		16070 SW 89 AVENUE RD	PALMETTO BAY	FL	33157	USA
ASHLEY LAUREN WOLARY	BRITTANY JOYCE WOLARY		8890 SW 155 TERR	MIAMI	FL	33157	USA
AUBREE HIBBE			15800 SW 92 AVE 10B	MIAMI	FL	33157	USA
AURELIO ANGEL GOICOECHEA			15389 S DIXIE HWY 32	PALMETTO BAY	FL	33157	USA
BALLET AND BEYOND LLC			14190 SW 77 AVE	MIAMI	FL	33158	USA
BARBARA ATWOOD MASTER TRS	BARBARA ATWOOD MASTER REV TRUST		16355 SW 89 CT	PALMETTO BAY	FL	33157	USA
BEN ZEN PROPERTIES LLC			8700 SW 153 TER	PALMETTO BAY	FL	33157	USA
BENEDICT LAWRENCE CARROLL IV	RAQUEL E CARROLL		15720 SW 88 CT	PALMETTO BAY	FL	33157	USA
BENJAMIN A NWADIKE &W ORBY L			8960 SW 163 TERR	MIAMI	FL	33157-3557	USA
BENJAMIN S LAUREN	ELIZABETH C GARLAND		16258 SW 88 AVENUE RD	PALMETTO BAY	FL	33157	USA
BENJAMIN VILCHEZ			9040 SW 157 ST	PALMETTO BAY	FL	33157	USA
BERGMAN ARGUELLO	JANEISY ARGUELLO		15821 SW 86 AVE	MIAMI	FL	33157	USA
BERYL MOSS	SERGIO ISAAC OTERO		16030 SW 91 CT	PALMETTO BAY	FL	33157	USA
BETSY E ECHEMENDIA			9200 SW 165 ST	MIAMI	FL	33157	USA
BEVERLY TODD &	CONSTANCE HUSTON		145 OAKRIDGE AVE	ATHENS	GA	30601	USA
BI HSIA CHEN			9114 SW 163 TERR	PALMETTO BAY	FL	33157	USA
BILAL MUSTAFA	SAFFAH AWAN	MUSHTAQ AWAN	15888 SW 95 AVE #310	MIAMI	FL	33157	USA
BLASE ARTHUR CUNNINGHAM	REBECA MIGUEL TEIXIDO		9001 SW 158 ST	PALMETTO BAY	FL	33157	USA
BONITA C HALLIN LE	REM GUILLERMO CANCIO BELLO		16214 SW 92 AVE 17	MIAMI	FL	33157	USA
BRANCH BANKING & TRUST COMPANY	C/O BB&T PROPERTY TAX COMPLIANCE		PO BOX 167	WINSTON SALEM	NC	27102-0167	USA
BRENDA C PRATT			16100 SW 91 CT	MIAMI	FL	33157-3599	USA
BRENT THURN	ASHLEY THURN		8940 SW 155 ST	PALMETTO BAY	FL	33157	USA
BRIAN ALLEN SCOTT	CRYSTAL SCOTT		9031 SW 162 LN	PALMETTO BAY	FL	33157	USA
BRIAN EDWARD JACKSON	MARIANA JACKSON		16040 SW 89 AVE RD	PALMETTO BAY	FL	33157	USA
BRIAN ESPINDOLA			15855 SW 90 CT D	PALMETTO BAY	FL	33157	USA
BRIAN LEE TANNEBAUM	ELIZABETH D TANNEBAUM		8740 SW 155 TER	PALMETTO BAY	FL	33157	USA
BRIAN S HORNE	LAURI N SPEER		16401 SW 92 AVE	MIAMI	FL	33157	USA
BRIDGET MCMILLAN			15888 SW 95 AVE #211	MIAMI	FL	33157-1808	USA
BRITTANY CAMPBELL RIGGS	KYLE DESTEFANIS	BRITTANY M CAMPBELL RIGGS TRS	8760 SW 155 ST	MIAMI	FL	33157	USA
BRUNO G CARAVETTI	ISLA H DOS SANTOS		8701 SW 159 ST	PALMETTO BAY	FL	33157	USA
BRYAN A ASTIGARRAGA	CARLEY ASTIGARRAGA		15500 SW 85 AVE	PALMETTO BAY	FL	33157	USA
BRYAN ALAN CHWAST	MELISSA BUENO CHWAST		9039 SW 157 ST	MIAMI	FL	33157	USA
BRYAN MARK DEWSBURY	ERICA ELDEN DEWSBURY		15425 SW 89 CT	PALMETTO BAY	FL	33157	USA
BULLER 15888 LLC			21991 SW 98 AVE	CUTLER BAY	FL	33190	USA
CAM GROUP AT 9200 LLC	DIXIE AT 156 LLC	JD US1 RETAIL LLC	2555 SW 8 ST STE 301	MIAMI	FL	33135	USA
CAMILLE WALKER			15750 SW 92 AVE 23 C	PALMETTO BAY	FL	33157	USA
CANDICE DOWLATI			15305 SW 87 AVE	MIAMI	FL	33157	USA
CARL BROOKS	DRENA BROOKS		9048 SW 161 TER	PALMETTO BAY	FL	33157	USA
CARLA NOELI ROSSO BATISTA			15888 SW 95 AVE APT 215	MIAMI	FL	33157	USA
CARLOS A GOMEZ	NINA SINISTERRA		15341 SW 86 AVE	MIAMI	FL	33157	USA

CARLOS A MENENDEZ	SUSAN MENENDEZ		16351 SW 92 CT	MIAMI	FL	33157-3460	USA
CARLOS A VERGARA			9220 SW 165 ST	PALMETTO BAY	FL	33157	USA
CARLOS ALBERTO DEL AMO	LAURA DEL AMO		8645 SW 162 ST	PALMETTO BAY	FL	33157	USA
CARLOS ALBERTO LIEVANO III	MICHELLE NICOLE MADRIGAL		9108 SW 161 TER	PALMETTO BAY	FL	33157	USA
CARLOS ANTONIO CORREA			8800 SW 151 ST	PALMETTO BAY	FL	33176	USA
CARLOS AYALA	BIONNY D AYALA		15601 SW 90 AVE	PALMETTO BAY	FL	33157	USA
CARLOS CALERO	VANESSA VILLEGAS		16115 SW 89 PL	PALMETTO BAY	FL	33157	USA
CARLOS D DE OLIVEIRA GUIMARAES	CRISTIANA DO AMARAL GUIMARAES		16075 SW 89 AVENUE RD	PALMETTO BAY	FL	33157	USA
CARLOS FRANCISCO COBIELLA			15385 S DIXIE HWY UNIT 11C	MIAMI	FL	33157-1859	USA
CARLOS J PINIELLA			9275 SW 152 ST #210	MIAMI	FL	33157-1774	USA
CARLOS J TABORDA	MARIA A TORCIDA		15601 SW 86 AVE	PALMETTO BAY	FL	33157	USA
CARLOS JAVIER TROCHEZ			15888 SW 95 AVE UNIT 119	MIAMI	FL	33157	USA
CARLOS LOPEZ	IDANIS LOPEZ		15760 SW 85 AVE	PALMETTO BAY	FL	33157	USA
CARLOS M VARELA TUIRAN FOURNIER	ELENA SHUMSKAIA		9023 SW 163 TER	PALMETTO BAY	FL	33157	USA
CARLOS PENAFIEL	DANIA FRIAS	ALEJANDRO CUBAS	16421 SW 92 AVE	PALMETTO BAY	FL	33157	USA
CARLOS ROSARIO	JAD C ROSARIO		15385 S DIXIE HWY 17	PALMETTO BAY	FL	33157	USA
CARMEN L QUERALES GARCIA LE	REM FLOR MIREYA QUERALES		1495 NE 140 ST	NORTH MIAMI	FL	33161	USA
CARMEN M FERNANDEZ EST OF			16020 SW 89 AVE RD	PALMETTO BAY	FL	33157	USA
CARMEN MARIA FERNANDEZ			16020 SW 89 AVE RD	PALMETTO BAY	FL	33157-3572	USA
CARMEN WATSON			15888 SW 95 AVE #121	MIAMI	FL	33157-1851	USA
CAROL AMORELE TANNER			9078 SW 157 ST	PALMETTO BAY	FL	33157	USA
CAROL BALDWIN			9451 PALMETTO CLUB LN	MIAMI	FL	33157	USA
CAROL NOVAK &	TAYLOR POWELL		15345 SW 88 AVE	PALMETTO BAY	FL	33157-2014	USA
CARY I CASS &W FAYE F			15715 SW 88 CT	MIAMI	FL	33157-2028	USA
CASA DE CAMPO HOA ASSC INC	T & G MANAGEMENT SERVICES INC		18001 OLD CUTLER RD STE 643	PALMETTO BAY	FL	33157	USA
CATHERINE A ERTEL LE	REM RYAN BREWER		9110 SW 159 TER	MIAMI	FL	33157	USA
CEDRIC PERPIGNAND			15802 SW 90 CT #B	PALMETTO BAY	FL	33157	USA
CELIA MONTECINOS	ENKY RAMOS		16121 SW 87 CT	PALMETTO BAY	FL	33157	USA
CF HOLDINGS & INVESTMENTS LLC			9012 SW 152 ST	PALMETTO BAY	FL	33157	USA
CHAD AARON RUBIN			8935 SW 158 ST	PALMETTO BAY	FL	33157	USA
CHAD N STARK			14600 SNAPPER DR	MIAMI	FL	33158	USA
CHAITRAM AUTAR	NIRVALA S AUTAR		14940 SW 250 ST	HOMESTEAD	FL	33032	USA
CHARLES LATSHAW	DONNA LATSHAW		8825 SW 154 TERR	MIAMI	FL	33157-2036	USA
CHARMAINE POWELL LE	REM ALYSIA NICELY		9018 SW 161 TER	MIAMI	FL	33157	USA
CHARMEN C AVILA			16246 SW 92 AVE #4	MIAMI	FL	33157-3462	USA
CHERYL S STARR			15389 S DIXIE HWY 31	MIAMI	FL	33157	USA
CHRIST FELLOWSHIP RES PROP LLC	C/O CHRIST FELLOWSHIP PROP MINIS		8900 SW 168 ST	PALMETTO BAY	FL	33157	USA
CHRISTIAN AGUADO			16224 SW 92 AVE 12	PALMETTO BAY	FL	33157	USA
CHRISTIAN G A LEE	ANNE MARIE C LEE		3008 GANTQUARTERS DR	MARIETTA	GA	30068	USA
CHRISTIE VELASCO			11929 SW 74 TER	MIAMI	FL	33183	USA
CHRISTOPHER ALEXANDER SOWERS	LISSETTE MICHELLE SOWERS		15620 SW 87 AVE	PALMETTO BAY	FL	33157	USA
CHRISTOPHER B GILBERT	VIVIAN APONTE		15401 SW 89 CT	PALMETTO BAY	FL	33157	USA
CHRISTOPHER GEORGE COULE	LINDSEY CARIDAD CALLE COULE		15300 SW 88 CT	PALMETTO BAY	FL	33157	USA
CHRISTOPHER GUY ESTEVEZ			16501 SW 92 AVE	MIAMI	FL	33157	USA
CHRISTOPHER HUGO GOMEZ			15445 SW 88 AVE	PALMETTO BAY	FL	33157	USA
CHRISTOPHER R GEORGE	ALEXA R GEORGE		8820 SW 155 TER	PALMETTO BAY	FL	33157	USA
CHRISTOPHER S COHEN	GABRIELA GUTIERREZ		16000 SW 91 CT	PALMETTO BAY	FL	33157	USA
CLARISSA NUNEZ			15115 SW 87 CT	PALMETTO BAY	FL	33176	USA
CLAUDIA ANNE SALAZAR			15385 S DIXIE HWY 10	MIAMI	FL	33157	USA
CLEMINDA I SCHMIDT TRS	CLEMINDA I SCHMIDT REVOCABLE TR		16230 SW 92 AVE UNIT 5	MIAMI	FL	33157-3462	USA

CLYDE MIRAMBEAU			15095 SW 89 AVE	MIAMI	FL	33176	USA
COCO AND KIKA HOLDINGS LLC			10321 SW 140 ST	MIAMI	FL	33176	USA
COLIN D SULLIVAN			15325 SW 88 AVE	MIAMI	FL	33157	USA
COLIN N DIXON	JOYCE M DIXON		15325 SW 89 AVE	MIAMI	FL	33157	USA
COLLETTE A REECE			15389 S DIXIE HWY #43	PALMETTO BAY	FL	33157	USA
CONSTANCE R ATKINSON LE	REM ELIZABETH L ATKINSON		15701 SW 88 AVE	MIAMI	FL	33157	USA
CONSTANCE STREVA			15125 SW 89 CT	MIAMI	FL	33176-8035	USA
CORAL 13 LLC			1510 TRILLO AVE	CORAL GABLES	FL	33146	USA
CORAL 27 LLC			1510 TORILLO AVE	CORAL GABLES	FL	33146	USA
CORAL 49 LLC			1510 TRILLO AVE	CORAL GABLES	FL	33146-2315	USA
CORAL CONDO 16 LLC			9240 SUNSET DR SUITE 114	MIAMI	FL	33173-3433	USA
CORAL CONDO 37 LLC			9240 SUNSET DR SUITE 114	MIAMI	FL	33173-3433	USA
CORAL CONDO 39 LLC			9240 SUNSET DR SUITE 114	MIAMI	FL	33173-3433	USA
CORAL REEF CHIROPRACTIC CENTER			9044 SW 152 ST	MIAMI	FL	33157-1928	USA
CORAL REEF PLAZA INC			15321 S DIXIE HWY STE 310	PALMETTO BAY	FL	33157	USA
COSTA AZUL ESTATES LLC			1172 S DIXIE HWY 330	CORAL GABLES	FL	33146	USA
COUNTRY CLUB SOUTH APARTMENTS LTD			9095 SW 87 AVE STE 777	MIAMI	FL	33176-2310	USA
CRAIG TERRANCE BREWER	KENYETTA JARRETT BREWER		1481 LAURENTIAN PASS	FLINT	MI	48532	USA
CULLEN BARBIER TRS	BARBIER 2020 FAMILY TRUST	BARBARA BARBIER TRS	8871 SW 155 TER	PALMETTO BAY	FL	33157	USA
CYNTHIA J MOSSBERG LE	REM KURT ALAN MOSSBERG		8625 SW 160 ST	MIAMI	FL	33157	USA
CYNTHIA L MOORE TRS	CYNTHIA L MOORE LIVING TRUST		15650 SW 88 CT	MIAMI	FL	33157	USA
CYNTHIA MARIE GARCIA			16130 SW 91 CT	PALMETTO BAY	FL	33157	USA
DACYI PATRICIA SACO TRS	GERONIMO AND NELLY PEREZ	FAMILY TRUST	15705 SW 89 AVE	MIAMI	FL	33157	USA
DAGMARA VILLASMIL			8975 SW 156 ST	MIAMI	FL	33157-1931	USA
DAIMY DIAZ CHAVIANO	ARIEL GONZALEZ ALFONSO		15846 SW 90 CT A	PALMETTO BAY	FL	33157	USA
DAMIAN ROLANDO MARTINEZ	DESTENY RUSSO MARTINEZ		16200 SW 87 AVE	PALMETTO BAY	FL	33157	USA
DANA GREGG PEARSON &W COLETTE S			15455 SW 87 CT	MIAMI	FL	33157-2006	USA
DANIEL DIRESTA LE	ANN ADDISON LE	REM MICHELE ADDISON	8782 SW 161 ST	PALMETTO BAY	FL	33157	USA
DANIEL E BOLET			16050 SW 89 AVENUE RD	PALMETTO BAY	FL	33157	USA
DANIEL G ISOM	SANDRA M ISOM		8911 SW 160 ST	PALMETTO BAY	FL	33157	USA
DANIEL J CHRISTOFFERSON	CRISTINA TOMASSINI		16286 SW 88 AVENUE RD	PALMETTO BAY	FL	33157	USA
DANIEL J GREGORY &W LORETTA L			8830 SW 153 ST	MIAMI	FL	33157-2035	USA
DANIEL LIMA	RACHAEL LIMA		8820 SW 151 ST	MIAMI	FL	33176	USA
DANIEL MONSALVE	LEYVANI ESCALLON MONSALVE		15740 SW 85 AVE	PALMETTO BAY	FL	33157	USA
DANIEL RIOS	JEANETTE CABRERA		8825 SW 160 ST	PALMETTO BAY	FL	33157	USA
DARA VORCE LE	REM PRISCILLA VORCE		8720 SW 155 TER	PALMETTO BAY	FL	33157	USA
DARIEN M DOE			15888 SW 95 AVE #318	MIAMI	FL	33157-1867	USA
DARIO DI FAZIO TRS	DI FAZIO FAMILY TRUST	GAIL EILEEN DI FAZIO TRS	8535 SW 160 ST	PALMETTO BAY	FL	33157	USA
DARIO J FERNANDEZ	BETTY FERNANDEZ		8780 SW 160 ST	MIAMI	FL	33157-3521	USA
DARRIN D DINGMAN &W REBECCA J W			8540 SW 160 ST	MIAMI	FL	33157-3647	USA
DAVID A HARDEMAN TRS	HARDEMAN FAMILY REVOCABLE TR	ROBYN H HARDEMAN TRS	15321 SW 86 AVE	PALMETTO BAY	FL	33157	USA
DAVID A PACK &W CHRISTINE M			15610 SW 89 AVE	MIAMI	FL	33157-1907	USA
DAVID CABALLERO			15888 SW 95 AVE 324	MIAMI	FL	33157	USA
DAVID CARMONA	REBECA CARMONA		15120 SW 89 CT	MIAMI	FL	33176	USA
DAVID GEORGE STEPHEN JR TRS	DAVID GEORGE STEHEN AND	TERESA REGINA STEPHEN REV TR	9100 SW 118 ST	MIAMI	FL	33176	USA
DAVID HEFFERNAN	COLLEEN HEFFERNAN		16240 SW 91 CT	PALMETTO BAY	FL	33157	USA
DAVID I JAMISON			15750 SW 92 AVE #22	MIAMI	FL	33157-1989	USA
DAVID L BYRD LE	BETTY J BYRD LE	REM DAVID L BYRD	18630 SW 92 AVE	CUTLER BAY	FL	33157	USA
DAVID L HOLCOMBE & W JENNIFER	JENNIFER HOLCOMBE		8935 SW 162 TERR	MIAMI	FL	33157-3556	USA
DAVID M FERNANDEZ	MELISSA E MORRIS	AYMEE C FERNANDEZ	15829 SW 91 CT X C	PALMETTO BAY	FL	33157	USA

DAVID MARTIN	KATHLEEN MARTIN		8965 SW 156 ST	MIAMI	FL	33157-1931	USA
DAVID NAMOFF			112 COCONUT KEY CT	PALM BEACH GARDENS	FL	33418	USA
DAVID PADRON			8861 SW 151 ST	PALMETTO BAY	FL	33176	USA
DAVID VINCENT CHU	WAILING CHAN		14601 SW 67 AVE	MIAMI	FL	33158	USA
DAVON REED TRS	9063 SW 163 TERRACE TRUST	ROSE REED TRS	1451 BRICKELL AVE 2002	MIAMI	FL	33131	USA
DAYANA RAMOS VEGA			8901 SW 155 ST	PALMETTO BAY	FL	33157-1929	USA
DELANN LLC			17091 SW 92 CT	MIAMI	FL	33157-4518	USA
DENNIS CHIN JTRS &	DENISE CHIN JTRS & ET AL	SARAH LEE CHIN JTRS	15888 SW 95 AVE #326	MIAMI	FL	33157	USA
DERRICK IAN SEALY			11252 SW 128 PL	MIAMI	FL	33186	USA
DERRICK O ROSS	JENNIFER L ROSS		16200 SW 88 AVE RD	PALMETTO BAY	FL	33157	USA
DEVON PRUETT &W	KELSY N PRUETT		8850 SW 154 TER	MIAMI	FL	33157	USA
DF16060 LLC			13818 SW 152 ST 257	MIAMI	FL	33177	USA
DIANA E MOLINARES			15888 SW 95 AVE #106	MIAMI	FL	33157-1806	USA
DIANA THORP	DIANA DEL CARMEN FERNANDEZ LLANOS		9331 SW 165 ST	PALMETTO BAY	FL	33157	USA
DIANE S HOPKINS			8720 SW 158 ST	MIAMI	FL	33157-2043	USA
DIANNE S FERRER	ANA FERRER		12932 SW 200 TER	MIAMI	FL	33177	USA
DIGNA CRISTINA SILVA DIAZ	JOSE OMAR MUNOZ SILVA		15888 SW 95 AVE 208	MIAMI	FL	33157	USA
DIXIE PLUS LLC			21500 BISCAYNE BLVD 401	AVENTURA	FL	33180	USA
DLM FL REAL EST LLC			30 PURCELL RD	BRIDGEWATER	NJ	08807	USA
DOAK DANIEL YEARY	AMY LYNN YEARY		8785 SW 161 ST	PALMETTO BAY	FL	33157	USA
DOLCIE E CHIN			9275 SW 152 ST STE 104	MIAMI	FL	33157-1773	USA
DOMENICO FABIANO	MARIA A MEJIA		9119 SW 162 ST	PALMETTO BAY	FL	33157	USA
DOMINGO A ALVAREZ	ROSALINE N MENDOZA		15405 SW 87 AVE	PALMETTO BAY	FL	33157-2051	USA
DON CARUSO TRS	ANDERCAR FAMILY REVOCABLE TRUST		PO BOX 561775	MIAMI	FL	33256-1775	USA
DONNA J MARAKAS TRS	DONNA J MARAKAS REVOCABLE TRUST	DONNA J MARAKAS	8940 SW 158 ST	MIAMI	FL	33157	USA
DORIS WEYER			16340 SW 87 PLACE	MIAMI	FL	33157-3538	USA
DOROTHY DORMAN LE	REM DANIEL EDWARD DORMAN	REM LORI ANNE GENSLER	15220 SW 86 AVE	MIAMI	FL	33157	USA
DOROTHY L BARTON TRS	BARTON FAMILY REVOCABLE TRUST		15290 SW 82 AVE	PALMETTO BAY	FL	33157	USA
DOUGLAS F LANDSEA &W	KATHRYN E LANDSEA		8807 SW 153 TERR	PALMETTO BAY	FL	33157-2063	USA
DOUGLAS MILTON &W MARY LOU			9061 SW 157 ST	MIAMI	FL	33157-1939	USA
DUC HUYNH	DINA D HUYNH		9036 SW 160 TERR	MIAMI	FL	33157-3498	USA
DULCE M PEREZ LE	REM JORGE E CASTRO SR		15888 SW 95 AVE 312	MIAMI	FL	33157	USA
EAGAN JAN RIFAS			13065 SW 95 AVE	MIAMI	FL	33176	USA
ECATERINA PANA			15389 S DIXIE HWY #29	MIAMI	FL	33157-1847	USA
EDGARD J P HENRY MEURRENS TRS	EDGARD JEAN PIERRE HENRY MEURRENS	LIVING TRUST	16210 SW 91 CT	PALMETTO BAY	FL	33157	USA
EDGARDO O MACCHI &W DIANA ROSSI			9080 SW 156 ST	MIAMI	FL	33157-1934	USA
EDITH L GOEBEL			15825 SW 90 CT UNIT 1-C	MIAMI	FL	33157-1993	USA
EDUARDO DENNIS	LIANA DENNIS	RAMON HERNANDEZ	8850 SW 155 TER	PALMETTO BAY	FL	33157	USA
EDUARDO ERNESTO GARATEIX	JASMIN GARATEIX		15875 SW 90 AVE	PALMETTO BAY	FL	33157	USA
EDUARDO MERINO TRS	EDUARDO MERINO LIVING TRUST	MARTHA CLAUDIA MERINO TRS	9220 SW 164 ST	PALMETTO BAY	FL	33157	USA
EDUARDO R ACLE &W NILDA			16215 SW 89 PL	MIAMI	FL	33157-3552	USA
EDWARD F PAHLS			15630 SW 87 CT	MIAMI	FL	33157-2009	USA
EDWARD FERENCZI	BARBARA ANN FALLETTI FERENCZI		15351 SW 87 CT	MIAMI	FL	33157	USA
EDWIN PIERRE	NENSA EARMIL PIERRE		8910 SW 159 TER	PALMETTO BAY	FL	33157	USA
EGBERT GORRA	VANESSA VAZQUEZ		8661 SW 161 TER	PALMETTO BAY	FL	33157	USA
EL CHIRO LLC			9040 SW 152 ST	PALMETTO BAY	FL	33157	USA
EL RANCHET LLC			PO BOX 611621	MIAMI	FL	33261-1621	USA
ELENA FAJARDO	STEVEN ROVIRA		8701 SW 155 TER	PALMETTO BAY	FL	33157	USA
ELEYDE PROPERTIES LLC			9420 SW 103 ST	MIAMI	FL	33176	USA
ELIZABETH A MAURER			17220 SW 84 AVE	MIAMI	FL	33157-1947	USA

ELIZABETH ANN POPPLEWELL TRS	ELIZABETH ANN POPPLEWELL REV TR		8700 SW 158 ST	MIAMI	FL	33157	USA
ELIZABETH GARCIA			9025 SW 160 TER	PALMETTO BAY	FL	33157	USA
ELIZABETH M &H CHRISTOPHER DAVID			15640 SW 86 AVE	MIAMI	FL	33157-2143	USA
ELIZABETH VASQUEZ			9044 SW 159 TERR UNIT C	MIAMI	FL	33157-1949	USA
ELLEN SOLDO TRS	ELLEN SOLDO SEPARATE TRUST	ROBERT SOLDO TRS	15621 SW 86 AVE	PALMETTO BAY	FL	33157	USA
ELSIE K MCPHERSON			15904 SW 91 CT UNIT D	PALMETTO BAY	FL	33157	USA
ELT HOMES LLC	WHEELOCK INDUSTRIES LLC		7905 SW 165 ST	PALMETTO BAY	FL	33157	USA
EMANUELE GULINO JR LE	REM CHRISTOPHER E GULINO		15845 SW 90 CT UNIT 2C	PALMETTO BAY	FL	33157	USA
EMELINA L FERNANDEZ			16045 SW 89 AVE RD	MIAMI	FL	33157-3573	USA
EMIL P RYAN &W ANNA K			9261 SW 165 ST	MIAMI	FL	33157-3450	USA
ENRIQUE ANTONIO SAMPAYO MORENO LE	REM AIDEMARIE SAMPAYO		9221 SW 165 ST	PALMETTO BAY	FL	33157	USA
ENRIQUE O ALONSO	ELSA CASANAS		8520 SW 160 ST	PALMETTO BAY	FL	33157	USA
ENRIQUE VALLS JR	NATHALIE MAIO		15735 SW 89 AVE	PALMETTO BAY	FL	33157	USA
EQUITY ONE	(FLORIDA PORTFOLIO) LLC		PO BOX 2539	SAN ANTONIO	TX	78299	USA
EQUITY ONE	C/O PROPERTY TAX DEPT		PO BOX 2539	SAN ANTONIO	TX	78299	USA
EQUITY ONE (FLA PORTFOLIO) LLC	C/O PROPERTY TAX DEPT		PO BOX 2539	SAN ANTONIO	TX	78299	USA
ERIC B DIEP	LINDA HUYNH		8840 SW 153 TER	PALMETTO BAY	FL	33157	USA
ERIC ELI ADJAMAH LE	REM ERIC ELI ADJAMAH TRS	REM THE ERIC ADJAMAH LIVING TRUST	12374 S 143 LN	MIAMI	FL	33186	USA
ERIC ELI ADJAMAH TRS	THE ERIC ADJAMAH LIVING TRUST		12374 SW 143 LN	MIAMI	FL	33186	USA
ERIC J CASOLA	VIVIAN J CASOLA		16501 SW 89 AVE	PALMETTO BAY	FL	33157	USA
ERIC L GREIDINGER	RENEE B RITTNER		9058 SW 161 TERR	MIAMI	FL	33157-3594	USA
ERIC RAFAEL NUNEZ			9070 SW 156 ST	PALMETTO BAY	FL	33157	USA
ERIC RENAGHAN TRS	ERIC RENAGHAN AND KATIE L	RENAGHAN REVOCABLE TRUST	16330 SW 88 PL	PALMETTO BAY	FL	33157	USA
ERROL JAMES &W OLIVE V			14420 SW 149 TER	MIAMI	FL	33157	USA
ESDRAS SAMUEL MORAES DE L CASADO	MONIQUE CASADO LUCENA		15910 SW 90 AVE	PALMETTO BAY	FL	33157	USA
ETHEL HALLER TRS	LE VENEZIA TRUST		16201 SW 87 CT	PALMETTO BAY	FL	33157	USA
EVE S HOPE CORP			9000 SW 152 ST UNIT 105	PALMETTO BAY	FL	33157	USA
EVERALDO SARDINAS & MARIA BARROS			15735 SW 88 CT	MIAMI	FL	33157-2028	USA
EVGENIYA B BETANCOURT	GASPAR BETANCOURT		8760 SW 150 TER	MIAMI	FL	33176	USA
EYP SOUTH DADE LLC			8958 W STATE RD 84 #154	DAVIE	FL	33324	USA
FAREEDA STEVENS			15385 S DIXIE HWY #2	MIAMI	FL	33157-1846	USA
FEANNY FAMILY MANAGEMENT	COMPANY LLC		9275 SW 152 ST 101	MIAMI	FL	33157	USA
FEANNY FAMILY MGMT CO LLC			6460 SW 134 DR	MIAMI	FL	33156-7047	USA
FELIPE AGUIAR	JOHANNA GUMA AGUIAR		15825 SW 87 AVE	PALMETTO BAY	FL	33157	USA
FELIPE L MEJIA	JOCLYN MEDERO		8931 SW 160 ST	PALMETTO BAY	FL	33157	USA
FELIPE MENDES NEVES	ALLISON B NEVES		8720 SW 155 ST	PALMETTO BAY	FL	33157	USA
FELIX GARCIA &W JOHANNA M			15450 SW 87 AVE	MIAMI	FL	33157-2052	USA
FELIX TATARSKY	KATRINE JENSEN TATARSKY		9046 SW 159 TER	MIAMI	FL	33157	USA
FENG LI	XUAN JIANG		8940 SW 160 ST	PALMETTO BAY	FL	33157	USA
FERNANDO A GARCIA	DEBORAH J GARCIA		16140 SW 89 PL	MIAMI	FL	33157-3550	USA
FERNANDO CHEONG CISNAR	SUMIKO RUIZ ZAYON		15725 SW 89 AVE	PALMETTO BAY	FL	33157	USA
FERNANDO M IGLESIAS			9127 SW 161 TER	PALMETTO BAY	FL	33157	USA
FIDEL P BARRETO &W PATRICIA			8860 SW 153 TERR	MIAMI	FL	33157-2035	USA
FIDEL SCIORTINO LLORET	MARIA N ROMERA GONZALEZ		15940 SW 85 AVE	PALMETTO BAY	FL	33157	USA
FLAVIA D ALFARO	JOSE LUIS ROSALES RAMIREZ		15916 SW 91 CT	PALMETTO BAY	FL	33157	USA
FORD OF KENDALL LLC	C/O RODON LAW PLLC		201 ALHAMBRA CIR STE 504	CORAL GABLES	FL	33134	USA
FRANCISCO J ESPINOSA DMD PA			9000 CORAL REEF DR #201	PALMETTO BAY	FL	33157-1942	USA
FRANCISCO J SANCHEZ	SABRINA E ABOULHOSN		15221 SW 89 AVE	PALMETTO BAY	FL	33157	USA
FRANCISCO P CAPETILLO JR	JENNIFER ELIZABETH CAPETILLO		15806 SW 90 CT A	MIAMI	FL	33157	USA
FRANK E DAVIS &W DEBORAH J			8800 SW 154 TERR	MIAMI	FL	33157-2037	USA

FRANK H OSORIO	SANDRA L OSORIO		8995 SW 157 ST	PALMETTO BAY	FL	33157	USA
FRANTZ JEAN-JOSEPH			9030 SW 164 ST	MIAMI	FL	33157-3527	USA
FREDERICK A FOSSELMAN	TAMARA A FOSSELMAN		8951 SW 160 ST	MIAMI	FL	33157-3524	USA
GABRIEL AGUIRRE	ELIZABETH G PUERTO		15320 SW 88 CT	MIAMI	FL	33176	USA
GABRIEL LOPEZ	CYNDIA T ALFONSO		9045 SW 160 TER	PALMETTO BAY	FL	33157	USA
GALEN GRANVILLE HOLDER			15888 SW 95 AVE 109	MIAMI	FL	33157	USA
GAYLEN ROOBINS TRS	GAYLEN JAN ROBBINS REV TR		11231 SW 69 CT	MIAMI	FL	33156	USA
GEORGE & EDGAR RINCON			9200 SW 164 ST	MIAMI	FL	33157-3455	USA
GEORGE APOSTOLAKOS	ANTOANETA APOSTOLAKOS		8800 SW 150 ST	MIAMI	FL	33176	USA
GEORGE CASALI LE	REM JORGE LUIS CASALI	REM MONICA MARIE CASALI	15700 SW 90 AVE	PALMETTO BAY	FL	33157	USA
GEORGE CASALI LE	REM JORGE LUIS CASALI	REM MONICA MARIE CASALI	9000 SW 157 ST	PALMETTO BAY	FL	33157	USA
GEORGE CASALI LE	REM NIURKA CASTRO		15700 SW 90 AVE	PALMETTO BAY	FL	33157	USA
GEORGE I FERNANDEZ &W KIMBERLY A			9461 E PALMETTO CLUB LN	MIAMI	FL	33157	USA
GEORGE L AGUIAR LE	ELIZABETH M AGUIAR LE	REM JORGE L AGUIAR	8860 SW 155 TER	PALMETTO BAY	FL	33157	USA
GERMAN E ESTRADA	NANCY C SAN ROMAN		4131 SW 13 ST	MIAMI	FL	33134	USA
GILBERT AVALOS &W LOURDES M			12602 SW 78 ST	MIAMI	FL	33183-3514	USA
GILBERT M VIERA	ADELA J VIERA		16020 SW 87 AVE	MIAMI	FL	33157-3667	USA
GILBERTO H MORENO	YAUMARA B MORENO		16200 SW 91ST CT	MIAMI	FL	33157	USA
GILBERTO J LLERENA COLLAZO			16400 SW 91 AVE	PALMETTO BAY	FL	33157	USA
GISELLA MAZZILLI	ANA MARGARITA GARCIA		15809 SW 90 CT C	PALMETTO BAY	FL	33157	USA
GISELLA MAZZILLI	ANA MARGARITA GARCIA		9381 SW 51 TER	MIAMI	FL	33165	USA
GISSELLY ANANIA MUNOZ			15300 SW 86 AVE	PALMETTO BAY	FL	33157	USA
GLADYS L PATINO LE	REM SONIA M BAQUERO	REM FABIO J BAQUERO	15520 SW 86 AVE	MIAMI	FL	33157	USA
GLENN BERRY			15909 SW 90 CT #C	MIAMI	FL	33157-1982	USA
GLORIA M PEREZ & MARLEGNE YOUNG &	JOHN F PEREZ		15720 SW 92 AVE #8A	MIAMI	FL	33157-1986	USA
GODOFREDO H LARA			15845 SW 90 CT UNIT 2-A	MIAMI	FL	33157-1999	USA
GORANCHO BOSHKOV			15715 SW 87 AVE	PALMETTO BAY	FL	33157	USA
GORDON M MELCHER &W SARA M			15645 SW 87 AVE	MIAMI	FL	33157-2054	USA
GRACE M RUIZ			9105 SW 160 TERR	MIAMI	FL	33157-3597	USA
GREGORY LANG ARNOLD TRS	GREGORY LANG ARNOLD		8641 SW 161 TER	PALMETTO BAY	FL	33157	USA
GREGORY MARTINEAU			15888 SW 95 AVE #112	MIAMI	FL	33157-1866	USA
GREGORY REYNOLDS LE	NATASHA REYNOLDS LE	REM CARRIGAN OZIOMA REYNOLDS	16225 SW 88 AVENUE RD	PALMETTO BAY	FL	33157	USA
GREGORY T ALEXANDER &W JESSICA R			9058 SW 157 ST	MIAMI	FL	33157-1940	USA
GUOFENG MA TRS	MA CHENG FAMILY TRUST	WEI CHENG TRS	11555 NW 124 ST	MEDLEY	FL	33178	USA
GUOYONG ZHENG	YUN LIU		15920 SW 90 AVE	PALMETTO BAY	FL	33157	USA
GUSTAVO YBARZ &W	MARLEN YBARZ		15301 SW 89 AVE	MIAMI	FL	33157-1902	USA
H WILLIAM PRAHL III TRS	H WILLIAM PRAHL III REVOC TRUST		12940 SW 69 AVE	PALMETTO BAY	FL	33156	USA
HAMPTON PLACE CONDO ASSN INC			5000 SW 75 AVE	MIAMI	FL	33157	USA
HANFEI ZHANG			15917 SW 90 CT	PALMETTO BAY	FL	33157	USA
HANSLATA DASS	ALISHA GRAVESANDE		9124 SW 163 TERR	MIAMI	FL	33157-3571	USA
HANUMA R LOKIREDDY &W	MADHAVI D PAMULAPATI		8401 SW 140 ST	PALMETTO BAY	FL	33158	USA
HANZEL HERNANDEZ &W PAULA A			15050 SW 89 CT	MIAMI	FL	33176-8036	USA
HARIETA M GUTHRIE			15500 SW 89 AVE	MIAMI	FL	33156	USA
HASHIM JALUDI			15834 SW 91 CT	PALMETTO BAY	FL	33157	USA
HAYDEE MCDERMOTT			15844 SW 90 CT #D	MIAMI	FL	33157-1948	USA
HAYDEE RUTH MCDERMOTT			15840 SW 90 CT UNIT 5-C	MIAMI	FL	33157-1948	USA
HEADACHE FREE HOLDINGS LLC			6906 JERSEY ELM PLACE	AMARILLO	TX	79124	USA
HEATHER QUINLAN			15647 SW 88 AVE	PALMETTO BAY	FL	33157	USA
HECTOR J ROBERTS JR LE	ANA GINORY ROBERTS LE	REM KELLY ANN ROBERTS JTRS	8600 SW 155 TERR	MIAMI	FL	33157	USA
HECTOR JOSE FERNANDEZ VAZQUEZ	LUZ ANGELICA CACERES FERNANDEZ		16250 SW 91 CT	PALMETTO BAY	FL	33157	USA

HECTOR RODRIGUEZ			16125 SW 89 PL	MIAMI	FL	33157-3550	USA
HEIDI ELEANOR GAMBOA	JEFFREY ALAN GAMBOA		8901 SW 157 ST	PALMETTO BAY	FL	33157	USA
HENRY DREVICH			15200 SW 88 AVE	MIAMI	FL	33157	USA
HENRY G ALEXANDER &W KAREN O			15045 SW 88 AVE	MIAMI	FL	33176-8028	USA
HENRY STORPER			9275 SW 152 ST UNIT 108B	MIAMI	FL	33157-1773	USA
HERE'S HELP INC			15100 NW 27 AVE	OPA LOCKA	FL	33054-2642	USA
HERNAN MAYOL	MARIA E MAYOL		15640 SW 85 AVE	PALMETTO BAY	FL	33157	USA
HIEN CONG NGUYEN &W PHUONG THI			8881 SW 152 ST	MIAMI	FL	33157-2033	USA
HOPE POWELL			9021 SW 164 ST	MIAMI	FL	33157-3526	USA
HORACIO M ABRAHAM LE	NEREIDA ABRAHAM LE	REM RALPH ABRAHAM	16020 SW 86 AVE	MIAMI	FL	33157	USA
HOSHMAND VAZIRI &W FATEMEH			7620 SW 161 TER	PALMETTO BAY	FL	33157	USA
HOT DAAM LLC			11801 SW 90 ST STE 201	MIAMI	FL	33186	USA
HUA WU	XIANCHAO MENG		15900 SW 91 CT #C	MIAMI	FL	33157	USA
HUAQING WANG	FEI YU		15200 SW 89 AVE	PALMETTO BAY	FL	33157	USA
HUMBERTO ABEJA	ELEANNE SOTO		15735 SW 87 AVE	MIAMI	FL	33157	USA
HUREN AN	YING WANG		15912 SW 91 CT #B	PALMETTO BAY	FL	33157	USA
HUSTON DEANGELO LORENZO	CASANDRA LAUREN LORENZO		8915 SW 159 TER	PALMETTO BAY	FL	33157	USA
IGLASS PROPERTIES LLC			18810 FRANJO RD	CUTLER BAY	FL	33157	USA
IGNACIO ABELLA	ISIS CLARO		1029 NE 4 AVE	MIAMI	FL	33030	USA
IH4 PROPERTY FLORIDA LP			PO BOX 4900	SCOTTSDALE	AZ	85261	USA
ILEANA CAMBLOR ROMERO	ANDREW LAWRENCE COHN		15870 SW 89 CT	PALMETTO BAY	FL	33157	USA
ILEANA D MOCK CASTILLO			15070 SW 89 CT	PALMETTO BAY	FL	33157	USA
ILENE BETH FINEBERG			16230 SW 91 CT	MIAMI	FL	33157	USA
ILLON RYAN KANTRO			15350 SW 87 AVE	PALMETTO BAY	FL	33157	USA
ILONA FIALA NOVAK LE	REM KYLE NOVAK		15201 SW 88 AVE	PALMETTO BAY	FL	33157	USA
INDIRA BKYSKAL			9051 SW 162 LN	MIAMI	FL	33157-3590	USA
INNOVATION CLINICAL TRIALS INC			9000 SW 152 ST 202	MIAMI	FL	33157	USA
INNOVATIONS REAL ESTATE	INVESTMENTS I LLC		9299 SW 152 ST STE 100	MIAMI	FL	33157	USA
INNOVATIONS REAL ESTATE II LLC			9299 SW 152 ST 201	MIAMI	FL	33157	USA
INNOVATIONS REAL ESTATE III LLC			9299 SW 152 ST 205	MIAMI	FL	33157	USA
INTELEKT CAPITAL LLC			7120 SW 110 TER	MIAMI	FL	33156	USA
INTERACTIVE PROPERTIES INC			15850 SW 90 CT #C	MIAMI	FL	33157	USA
INTERACTIVE PROPERTIES INC			9120 SW 162 ST	MIAMI	FL	33157	USA
INVESTMENT ZONE PA LLC			10475 SW 165 TER	MIAMI	FL	33147	USA
IRENE ALEXANDER			8930 SW 159 TER	MIAMI	FL	33157-1900	USA
ISAAC E PALMA	KAREN GABRIELA PALMA		8925 SW 159 TER	PALMETTO BAY	FL	33157	USA
ISABEL V RODRIGUEZ			8700 SW 160 ST	MIAMI	FL	33157	USA
ISHWERLAL PATEL			4341 SW 155 CT	MIAMI	FL	33185	USA
ISRAEL RAMOS	KAMALA RAMOS		8725 SW 161 ST	PALMETTO BAY	FL	33157	USA
IVAN G MOTTA	MARLENA I MOTTA		16275 SW 89 PL	MIAMI	FL	33157-3553	USA
IVAN RODRIGUEZ	LILIANA MARTINEZ	ERICK Y RODRIGUEZ MARTINEZ	20501 JACARANDA RD	MIAMI	FL	33157	USA
IVAN RODRIGUEZ &W KENIA M			15836 SW 91 CT #A	MIAMI	FL	33157-1951	USA
IVAN TORRES-HIDALGO	IJLAL TORRES		16030 SW 89 AVE RD	MIAMI	FL	33157-3572	USA
J A PETTIT &W M A			15395 SW 89 CT	MIAMI	FL	33157-1915	USA
J COBB INVESTMENTS LLC			650 NE 32 ST 3103	MIAMI	FL	33137	USA
JACQUELINE P KHAN			9931 HAITIAN DR	MIAMI	FL	33157	USA
JADE LEGACY HOLDINGS LLC			7501 SW 165 TER	MIAMI	FL	33157	USA
JAI EUN YANG	HEE SEON LIM		9026 SW 160 TER	MIAMI	FL	33157	USA
JAIME BORJA LASCURAIN	SOFIA VERTIZ BORJA		8640 SW 159 ST	PALMETTO BAY	FL	33157	USA
JAIME ENRIQUE LEMUS	CLAUDIA VILLAR LEMUS		15721 SW 86 AVE	PALMETTO BAY	FL	33157	USA

JAMES A GOSSETT &W CARLA S			16501 SW 91 AVE	MIAMI	FL	33157-3516	USA
JAMES A MCCARTHY III			12330 SW 60 CT	PINECREST	FL	33156	USA
JAMES ARAIZA &W JANA L SHEEDER			15755 SW 86 AVE	MIAMI	FL	33157-2188	USA
JAMES C WOISCHWILL &W DEBORAH A			8660 SW 161 TERR	MIAMI	FL	33157-3660	USA
JAMES CONOLLY ROBB TRS	THE JAMES CONOLLY ROBB REV TR		8905 SW 129 ST	MIAMI	FL	33176	USA
JAMES E BERNSTEIN &W VIRGINIA U			16160 SW 88 AVE RD	MIAMI	FL	33157-3506	USA
JAMES GOOSBY			16445 SW 89 AVE	MIAMI	FL	33157	USA
JAMES J ARAIZA	JANA L SHEEDER		15755 SW 86 AVE	PALMETTO BAY	FL	33157	USA
JAMES JOSEPH METKA II	LAURA CARIDAD METKA		15855 SW 90 AVE	PALMETTO BAY	FL	33157	USA
JAMES L BIERFELD &W ELIZABETH			6700 SW 144 ST	MIAMI	FL	33158-1713	USA
JAMES L MULLIS &W	DIANNE MULLIS		15800 SW 85 AVE	PALMETTO BAY	FL	33157-2135	USA
JAMES M ARMSTRONG &W WENDY T			8741 SW 159 ST	MIAMI	FL	33157-2044	USA
JAMES S PATTERSON			15325 SW 87 AVE	MIAMI	FL	33157	USA
JAMES Z ZHOU &W LONGXIU			8991 SW 95 AVE	MIAMI	FL	33176	USA
JAMIE HUSBAND	LEIGH M HUSBAND		15251 SW 87 COURT	MIAMI	FL	33157	USA
JANA L SHEEDER	JAMES J ARAIZA	ANGEL I ALVAREZ	15605 SW 92 AVE	PALMETTO BAY	FL	33157	USA
JANA P NESBIT LE	REM MICHAEL EDWARD NESBIT		15670 SW 88 AVE	PALMETTO BAY	FL	33157	USA
JANE BASS			15385 S DIXIE HWY 19	PALMETTO BAY	FL	33157	USA
JANE KILBOURNE			15750 SW 92 AVE #30	MIAMI	FL	33157-1991	USA
JARROD GILLEN	EVGENIYA GILLEN		9020 SW 157 ST	PALMETTO BAY	FL	33157	USA
JASON M WHITELOCK	AMY B WHITELOCK		15800 SW 88 CT	PALMETTO BAY	FL	33157	USA
JASON P NEAL &W ETHEL J			15300 SW 87 AVE	MIAMI	FL	33157-2050	USA
JASON SCOTT KEASLER	SARA JAYE KEASLER		15810 SW 90 AVE	PALMETTO BAY	FL	33157	USA
JAVIER ANDRES RODRIGUEZ	GELYN IMEE RUBIO ANGUS		15824 SW 91 CT	PALMETTO BAY	FL	33157	USA
JAVIER FELIX	BERRIN ARAS		15750 SW 90 AVE	PALMETTO BAY	FL	33157	USA
JAVIER L GONZALEZ			9055 SW 160 TERR	PALMETTO BAY	FL	33157-3596	USA
JAVIER R VILLAMIZAR	SONIA M VILLAMIZAR		8945 SW 162 TERR	PALMETTO BAY	FL	33157-3556	USA
JEAN YVES DEILLON &W MURIEL			15350 SW 89 AVE	MIAMI	FL	33157-1903	USA
JEANETTE GUZMAN &	KENIA G MCQUIRE		15750 SW 92 AVE UNIT #27C	MIAMI	FL	33157-1991	USA
JEANNE ARCHER SMITH			16244 SW 92 AVE #3	MIAMI	FL	33157-3462	USA
JEANNE POGORZELSKI LE	REM DIANA LYNN DEABREU		8980 SW 157 ST	PALMETTO BAY	FL	33157	USA
JEDA PROPERTIES LLC			3870 SW 137 AVE	MIAMI	FL	33175	USA
JEFF D TREMBLY			15750 SW 92 AVE 21C	PALMETTO BAY	FL	33157	USA
JEFFREY C PRICE	INES PRICE		8840 SW 160 ST	MIAMI	FL	33157-3523	USA
JEFFREY L TANNER			9078 SW 157 ST	PALMETTO BAY	FL	33157	USA
JEFFREY M BERRY			16260 SW 89 PL	MIAMI	FL	33157-3551	USA
JEFFREY M YENOR	ANNEMARIE MARROU YENOR		15720 SW 92 AVE 1A	PALMETTO BAY	FL	33157	USA
JEFFREY PARNS &W JO ANN			15301 SW 88 CT	PERRINE	FL	33157-2069	USA
JEFFREY ZAHN	NERHYS A PABLO ZAHN		9131 SW 162 LANE	PALMETTO BAY	FL	33157	USA
JELD CORPORATION	% HIGH		177 OCEAN LANE DR #1004	KEY BISCAYNE	FL	33149	USA
JENNIFER A PEART			5215 TIMBER RIDGE RD	MARIETTA	GA	30068-1539	USA
JENNIFER BERGSTROM			16202 SW 92 AVE #23	MIAMI	FL	33157-3404	USA
JENNIFER FOWLER			8805 SW 155 TERR	MIAMI	FL	33157-2040	USA
JENNIFER JAGBIR	HOLLISTER W JAGBIR		9131 SW 164 ST	MIAMI	FL	33157-3528	USA
JEREMY CORTLAND FORD			16021 SW 87 AVE	PALMETTO BAY	FL	33157	USA
JEREMY LAURENCE THARKUR	MELANIE GENNA SUARIS		15450 SW 89 CT	PALMETTO BAY	FL	33157	USA
JEROME A JOHNSON	VALERIE IOLANDA JOHNSON		15955 SW 90 AVE	PALMETTO BAY	FL	33157	USA
JEROME RICHARDSON LE	REM TYLER ANTHONY HARRIGAN	REM DENISHA ATASHIA HARRIGAN	9047 SW 161 TER	MIAMI	FL	33157	USA
JERRY W MUGAR			15888 SW 95 AVE 108	MIAMI	FL	33157	USA
JESSE COX	EMILY COX		15300 SW 87 CT	PALMETTO BAY	FL	33157	USA

JESSIE BAYAG	ZACHARY BAYAG		15620 SW 86 AVE	PALMETTO BAY	FL	33157	USA
JESUS MANUEL TORRES	ADIANEZ POSADA		8815 SW 156 TER	PALMETTO BAY	FL	33157	USA
JIAN LIU &W XIAOXIA DING			8762 SW 161 ST	PALMETTO BAY	FL	33157-3529	USA
JIAN RUI GUO &W YIN Y WANG			16080 SW 89 AVE RD	PALMETTO BAY	FL	33157-3572	USA
JIAN WU	JIE LI		9019 SW 162 ST	PALMETTO BAY	FL	33157	USA
JIANWEN YANG	DACHENG WANG		9240 SW 164 ST	PALMETTO BAY	FL	33157	USA
JIANWEN YANG	DACHENG WANG		15720 SW 92 AVE #4A	MIAMI	FL	33157-1986	USA
JIANYIN LIU	LING HUANG		15750 SW 92 AVE 20C	MIAMI	FL	33157	USA
JIANZHI FANG	CAIXIA DONG		9056 SW 160 TERR	PALMETTO BAY	FL	33157-3498	USA
JIAO HE JTRS	EILEEN QUN YUN SUN HE JTRS	LUCY MIA HEE JTRS	16325 SW 89 CT	PALMETTO BAY	FL	33157	USA
JING LI TRS	JING LI (BEN)		15800 SW 92 AVE #15	MIAMI	FL	33157-1977	USA
JOAN E SCHMIDT			8765 SW 161 ST	MIAMI	FL	33157-3513	USA
JOAN HENKEL RINDFUSS LE	REM JULIE ANNE HENKEL		15115 SW 89 CT	PALMETTO BAY	FL	33176	USA
JOAN R PARSONS			15705 SW 87 CT	MIAMI	FL	33157-2010	USA
JOANNE M COLLAZO			15389 S DIXIE HWY 28	MIAMI	FL	33157	USA
JOCELYN R MASSO LE	REM KIMBERLY PETROCELLI		15501 SW 88 AVE	MIAMI	FL	33157	USA
JODONNIS RODRIGUEZ	INDIRA RODRIGUEZ		16120 SW 88 AVE RD	PALMETTO BAY	FL	33157	USA
JOE D HUTCHINS &W DEBORAH A			16100 SW 87 AVE	MIAMI	FL	33157	USA
JOHANA YOLIBETH OCHOA			15888 SW 95 AVE 204	MIAMI	FL	33157	USA
JOHANERES RODRIGUEZ	GERALDINE RODRIGUEZ	ENRIQUE RODRIGUEZ	15400 SW 86 AVE	PALMETTO BAY	FL	33157	USA
JOHANNA BURGOS & MARIA BURGOS			15389 S DIXIE HWY #40	MIAMI	FL	33157-1863	USA
JOHN BERENDSOHN			20020 SW 117 CT	MIAMI	FL	33157	USA
JOHN C LAM	IRENE YEAN		9027 SW 161 TERR	MIAMI	FL	33157-3499	USA
JOHN CHARLES MOLKENTIN III			15720 SW 92 AVE 6A	MIAMI	FL	33157	USA
JOHN D II REED	LINDA L REED		8920 SW 162 TER	PALMETTO BAY	FL	33157	USA
JOHN KENNETH CARRIER			15810 SW 91 CT #C	MIAMI	FL	33157-1951	USA
JOHN MANCINI	EMILY MANCINI		8915 SW 156 ST	PALMETTO BAY	FL	33157	USA
JOHN MANGIALETTO			8860 SW 150 ST	MIAMI	FL	33176	USA
JOHN OREJON			15385 S DIXIE HWY 1	PALMETTO BAY	FL	33157	USA
JOHN ROQUE &W DAYNA			15521 SW 86 AVE	MIAMI	FL	33157-2140	USA
JOHN UHRICH JR TRS	JOHN UHRICH JR REVOCABLE TRUST		15820 SW 88 AVE	PALMETTO BAY	FL	33157	USA
JONATHAN BOIX &	GOLNAR GHOVANLOO		5010 FALK CIRCLE	LAS VEGAS	NV	89115	USA
JONATHAN C LONG			15810 SW 88 CT	MIAMI	FL	33157-2031	USA
JORDAN GERSH			9035 SW 160 TER	PALMETTO BAY	FL	33157	USA
JORDI ESTEBAN	MARIANA ESTEBAN		15700 SW 86 AVE	MIAMI	FL	33157	USA
JORDY RUIZ	SHARON NICOLE PONCE DURON		15888 SW 95 AVE #123	MIAMI	FL	33157	USA
JORGE A CORTES GUTIERREZ	ALEJANDRA RODRIGUEZ		15115 SW 88 AVE	PALMETTO BAY	FL	33176	USA
JORGE CONCEPCION &W	CHERYL CONCEPCION		8825 SW 156 TERR	MIAMI	FL	33157-2042	USA
JORGE E GONZALEZ	SYLVIA GONZALEZ		15731 SW 88 AVE	PALMETTO BAY	FL	33157	USA
JORGE GOMEZ GRACIA			15520 SW 85 AVE	PALMETTO BAY	FL	33157-2131	USA
JORGE J DE MOYA &ARMOND J DE &	FERNANDO DE MOYA TRS		14600 SW 136 ST	MIAMI	FL	33186	USA
JORGE PEREZ &	SILVIA PUBCHARA JTRS		15905 SW 91 CT #C	PALMETTO BAY	FL	33157-1985	USA
JORGE PULIDO	SUSSETTE IRIZARRY		16025 SW 89 AVE RD	MIAMI	FL	33157	USA
JORGE REYES CARDERO	ADA I INFANTE CABALLERO		15201 SW 89 CT	PALMETTO BAY	FL	33157	USA
JORGE SALAZAR &W MARIA			8204 SW 190 TER	CUTLER BAY	FL	33157	USA
JOSE A FERRER LE	MARTHA C FERRER LE	REM JOSE ALBERTO FERRER TRS	17758 SW 81 CT	PALMETTO BAY	FL	33157	USA
JOSE A TRESPALACIOS TRS	JOSE A TRESPALACIOS REVOCABLE TR		15730 SW 88 CT	PALMETTO BAY	FL	33157	USA
JOSE BERNARDO LOVO	MARIA A MARIN		16140 SW 91 CT	PALMETTO BAY	FL	33157	USA
JOSE DE VIVERO &W GIOVANNA			15635 SW 87 CT	MIAMI	FL	33157-2008	USA
JOSE E SOTO			PO BOX 415	NEW YORK	NY	10272	USA

JOSE FERNANDO BLANCO	MAYRA ALEJANDRA TABLADA		9050 SW 162 ST	PALMETTO BAY	FL	33157	USA
JOSE FRANCO	ALINA MARIA RODRIGUEZ		8925 SW 162 TER	PALMETTO BAY	FL	33157	USA
JOSE HERNANDEZ & MADELYN			15300 SW 89 AVE	MIAMI	FL	33157-1903	USA
JOSE M DELEON	MARTA Y DELEON		9025 SW 158 ST	MIAMI	FL	33157-1945	USA
JOSE M GABARONI &W ALICIA S			8855 SW 156 TERR	MIAMI	FL	33157-2042	USA
JOSE MARQUEZ MACEDO	MARIA LUIZA MACEDO		15888 SW 95 AVE #206	MIAMI	FL	33157	USA
JOSE SIMON BASAGOITIA TRS	LYDIA S BASAGOITIA TRS	JOSE SIMON BASAGOITIA	8870 SW 154 TERR	MIAMI	FL	33157	USA
JOSEPH D BOYER &W MARIE JANE			15300 SW 89 CT	MIAMI	FL	33157-1916	USA
JOSEPH JAMES DONNAN LE	CHRISTINE CANO DONNAN LE	REM GABRIEL GERARDO CANO	15455 SW 89 CT	PALMETTO BAY	FL	33157	USA
JOSEPH R GALLAHER			9820 SW 118 ST	MIAMI	FL	33176	USA
JOSEPH SUAREZ	LOURDES SUAREZ		8725 SW 155 TER	MIAMI	FL	33157	USA
JOSHUA P HAMANN	MEGAN R HAMANN		9059 SW 162 ST	PALMETTO BAY	FL	33157	USA
JOYCE MATTHEWS			9060 SW 162 ST	PALMETTO BAY	FL	33157	USA
JUAN C VALLEJO	PATRICIA MONTALVO		18503 SW 89 PL	MIAMI	FL	33157-7164	USA
JUAN CARLOS ABELAIRAS JR	TAMARA ABELAIRAS		15865 SW 89 CT	MIAMI	FL	33157	USA
JUAN CARLOS DE LA TORRE	MERCY DE LA TORRE		13381 EARLY FROST CIR	ORLANDO	FL	32828	USA
JUAN CARLOS LORA MONTOYA TRS	LORA BERNAL FAMILY TRUST	ANGELA MARCELA BERNAL TRS	9500 PALMETTO CLUB LN E	MIAMI	FL	33157	USA
JUAN CARLOS ONATE RINCON	YEIMMY CAROLINA DIAZ VELANDIA		15845 SW 89 CT	PALMETTO BAY	FL	33157	USA
JUAN CARLOS VARGAS LE	REM RANDY VARGAS		9134 SW 163 TER	MIAMI	FL	33157	USA
JUAN G FERNANDEZ	DANIELLE KAUFMAN		9011 SW 164 ST	PALMETTO BAY	FL	33157	USA
JUAN GONZALEZ			8750 SW 159 ST	MIAMI	FL	33157	USA
JUAN GUERRA HERNANDEZ	EMILY WILKEN		9014 SW 163 TER	PALMETTO BAY	FL	33157	USA
JUAN H LANFRANCO	MARIA S LANFRANCO		15425 SW 87 AVE	PALMETTO BAY	FL	33157	USA
JUAN PEREZ TRS	PEREZ JOINT TRUST	DESIREE PEREZ TRS	8700 SW 96 ST	MIAMI	FL	33176	USA
JUAN RUIZ	MARJORIE CASAS-RUIZ		9120 SW 162 ST	PALMETTO BAY	FL	33157-3589	USA
JUDE WEIN			9116 SW 160 TER	PALMETTO BAY	FL	33157	USA
JUDITH SCHEEPENS			15400 SW 89 AVE	PALMETTO BAY	FL	33157	USA
JULIE L GARCIA TRS	JULIE L GARCIA REVOCABLE TR		15705 SW 88 CT	PALMETTO BAY	FL	33157	USA
JULIO ALMEYDA	JOCELYN MARIE ALMEYDA		8920 SW 159 TER	MIAMI	FL	33157	USA
JULIO C BARRIOS RODRIGUEZ	ANA F ANDREAZZA ARAUJO BARBOZA		8895 SW 152 ST	PALMETTO BAY	FL	33157	USA
JULIO C GURDIAN JTRS	MARIELENA GURDIAN JTRS	MARIELENA ICAZA JTRS	8951 SW 152 ST	MIAMI	FL	33156	USA
JULIO GONZALEZ	TANYA ROMAN		8915 SW 163 TER	PALMETTO BAY	FL	33157	USA
JULIO NOLASCO	JULISSA NOLASCO		16351 SW 88 PL	PALMETTO BAY	FL	33157	USA
JUN LI	XIAOHONG WANG		8830 SW 164 ST	PALMETTO BAY	FL	33157	USA
JUSTIN D GREENFIELD	ERICA GREENFIELD		15730 SW 86 AVE	PALMETTO BAY	FL	33157	USA
JUSTIN LINDSEY LE	MANDY LINDSEY LE	REM JUSTIN LINDSEY AND	8940 SW 163 TER	PALMETTO BAY	FL	33157	USA
JW INVESTMENT PARTNERS LLC			8821 SW 136 ST 563144	MIAMI	FL	33176	USA
KAIYU LIU	JUN ZHENG		7270 SW 113 ST	MIAMI	FL	33156-4628	USA
KAN FAT LI	TANIA LI		8861 SW 155 TERR	MIAMI	FL	33157-2040	USA
KARINA C REQUEJO			8745 SW 155 TER	PALMETTO BAY	FL	33157	USA
KARL H LEMBCKE	GINA LLINAS LEMBCKE		8860 SW 160 ST	PALMETTO BAY	FL	33157	USA
KARLA MELO			15425 SW 88 AVE	MIAMI	FL	33157	USA
KATHLEEN ANN RYAN			19252 FISHER ISLAND DR	MIAMI	FL	33109-1185	USA
KEITH A NADEAU			9060 SW 156 ST	MIAMI	FL	33157	USA
KEITH DANIEL BERMAN TRS	THE KDLM BERMAN FAMILY REV TR	LOURDES MARIA BERMAN TRS	8715 SW 155 TER	PALMETTO BAY	FL	33157	USA
KENDALL Y AUTOMOTIVE	MANAGEMENT LLC		3031 N ROCKY POINT DR W 770	TAMPA	FL	33607	USA
KENNETH RICHARD GELOK	JILLIAN GELOK		15100 SW 87 AVE	PALMETTO BAY	FL	33176	USA
KEON J JOHN	SONJA A JOHN		15223 SW 87 AVE	PALMETTO BAY	FL	33157	USA
KEREM KAYSERILIOGLU	MELANIE A KAYSERILIOGLU		16325 SW 88 CT	PALMETTO BAY	FL	33157	USA
KIN NING MA			9163 SW 163 TERR	MIAMI	FL	33157-3582	USA

KINGSLEY PROPERTIES II LLC			1550 S GOLDENEYE LN	HOMESTEAD	FL	33035-1027	USA
KINO MACGREGOR &H JOHN			9036 SW 152 ST	MIAMI	FL	33157-1928	USA
KIRSTEN L SCHWARZ			15888 SW 95 AVE 303	MIAMI	FL	33157	USA
KORKMAZ ENTERP LLC			13624 SW 92 CT	MIAMI	FL	33176-6858	USA
KORKMAZ ENTERPRISES LLC			13624 SW 92 CT	MIAMI	FL	33176	USA
KSY 157 LLC			9415 SUNSET DRIVE STE 274	MIAMI	FL	33173	USA
LA HACIENDA FARMS INC			175 SW 7 ST #1107	MIAMI	FL	33130	USA
LAM AU &W YU-CHU AU			9275 SW 152 ST #108A	MIAMI	FL	33157-1773	USA
LANNY N ROGG			9040 SW 159 TERR #D	MIAMI	FL	33157-1949	USA
LARRY G LEDBETTER &W HELENA S			15600 SW 85 AVE	MIAMI	FL	33157-2133	USA
LATORO LLC			7465 SW 127 ST	MIAMI	FL	33156	USA
LAURIE A STAFFORD BELL			15888 SW 95 AVE 317	PALMETTO BAY	FL	33157	USA
LAVINIA BATTLE			15825 SW 91 CT UNIT X-D	MIAMI	FL	33157-1950	USA
LAWRENCE D SCHUENERMAN	PENELOPE G SCHUENERMAN		8950 SW 160 ST	MIAMI	FL	33157-3525	USA
LAZARO ALFONSO	JESSICA M ALFONSO		15825 SW 88 CT	MIAMI	FL	33157	USA
LAZARO ISRAEL VAZQUEZ	KELLY ANN VAZQUEZ		15711 SW 86 AVE	PALMETTO BAY	FL	33157	USA
LAZARO J DIAZ	RITA MARTINEZ DIAZ		15620 SW 85 AVE	PALMETTO BAY	FL	33157	USA
LEAH C GUZMAN	JORGE J GUZMAN		16370 SW 92 CT	PALMETTO BAY	FL	33157	USA
LEE N HEFTY &W NICHOLE L			8700 SW 155 TERR	MIAMI	FL	33157-2039	USA
LEIGHTON A FINEGAN			15888 SW 95 AVE #122	MIAMI	FL	33157-1851	USA
LEONA P DIOMANDE			9106 SW 160 TERR	MIAMI	FL	33157-3432	USA
LEONARDO A PENIZZOTTO	DIANA S ORTIZ		15201 SW 89 AVE	PALMETTO BAY	FL	33157	USA
LEONARDO CALVANO	ANDREA LALINDE CASTILLO		8885 SW 154 TER	PALMETTO BAY	FL	33157	USA
LEONARDO DELGADO	TERESA DELGADO		12141 SW 122 PATH	MIAMI	FL	33186	USA
LEONARDO HERNANDEZ	KAYLEE W LEON GING		9123 SW 163 TERR	MIAMI	FL	33157-3582	USA
LEONEL EXTRAMIL III	LEONEL EXTRAMIL		29 GARDEN COVE DR	KEY LARGO	FL	33037	USA
LETECIA A LISCHNER			9036 SW 159 TERR UNIT B	MIAMI	FL	33157-1949	USA
LI ZHANG			15321 SW 78 PL	PALMETTO BAY	FL	33157	USA
LIAM JOSEPH MCGIVERN	PAMELA ESTEFANIA FLORES		9007 SW 161 TERR	PALMETTO BAY	FL	33157	USA
LIDIA CARIDAD MOC LE	REM BRIANNA M MOC GONZALEZ	REM FRANK M MOC	15814 SW 91 CT D	PALMETTO BAY	FL	33157	USA
LINA XIMENA CAICEDO	JOHNN WILLIAM CAICEDO		9117 SW 161ST TER	PALMETTO BAY	FL	33157	USA
LINDA S MCFADDEN LE	REM MARIE C RICKETTS	REM THERESA A GILMORE	15888 SW 95 AVE 220	MIAMI	FL	33157	USA
LISA NOELLE JOHNS			15391 S DIXIE HWY 63	PALMETTO BAY	FL	33157	USA
LIZA D MARTINO JTRS			15888 SW 95 AVE #219	MIAMI	FL	33157-1803	USA
LJERKA KOLB LE	REM STEVEN STOJSIC	REM INES STOJSIC	8700 SW 155 ST	MIAMI	FL	33157	USA
LLOYD G HICKS & OLGA M VAZQUEZ			15710 SW 88 CT	MIAMI	FL	33157-2029	USA
LOCKWOOD PIRIE &W DIANE			8720 SW 159 ST	MIAMI	FL	33157-2045	USA
LORENZO D BERRY III			16240 SW 89 PL	MIAMI	FL	33157-3551	USA
LORIE F HACKIM			15720 SW 85 AVE	MIAMI	FL	33157	USA
LOUIS A BUZONE	ELIZABETH M BUZONE		8820 SW 154 TERR	MIAMI	FL	33157	USA
LOUIS JOEL FARRELL	REBEKAH ANN FARRELL		15287 SW 87 CT	MIAMI	FL	33157	USA
LOUIS M ANDRIS TRS	THE ANDRIS FAMILY TRUST	GIEDRE ANDRIS TRS	8621 SW 161 TER	MIAMI	FL	33157	USA
LOURDES CERNUDA			15385 S DIXIE HWY UNIT #6	MIAMI	FL	33157	USA
LT SYNERGY LLC			11823 SW 233 TER	HOMESTEAD	FL	33032	USA
LUCILLE FRAZIER	VILLAGE PINES SCHOOL INC		15000 SW 92 AVE	MIAMI	FL	33176	USA
LUIS AHUMADA CHAMORRO	ELIZABETH MARTENS		16202 SW 87 CT	PALMETTO BAY	FL	33157	USA
LUIS ALBERTO GEJARDO LE	REM VERONICA GAJARDO CAVALCANTE	REM MONICA LOPEZ	15888 SW 95 AVE #111	MIAMI	FL	33157	USA
LUIS ALBERTO GERVASI	CARMEN DELGADO DE GERVASI		9480 PALMETTO CLUB LN	PALMETTO BAY	FL	33157	USA
LUIS DANIEL TORRES	JENELLE DELGADO		9281 SW 165 ST	PALMETTO BAY	FL	33157	USA
LUIS FRANCISCO ESTRADA	JULIE M ESTRADA		8605 SW 159 ST	PALMETTO BAY	FL	33157	USA

LUIS J PERDOMO	JULIE PERDOMO		8805 SW 154 TERR	MIAMI	FL	33157-2036	USA
LUIS J SILVA	SONIA SILVA	MICHAEL S PRADERE	15888 SW 95 AVE 216	MIAMI	FL	33157	USA
LUIS MENDEZ			8802 SW 161 ST	MIAMI	FL	33157-3514	USA
LUIS S PUGA	CONCEPCION PUGA		8742 SW 161 ST	MIAMI	FL	33157-3529	USA
LUIS SOTERO			16320 SW 88 PL	PALMETTO BAY	FL	33157	USA
LUIZ A DE OLIVEIRA SALLES	MARINA KAUFFMANN SALLES		9037 SW 161 TERR	MIAMI	FL	33157-3499	USA
LUKE A ORELLANA	NANEA ORELLANA		9030 SW 162 ST	MIAMI	FL	33157	USA
LUZ P CERDA			8988 SW 157 ST	PALMETTO BAY	FL	33157-1938	USA
LYDIE MATHON LE	REM CAMILLE G M D MASSON	REM MARYLINE G MATHON	10624 SW 74 TER	MIAMI	FL	33173	USA
LYNETTE B RIVERA			15750 SW 92 AVE #31C	MIAMI	FL	33157-1991	USA
LYNETTE CARDOCH			8825 SW 151 ST	PALMETTO BAY	FL	33176	USA
LYNN KMECH			15888 SW 95 AVE #203	MIAMI	FL	33157-1866	USA
LYNWOOD LLC			PO BOX 565438	MIAMI	FL	33256	USA
M JEROME JOHNSON			8950 SW 159 TER	PALMETTO BAY	FL	33157	USA
M RENEE REICHLING LE	REM TRENT J REICHLING JTRS	REM JADE M REICHLING JTRS	8640 SW 160 ST	PALMETTO BAY	FL	33157	USA
MAIDEL MERCEDES BOTELLO GONZALEZ	JORGE RODOLFO MARTINEZ REAL		15888 SW 95 AVE #120	MIAMI	FL	33157	USA
MAITEE BOMNIN TRS	MAITEE BOMNIN TRUST		1226 JEFFERSON ST	HOLLYWOOD	FL	33019	USA
MALON 23 LLC			1200 BRICKELL AVE STE 1960	MIAMI	FL	33131	USA
MANUEL ARMADA &W ALINA			8840 SW 150 ST	MIAMI	FL	33176-8048	USA
MANUEL RIERA	DINA RIERA		8800 SW 160 ST	PALMETTO BAY	FL	33157	USA
MANUEL RODRIGUEZ JR JTRS	RICHARD M RODRIGUEZ (JTRS)		9032 SW 159 TERR	MIAMI	FL	33157	USA
MARCEL ESPADA MARTINEZ	VANESSA GUZMAN FEBRES		8805 SW 162 ST	PALMETTO BAY	FL	33157	USA
MARCELA GUTIERREZ			10500 SW 67 AVE	MIAMI	FL	33156-3205	USA
MARCIA REBELO			15902 SW 91 CT B	PALMETTO BAY	FL	33159	USA
MARCO A CUERO			14937 SW 16th Ter	Miami	FL	33185-5792	USA
MARCO ANTONIO RAMIREZ	PAULA VANESSA VALENCIA		15880 SW 89 CT	PALMETTO BAY	FL	33157	USA
MARCOS BEATON TRS	BEATON FAMILY TRUST	MIREYA BEATON TRS	15720 SW 87 AVE	PALMETTO BAY	FL	33157	USA
MARGARET A HARRIS TRS	WILLIAM P HARRIS JR AND	MARGARET A HARRIS TRUST	9460 PALMETTO CLUB LN EAST	PALMETTO BAY	FL	33157	USA
MARGARET L KENNEY			15800 SW 86 AVE	MIAMI	FL	33157-2187	USA
MARGARITA V FERNANDEZ			15815 SW 88 CT	MIAMI	FL	33157-2030	USA
MARI C LOPEZ			8715 SW 160 ST	PALMETTO BAY	FL	33157	USA
MARIA C ALVAREZ			9004 SW 163 TER	MIAMI	FL	33157	USA
MARIA E VASQUEZ			9003 SW 163 TER	CUTLER BAY	FL	33157	USA
MARIA ELENA RAMIREZ	JANETT ELENA COSO RAMIREZ		15888 SW 95 AVE 222	MIAMI	FL	33157	USA
MARIA ESTIBALIZ INCER ROMEO	JORGE RODRIGUEZ		16120 SW 89 PL	PALMETTO BAY	FL	33157	USA
MARIA JULIA GARCIA	MARCOS A LOJO	PEDRO E LOPEZ	15725 SW 88 CT	PALMETTO BAY	FL	33157	USA
MARIA T GARCELL			15130 SW 89 AVE	PALMETTO BAY	FL	33176-8061	USA
MARIA TERESA SUAREZ	ARMANDO MIGUEL SUAREZ		8900 SW 158 ST	MIAMI	FL	33157	USA
MARIA V MATAMOROS	DEREK LESSAK		16226 SW 92 AVE 11	PALMETTO BAY	FL	33157	USA
MARIALUZ PENARANDA LE	REM FERNANDO A MONTENEGRO	REM PAOLA A MONTENEGRO	15389 S DIXIE HWY 36	MIAMI	FL	33157	USA
MARIANGELICA RIVILLI LE	REM NICOLAS VICTORIO BARDONI	REM DAMIAN CARLOS BARDONI	6721 SW 127 PL	MIAMI	FL	33183	USA
MARIBEL ARTZE	CARLOS ARTZE	ORLANDO BEROVIDES	15391 S DIXIE HWY 55	PALMETTO BAY	FL	33157	USA
MARIE M GUIRAND			15888 SW 95 AVE UNIT 325	MIAMI	FL	33157	USA
MARIE REGNIER			16360 SW 92 CT	MIAMI	FL	33157-3460	USA
MARIE THERESE CHONG			15740 SW 92 AVE #35D	MIAMI	FL	33157-1988	USA
MARILYN MARTINEZ LE	REM VERONICA MARTINEZ		2501 SW 117 AVE	MIAMI	FL	33175	USA
MARILYN TAYLOR DUNCAN			8935 SW 163 TER	PALMETTO BAY	FL	33157	USA
MARIO FRANCA	JESSICA FRANCA		15195 SW 87 CT	PALMETTO BAY	FL	33176	USA
MARIO J MORALES LE	MYRNA MORALES LE	REM MARIO JOSE MORALES	10639 SW 113 PL UNIT B	MIAMI	FL	33176	USA
MARION KAY ALLEN			9220 SW 178 TER	PALMETTO BAY	FL	33157-5749	USA

MARITZA MARTINEZ			8985 SW 157 ST	MIAMI	FL	33157-1937	USA
MARITZA PEREZ	STEPHEN PEREZ	NATALIE DIAZ	15650 SW 88 AVE	PALMETTO BAY	FL	33157	USA
MARK E LOPEZ TRIGO	KAYLEEN S AMARANTE		9010 SW 162 ST	PALMETTO BAY	FL	33157	USA
MARK ED REARDON &W LINA M			15790 SW 88 AVE	MIAMI	FL	33157-2021	USA
MARK HOWARD ROSENBLUM TRS	ROSENBLUM GARBER FAMILY TR	ENID SUSANNE GARBER TRS	15340 SW 86 AVE	MIAMI	FL	33157-2100	USA
MARK K GHEZZI & SUZANNE R GHEZZI			8805 SW 160 ST	MIAMI	FL	33157-3522	USA
MARK K MATTHEWS			8910 SW 156 ST	MIAMI	FL	33157-1932	USA
MARK P RADCLIFFE	LESLI RADCLIFFE		8760 SW 159 ST	PALMETTO BAY	FL	33157-2045	USA
MARK R BANENS			15401 SW 86 AVE	MIAMI	FL	33157-2138	USA
MARK SUMMERS &W STELLA			15730 SW 87 CT	MIAMI	FL	33157-2011	USA
MARKEL U S INVESTMENTS LLC			8815 SW 160 ST	PALMETTO BAY	FL	33157	USA
MARTIN HEBERT	KRISTIN HAYDEN HEBERT		8835 SW 156 TER	PALMETTO BAY	FL	33157	USA
MARV INVESTMENTS LLC			6262 BIRD RD	MIAMI	FL	33155	USA
MARVIN J JOHNSON			8950 SW 159 TER	PALMETTO BAY	FL	33157	USA
MARVIN JEROME JOHNSON	ANNIE JOHNSON		8950 SW 159 TERR	PALMETTO BAY	FL	33157	USA
MARY E TIRB	GREGORY E TIRB		8880 SW 150 ST	MIAMI	FL	33176	USA
MATHIEU G GRAYSON	TIA M GRAYSON		8940 SW 157 ST	PALMETTO BAY	FL	33157	USA
MAUREEN E LYONS			15750 SW 92 AVE #19C	MIAMI	FL	33157-1989	USA
MAURICIO ALBERTO VIGIL			9260 SW 164 ST	PALMETTO BAY	FL	33157	USA
MAURICIO J ESCOBAR			15390 SW 87 CT	PALMETTO BAY	FL	33157	USA
MAX CHARLES UNDORFER	JESSIE VIRGINIA BYRD UNDORFER		8840 SW 164TH ST	PALMETTO BAY	FL	33157-3559	USA
MAXIMUS MEDICAL LLC			208 S BISCAYNE BLVD #4100	MIAMI	FL	33131	USA
MAXIMUS MEDICAL LLC			8950 SW 57 AVE	PINECREST	FL	33156	USA
MAYUREE ELLINGTON			16206 SW 92 AVE #21	PALMETTO BAY	FL	33157	USA
MDC ENDEAVOUR 1 LLC			11995 EL CAMINO REAL	SAN DIEGO	CA	92130	USA
MEHRAN HADIPOUR			1900 N BAYSHORE DR UNIT 1612	MIAMI	FL	33132	USA
MELISSA BAQUET BARRETO			15805 SW 90 AVE	PALMETTO BAY	FL	33157	USA
MELISSA DIAZ			8500 SW 155 TER	PALMETTO BAY	FL	33157	USA
MELISSA STREETER			16220 SW 92 AVE #14	MIAMI	FL	33157	USA
MERRILL JAY TAUB			8820 SW 153 TERR	PALMETTO BAY	FL	33157	USA
MG SILVER FOX INVESTMENTS LLC			5301 BLUE LAGOON DR #180	MIAMI	FL	33126	USA
MGMJ LLC			10999 SW 61 CT	MIAMI	FL	33156	USA
MIA JIA			7445 SW 164 ST	PALMETTO BAY	FL	33157	USA
MIAMI DADE COUNTY	ISD R/E MGMT		111 NW 1 ST STE 2460	MIAMI	FL	33128	USA
MIAMI SINUS INSTITUTE LLC			9275 SW 152 ST STE 212	MIAMI	FL	33157	USA
MIAMI-DADE COUNTY	FIRE RESCUE DEPARTMENT		9300 NW 41 ST	MIAMI	FL	33178-2312	USA
MIAMI-DADE COUNTY	MIAMI-DADE TRANSIT		701 NW 1 CT STE 1700	MIAMI	FL	33136	USA
MIAMI-DADE COUNTY	PARKS AND RECREATION		275 NW 2 ST 4FL	MIAMI	FL	33128	USA
MIAMI-DADE COUNTY	PUBLIC HEALTH TRUST		1611 NW 12 AVE WEST WING 108	MIAMI	FL	33136	USA
MIAMI-DADE COUNTY	WATER AND SEWER		3071 SW 38 AVE	MIAMI	FL	33146	USA
MICHAEL A WONG	MYRI ANN N MELENDEZ		8930 SW 162 TER	PALMETTO BAY	FL	33157	USA
MICHAEL ANTHONY PINTO	MELISA MARIE PINTO		8845 SW 154 TER	PALMETTO BAY	FL	33157	USA
MICHAEL D GONZALEZ	DAPHNE C URQUIAGA		8865 SW 161 ST	PALMETTO BAY	FL	33157	USA
MICHAEL D POWERS	BERTA M POWERS		8941 SW 160 ST	PALMETTO BAY	FL	33157	USA
MICHAEL G SACO &W DACYL P			15715 SW 89 AVE	MIAMI	FL	33157-1908	USA
MICHAEL GARCIA	MICHAEL A GARCIA		8842 SW 161 ST	PALMETTO BAY	FL	33157	USA
MICHAEL I LYNCH	MARIAN C LYNCH		8960 SW 158 ST	MIAMI	FL	33157-1944	USA
MICHAEL J CLARK &W DAWN S			15641 SW 86 AVE	MIAMI	FL	33157-2142	USA
MICHAEL JOSEPH VENINCASA	EMILIE MARIE VENINCASA		8820 SW 162 ST	PALMETTO BAY	FL	33157	USA
MICHAEL KOSICK &W INGRID			15660 SW 88 AVE	MIAMI	FL	33157-2019	USA

MICHAEL KRUTMAN ZVEIBIL TRS	THE OBARA ZVEIBIL TRUST	LETICIA TOSHIE OBARA ZVEIBIL TRS	15050 SW 89 AVE	PALMETTO BAY	FL	33176	USA
MICHAEL L DION			16320 SW 89 PL	PALMETTO BAY	FL	33157	USA
MICHAEL L WESTON	JUDITH LEACOCK		8755 SW 152 ST	PALMETTO BAY	FL	33157	USA
MICHAEL M ESTEVEZ &W	ALLISON K ESTEVEZ		15201 SW 88 CT	MIAMI	FL	33157-2024	USA
MICHAEL MABJEESH	MARY MABJEESH	JASMINE MABJEESH	9275 SW 152 ST #206	PALMETTO BAY	FL	33157	USA
MICHAEL ORTIZ	ANABEL ORTIZ		8905 SW 159 TER	PALMETTO BAY	FL	33157	USA
MICHAEL P ARIZA	LISSETTE M ARIZA		8920 SW 160 ST	MIAMI	FL	33157-3525	USA
MICHAEL PERUYERA	EMILY PERUYERA		16295 SW 88 AVE RD	PALMETTO BAY	FL	33157	USA
MICHAEL REZEK &W MICHELE			15770 SW 88 AVE	MIAMI	FL	33157-2021	USA
MICHAEL ROCHE	CHRISTINA ROCHE		15301 SW 88 AVE	PALMETTO BAY	FL	33157	USA
MICHAEL RUEDA	VANESSA RUEDA		8880 SW 160 ST	PALMETTO BAY	FL	33157	USA
MICHAEL S SHELTON II	ALLISON N GALEA		8745 SW 161 ST	PALMETTO BAY	FL	33157	USA
MICHAEL SANG TRS	THE MIAMI FR 401K TRUST	IRINA SANG TRS	8515 SW 168 TER	PALMETTO BAY	FL	33157	USA
MICHAEL T SANG CO-TRS	MIAMI FR 401 K TRUST	IRNA K SANG CO-TRS	PO BOX 552	MIAMI	FL	33257	USA
MICHAEL W SCHILLING			15300 SW 88 AVE	MIAMI	FL	33157-2015	USA
MICHAEL W SONTAG INC			15912 SW 92 AVE	PALMETTO BAY	FL	33157-1842	USA
MICHAEL WILLIAM EDENS	ANA MARIA CABRAL COUTO		8975 SW 157 ST	PALMETTO BAY	FL	33157	USA
MIGUEL A MELO BICCHI	LAURA A CONDE ESCANO		15715 SW 87 CT	PALMETTO BAY	FL	33157	USA
MIGUEL DOMINGUEZ			15385 S DIXIE HWY UNIT 8	PALMETTO BAY	FL	33157	USA
MIGUEL I AGUIRRE URRETA	MARIA C MONTERO		9029 SW 162 ST	PALMETTO BAY	FL	33157	USA
MIGUEL LORENZO	ALAINA GALLIFORD LORENZO		16122 SW 87 CT	PALMETTO BAY	FL	33157	USA
MIGUEL RILO &W EVELYN			15200 SW 87 AVE	MIAMI	FL	33157-2048	USA
MIGUEL SAMPER &W	MARIE H SAMPER		8830 SW 159 ST	MIAMI	FL	33157-2046	USA
MIGUELINA VEGA			9300 SW 164 ST	MIAMI	FL	33157	USA
MIN L MOSSMAN			15101 SW 89 AVE	MIAMI	FL	33176-8077	USA
MINELA DEL VALLE			9041 SW 162 LN	MIAMI	FL	33157	USA
MIRIAM S BRELAND			PO BOX 960761	MIAMI	FL	33296-0761	USA
MIRTA PEREZ TRS	MIRTA PEREZ LIV TR	ERNESTO PEREZ TRS	600 BILTMORE WAY 903	CORAL GABLES	FL	33134	USA
MITCHELL BAKER LE	ROSEMARIE BAKER LE	REM MITCHELL BAKER III	15740 SW 92 AVE 34	PALMETTO BAY	FL	33157	USA
MMK DEERWOOD LLC			13955 SW 119 AVE	MIAMI	FL	33186	USA
MOHIT MEDIRATTA			16162 SW 87 CT	PALMETTO BAY	FL	33157	USA
MONESTORY OF ARKASHEA INC			21450 SW 240 ST	HOMESTEAD	FL	33031	USA
MONICA LOPEZ			15385 S DIXIE HWY 18-C	PALMETTO BAY	FL	33157	USA
MONICA T RIZO			8720 SW 160 ST	PALMETTO BAY	FL	33157	USA
MS ONE CORP	% MICHAEL W SONTAGE		15912 SW 92 AVE	MIAMI	FL	33157-1842	USA
MS ONE CORPORATION			15912 SWW 92 AVE	MIAMI	FL	33157	USA
MS TWO CORPORATION			15912 SW 92 AVE	PALMETTO BAY	FL	33157	USA
MYRNA L ALBERT			15621 SW 88 AVE	PALMETTO BAY	FL	33157	USA
NANCY HARTNER			15385 S DIXIE HWY APT 7C	MIAMI	FL	33157-1859	USA
NANCY REITENBACH LE	REM JOHN REITENBACH	REM COLETTE PEARSON	15350 SW 87 CT	MIAMI	FL	33157	USA
NANCY WORSHAM			9034 SW 159 TERR UNIT C	MIAMI	FL	33157-1949	USA
NATALIA ALEXANDRA VESGA CHAVES	MARIA CRISTINA CHAVES VARELA		15389 S DIXIE HWY 42	MIAMI	FL	33157	USA
NATALIA M MAS			15745 SW 89 AVE	PALMETTO BAY	FL	33157	USA
NATALIE MARTINEZ	SEBASTIAN MARTINEZ		8990 SW 157 ST	PALMETTO BAY	FL	33157	USA
NEBLET LLC			2550 S BAYSHORE DR #11	MIAMI	FL	33131	USA
NERY BRAVO LE	GLORIA A BRAVO LE	REM VANESSA BRAVO	15061 SW 89 CT	PALMETTO BAY	FL	33176	USA
NEW HORIZON MEDICAL	SPECIALISTS LLC		9299 SW 152 ST STE 207	MIAMI	FL	33157	USA
NEW HORIZON MEDICAL	SPECIALISTS LLC		9299 SW 152 ST 206	MIAMI	FL	33157	USA
NICO CAPPELLUTI	FRANCESCA DALBONI		15315 SW 88 AVE	PALMETTO BAY	FL	33157	USA
NICOLAS FERNANDO QUINTERO	DANIELLE ARUCA		9046 SW 160 TER	PALMETTO BAY	FL	33157	USA

NOEMI C OTERO			15820 SW 90 AVE	MIAMI	FL	33157-1922	USA
NORA J ROBBINS TRS			15280 SW 87 AVE	MIAMI	FL	33157	USA
NORMA IRIAS			15888 SW 95 AVE #105	MIAMI	FL	33157-1806	USA
NORMA RUIZ			15900 SW 90 CT #D	PALMETTO BAY	FL	33157	USA
NOVOA MENENDEZ SUSAN			15750 SW 92 AVE #26C	PALMETTO BAY	FL	33157	USA
OLGA POL			15826 SW 91 CT #A	MIAMI	FL	33157-1951	USA
OLIMPIA DEL BOCCIO			15751 SW 88 AVE	PALMETTO BAY	FL	33157	USA
OLIVE CHUNG-JAMES &H ERROL JAMES			14420 SW 149 TER	MIAMI	FL	33186	USA
OLSON N DUFFIS LE	OLGA L RINCON LE	REM DAVID A DUFFIS	7680 US-98 APT 211	PENSACOLA	FL	32506	USA
OMAR BENAVIDES	VENERANDA RIZZO		9470 PALMETTO CLUB LN E	MIAMI	FL	33157	USA
OMAR GIRITLI	ASHLEY GIRITLI		16255 SW 89 CT	PALMETTO BAY	FL	33157	USA
ONT GROUP LLC			9000 SW 152 ST 208	MIAMI	FL	33157	USA
ONT GROUP LLC			11771 SW 24 TER	MIAMI	FL	33175	USA
ORLANDO PADIN			16500 SW 90 AVE	PALMETTO BAY	FL	33157	USA
OSCAR DANILO PENALBA			15888 SW 95 AVE #301	MIAMI	FL	33157	USA
OSCAR DANILO POZO LE	NORMA ESPERANZA POZO LE	REM OSCAR DANILO POZO TRS	15301 SW 89 CT	PALMETTO BAY	FL	33157	USA
OSCAR RODRIGUEZ JTRS	JENNIFER SIERRA JTRS		15900 SW 85 AVE	MIAMI	FL	33157	USA
OSVALDO MARTINEZ			15720 SW 87 CT	PALMETTO BAY	FL	33157	USA
OTINEB FL HOLDINGS LLC			9008 SW 152 ST #10	PALMETTO BAY	FL	33157	USA
OTMARA FUNDORA JTRS	RAYMOND MATTHEW DEERING III JTRS		8930 SW 158 ST	PALMETTO BAY	FL	33157	USA
OTONIEL GONZALEZ MENENDEZ	TANIA CARINA GONZALEZ		15630 SW 87 AVE	MIAMI	FL	33157	USA
PABLO MATURANA CORTES			8820 SW 160 ST	PALMETTO BAY	FL	33157	USA
PABLO MORENO OSES			15809 SW 91 CT C	PALMETTO BAY	FL	33157	USA
PALM 159 LLC			13611 DEERING BAY DR SIENA #604	CORAL GABLES	FL	33158	USA
PALM8920 LLC			301 SW 11 ST	FORT LAUDERDALE	FL	33315	USA
PALMETTO 8970 LLC			8970 SW 156 ST	PALMETTO BAY	FL	33157	USA
PALMETTO BAY APARTMENT	RENTALS LLC		15888 SW 95 AVE 210	MIAMI	FL	33157	USA
PALMETTO BAY MEA LLC			5858 SW 68 ST	MIAMI	FL	33143	USA
PAMELA E KIRCHNER TRS	PAMELA E KIRCHNER TRUST		7965 SW 173 TER	PALMETTO BAY	FL	33157	USA
PATRICIA DELGADO	MICHAEL AVENDANO		15385 S DIXIE HWY 15	MIAMI	FL	33157	USA
PATRICIA DENISE JONES			15203 SW 87 AVE	PALMETTO BAY	FL	33157	USA
PATRICIA HERRERA			4649 PONCE DE LEON BLVD 301	CORAL GABLES	FL	33146	USA
PATRICIA K PALMA URENA			15385 S DIXIE HWY APT 9	MIAMI	FL	33157-1859	USA
PATRICIA L MOORE			8931 SW 156 ST	MIAMI	FL	33157-1931	USA
PATRICK ANTHONY CHEN SEE			21501 SW 344 ST	FLORIDA CITY	FL	33034	USA
PATRICK F DEL VECCHIO SR LE	REM PATRICK F DEL VECCHIO JR		9061 SW 162 LN	PALMETTO BAY	FL	33157	USA
PATRICK M QUIRK	MICHELLE M QUIRK		15213 SW 87 AVE	PALMETTO BAY	FL	33157	USA
PAUL HORVATH	ERIN K HORVATH		16242 SW 92 AVE #2	MIAMI	FL	33157	USA
PAUL J BOURJAILY &W CECILIA G			15920 SW 87 AVE	MIAMI	FL	33157-2061	USA
PAUL J JOSEPH LE	FLORENCE C JOSEPH LE	REM FLORENCE JOSEPH REV TRUST	16140 SW 87 AVE	MIAMI	FL	33157	USA
PAUL R STANTON			9102 SW 159 TER #A	MIAMI	FL	33157	USA
PEDRO A ALVAREZ	FLAVIA ALVAREZ		15660 SW 87 CT	PALMETTO BAY	FL	33157	USA
PEDRO PABLO RODRIGUEZ TRS	KARLA DE CESPEDES RDORIGUEZ	KARLA DE C RODRIGUEZ REV TRUST	16525 SW 91 AVE	PALMETTO BAY	FL	33157	USA
PERRY FRAIND &W ARLINE			9116 SW 159 TERR #B	PALMETTO BAY	FL	33157-1949	USA
PETER D LAU			8788 SW 62 CT	PINECREST	FL	33156	USA
PETER HANNA			15815 SW 89 AVE	PALMETTO BAY	FL	33157	USA
PETER WEBLEY			10731 SW 172 ST	MIAMI	FL	33157-4143	USA
PHILIP R HOROWITZ	KEMBERLIE D HOROWITZ		16425 SW 89 AVE	MIAMI	FL	33157-3549	USA
PHILLIP E CATHEY	MARGARET J CATHEY		8945 SW 156 ST	MIAMI	FL	33157	USA
PHILLIP J ALMOND	DEBRA C ALMOND		16371 SW 92 CT	MIAMI	FL	33157-3460	USA

PILAR T GONZALEZ	JOHN D LEDWITH		15904 SW 90 CT	MIAMI	FL	33157	USA
PINEBROOK PROP LLC			160 E OLENTANGY ST	POWELL	OH	43065-9065	USA
PING YANG	CHUANJIN XU		9128 SW 161 TER	PALMETTO BAY	FL	33157	USA
POSADA DECLARATION OF TRUST	WILLIAM POSADA MACHADO TRS		10773 NW 58 ST #289	DORAL	FL	33178	USA
PREMIUM GROUP HOLDINGS LLC			5844 PARADISE POINT DR	PALMETTO BAY	FL	33157	USA
Q17 HOLDING LLC			1602 ALTON RD 602	MIAMI BEACH	FL	33139	USA
QINGDA YANG	YUAN LIN		9043 SW 163 TERR	PALMETTO BAY	FL	33157-3569	USA
QUALITY BUILDERS OF FLORIDA INC			13364 SW 128 ST	MIAMI	FL	33186	USA
R A J T A M LLC			9002 SW 152 ST	MIAMI	FL	33157	USA
R W BUCKHALT &W ESPERANZA			8730 SW 155 TERR	MIAMI	FL	33157-2001	USA
RACIEL DE ARMAS			11503 SW 129 PL	MIAMI	FL	33186	USA
RAFAEL F ORIZONDO	ANA L ORIZONDO		9125 SW 160 TER	PALMETTO BAY	FL	33157	USA
RAFAEL J VELEZ BETANCOURT			15854 SW 90 CT #D	MIAMI	FL	33157	USA
RAHNUMA B AHSAN	SHEYUM G SYED		15051 SW 89 CT	PALMETTO BAY	FL	33176	USA
RANDY SUE JAMISON TRS	RANDY SUE JAMISON REVOCABLE TRUST		9101 SW 164 ST	PALMETTO BAY	FL	33157-3528	USA
RAPHAEL PERPIGNAND	VERONIQUE SYLVIE VALLES		16142 SW 87 CT	PALMETTO BAY	FL	33157	USA
RAUL ALVAREZ &W MAYRA G			9016 SW 156 ST	MIAMI	FL	33157-1934	USA
RAUL CASTILLO	MEYVIS VALDES		15888 SW 95 AVE 223	MIAMI	FL	33157	USA
RAVI S RAMJIT JR	CASANDRA A RAMJIT	RAVI S RAMJIT SR	15050 SW 88 AVE	PALMETTO BAY	FL	33176	USA
RAYMOND S KULZICK	EDREA KAISER		16310 SW 88 CT	MIAMI	FL	33157-3543	USA
RAYMOND SANDOVAL	MARILYN L SANDOVAL		16216 SW 92 AVE #16	MIAMI	FL	33157-3404	USA
RAYMOND V SALES	NANCY SALES		15293 SW 89 CT	PALMETTO BAY	FL	33157	USA
RCM CONTRACTOR CORP			7986 SW 187 TER	CUTLER BAY	FL	33157-7473	USA
RCM INVESTING LLC			7986 SW 187 TER	CUTLER BAY	FL	33157	USA
REBECCA EINZIG			9129 SW 162 ST	MIAMI	FL	33157	USA
REBECCA LEA YEOMANS			16208 SW 92 AVE	PALMETTO BAY	FL	33157-3404	USA
REDOUANE AOUIBY			8794 POWDER RIDGE TRL	WINDERMERE	FL	34786-6533	USA
REGINALD CELESTIN &W FARRAH			15888 SW 95 AVE 127	MIAMI	FL	33157-1851	USA
RENE ORAMAS	ODET RODRIGUEZ		8100 SW 164 ST	MIAMI	FL	33157	USA
RENE USTARIZ			15200 SW 87 CT	MIAMI	FL	33157	USA
REZA KHATIB	SAJJAD JOWHARI TEIMOURI		8817 SW 153 TER	PALMETTO BAY	FL	33157	USA
RI DONG TAN			9031 SW 164 ST	MIAMI	FL	33157-3526	USA
RICARDO A PAEZ	YANIA PAEZ		15000 SW 89 CT	PALMETTO BAY	FL	33176	USA
RICARDO CELIS	SILVIA COUSO CELIS		16361 SW 92 CT	PALMETTO BAY	FL	33157	USA
RICARDO D ROBLES	IVONNE A ROBLES		9121 SW 164 ST	MIAMI	FL	33157-3528	USA
RICARDO JESUS PICAYO	ANALIS PICAYO		8940 SW 156 ST	MIAMI	FL	33157	USA
RICHARD A BONILLA	YANISSE L BONILLA		15935 SW 90 AVE	PALMETTO BAY	FL	33157	USA
RICHARD ALEXANDER GUZMAN			9104 SW 159 TER C	PALMETTO BAY	FL	33157	USA
RICHARD CABRERA	ANA CASTRO CABRERA		15100 SW 87 CT	PALMETTO BAY	FL	33176	USA
RICHARD DUARTE	LAURA J DE CORES		15700 SW 88 CT	MIAMI	FL	33157	USA
RICHARD E CHICVARA &W SUSAN C			15220 SW 88 CT	MIAMI	FL	33157-2025	USA
RICHARD K MEYERS	KATHLEEN MEYERS		15410 SW 89 AVE	MIAMI	FL	33157-1904	USA
RICHARD S GREEN	DEBORAH A GREEN		16250 SW 89 CT	MIAMI	FL	33157-3545	USA
ROBERT B GIBSON JR	JOANN GIBSON		16141 SW 87 CT	MIAMI	FL	33157-3501	USA
ROBERT C HACKNEY TRUSTEE			16180 SW 88 AVE RD	MIAMI	FL	33157-3506	USA
ROBERT D KEATING	LISANNE LYONS		8901 SW 150 TER	MIAMI	FL	33176	USA
ROBERT E GALLAGHER JR	C/O GALLAHER VALUATION		9225 SW 158 LN UNIT C	PALMETTO BAY	FL	33157	USA
ROBERT E GALLAGHER TRS	HEDG-PETH CO PROF SHARING PLAN		16655 SW 87 PL	MIAMI	FL	33157-3894	USA
ROBERT H LUNDY LE	REM DAVID J LUNDY	REM WILLIAM K LUNDY	15710 SW 87 AVE	MIAMI	FL	33157	USA
ROBERT HERNANDEZ	BARBARA FUENTES		15825 SW 89 AVE	PALMETTO BAY	FL	33157	USA

ROBERT J BECERRA	CRISTIANA C BECERRA		16320 SW 88 CT	MIAMI	FL	33157-3543	USA
ROBERT JOSEPH O CONNOR TRS	ROBERT JOSEPH O CONNOR		16145 SW 88 AVE	PALMETTO BAY	FL	33157	USA
ROBERT L BEANS			7420 SW 170 TER	PALMETTO BAY	FL	33157-4887	USA
ROBERT LABADIE LE	GEORGIE LABADIE LE	REM CONCHITA R SMITH	8825 SW 161 ST	MIAMI	FL	33157-3530	USA
ROBERT NYLUND			15525 SW 87 AVE	PALMETTO BAY	FL	33157	USA
ROBERTO FONFRIA	KARLA FONFRIA		9008 SW 161 TER	PALMETTO BAY	FL	33157	USA
ROBIN L WEBB			8968 SW 157 ST	CUTLER BAY	FL	33157	USA
ROBIN R BARSON			16520 SW 91 AVE	MIAMI	FL	33157	USA
RODOLFO ARANA	STEPHANIE ARANA		15781 SW 88 AVE	PALMETTO BAY	FL	33157	USA
ROFOUS LLC			3061 NW 82 AVE	MIAMI	FL	33122	USA
ROGER A YOST JTRS	ANGELA P YOST JTRS		8845 SW 151 ST	MIAMI	FL	33176	USA
RONALD M CHEESEMAN &W DARLENE			15625 SW 87 CT	MIAMI	FL	33157-2008	USA
RONALD SMITH &W VIOLET			15501 SW 86 AVE	MIAMI	FL	33157-2140	USA
RONALD SPIEGEL	TANYA SPIEGEL		16311 SW 88 PL	MIAMI	FL	33157-3580	USA
RONG GRACE ZHAI	JIANMIN LI		16120 SW 91 CT	MIAMI	FL	33157-3599	USA
RONGCHANG XIN &W LIXIA FAN			15800 SW 92 AVE #12B	MIAMI	FL	33157-1977	USA
RONGCHANG XIN &W LIXIA FAN			8901 SW 160 ST	PALMETTO BAY	FL	33157-3524	USA
ROSA BONILLA			828 BIGHORN ST	OVIEDO	FL	32765	USA
ROSA ELENA POLO			9450 E PALMETTO CLUB LN	MIAMI	FL	33157-0000	USA
ROSA M SANTIAGO	GABRIEL SANTIAGO		16272 SW 88 AVE RD	PALMETTO BAY	FL	33157	USA
ROSARIO D QUINONEZ			15800 SW 91 CT C	MIAMI	FL	33157	USA
ROSMY CAMARGO			15888 SW 95 AVE #103	MIAMI	FL	33157	USA
ROY C & ROSE ROLLO			9101 SW 189 ST	CUTLER BAY	FL	33157	USA
ROYAL COAST PRESERVATION L P			2850 TIGERTAIL AVE 8TH FL	MIAMI	FL	33133	USA
RUSSELL COLLINS CORREA	DEBORAH BARBEITO		16110 SW 91 CT	PALMETTO BAY	FL	33157	USA
RUTH D DUNKEL			8600 SW 160 ST	MIAMI	FL	33157	USA
S & G MIAMI HOLDINGS INC			5056 TIMBER RACE COURSE	HOLLYWOOD	SC	29449	USA
S G I SUPPORTIVE HOUSING INC			15280 NW 79 CT STE #251	MIAMI LAKES	FL	33016	USA
SAHEL MANAGEMENT LLC			7690 SW 128 ST	PINECREST	FL	33156	USA
SALIM NASSER &W OLGA			15401 SW 88 AVE	MIAMI	FL	33157-2016	USA
SALVATORE J TUFINO &W JESSICA M			9706 DOULTON CT	FAIRFAX	VA	22032	USA
SAMIRA ALANI	CHARAF GOURICHE		22527 SW 94 PATH	CUTLER BAY	FL	33190	USA
SAMUEL C CALLIS JR &	RICHARD G ANDREW		15190 SW 88 AVE	MIAMI	FL	33176-8059	USA
SAMUEL LAITE &W MARIA C			15431 SW 86 AVE	MIAMI	FL	33157-2138	USA
SAMUEL MARCUS HUTTIG			16041 SW 87 AVE	PALMETTO BAY	FL	33157	USA
SAMUEL R ROGERS			3 TIMES SQUARE 19 FLOOR	NEW YORK	NY	10036	USA
SAMUPL HOLDING LLC			9028 SW 152 ST	PALMETTO BAY	FL	33157-1928	USA
SAMUPL HOLDING LLC			9032 SW 152 ST	PALMETTO BAY	FL	33157-1928	USA
SANCETTA FAMILY INVESTMENTS LLC			16349 SW 78 AVE	PALMETTO BAY	FL	33157	USA
SAQIB SAKRANI	QANDEEL S SAKRANI		15820 SW 89 AVE	PALMETTO BAY	FL	33157	USA
SARAH J DUNDORF			15888 SW 95 AVE 124	MIAMI	FL	33157	USA
SCOT BRUNSCHWIG &W MELISSA			8800 SW 155 TERR	MIAMI	FL	33157-2041	USA
SCOTT GORMAN	LILLIANA GORMAN		15385 S DIXIE HWY #14	MIAMI	FL	33157-1860	USA
SERGIO J FERNANDEZ	DANIELA M FERNANDEZ		8885 SW 161 ST	PALMETTO BAY	FL	33157-3530	USA
SERGIO S HERNANDEZ &W ELSA T			8740 SW 159 ST	MIAMI	FL	33157-2045	USA
SHAMIM MOHAMMAD &	MARTHA LARGAESPADA JTRS		8831 SW 152 ST	MIAMI	FL	33157-2033	USA
SHAPUR HOLDINGS LLC			1521 ALTON RD #900	MIAMI BEACH	FL	33139	USA
SHARI BETH GAYTON			9038 SW 161 TERR	MIAMI	FL	33157-3594	USA
SHARON JOAN MCGEE			15500 SW 86 AVE	PALMETTO BAY	FL	33157	USA
SHEILA PURYEAR			16455 SW 91 AVE	PALMETTO BAY	FL	33157	USA

SHIRLEY S SMART (TRUST)	SHIRLEY S & ROBERT M SMART TRS		9201 SW 165 ST	MIAMI	FL	33157-3450	USA
SICONG JACK FAN	CLOTILDE CLEMENTINA GHISELLI		15785 SW 88 CT	PALMETTO BAY	FL	33157	USA
SILVIA TRUJILLO			16160 SW 87 AVE	MIAMI	FL	33157-3666	USA
SIRENA BREEZE LLC	CRISTINA GARCIA		9275 SW 152 ST STE 106	MIAMI	FL	33157	USA
SIRENA BREEZE LLC			9275 SW 152 ST #107	MIAMI	FL	33157	USA
SIRENA BREEZE LLC			9275 SW 152 ST 105	MIAMI	FL	33157	USA
SK FLORIDA HOMES LLC			2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SO FLA WATER MANAGEMENT	ATTN: REAL ESTATE MGNT SECTION		3301 GUN CLUB RD	WEST PALM BEACH	FL	33406	USA
SOFIA E HEREDIA			15911 SW 91 CT #1	PALMETTO BAY	FL	33157-1985	USA
SOLCITY PROPERTIES LLC			15736 SW 50 TER	MIAMI	FL	33185	USA
SONIA M JENSEN LE	REM KATRINE JENSEN TATARSKY		15841 SW 86 AVE	PALMETTO BAY	FL	33157	USA
SORKINS PALMETTO GOLF CLUB LLC			1981 JN PEASE PL 101	CHARLOTTE	NC	28262	USA
SOUTH MOTOR COMPANY OF DADE CO			16165 S DIXIE HWY	MIAMI	FL	33157	USA
STANISLAVA NOVAK			15420 SW 86 AVE	MIAMI	FL	33157	USA
STARKS HOLDINGS LLC			7582 SW 102 ST 102	PINECREST	FL	33156	USA
STATE OF FLORIDA	DOT		1000 NW 111 AVE	MIAMI	FL	33172	USA
STEPHEN ANDRIS	GIEDRE ANDRIS		15914 SW 91 CT D	PALMETTO BAY	FL	33157	USA
STEPHEN E EZELL			9000 SW 152 ST STE-101	MIAMI	FL	33157-1941	USA
STEVEN D WHITTLE			15909 SW 91 CT #D	MIAMI	FL	33157-1985	USA
STEVEN HENDRIKSE	KIMBERLY HENDRIKSE		8570 SW 155 TER	PALMETTO BAY	FL	33157	USA
STEVEN P MYERS TRS	TAMI R MYERS TRS		12360 NW 8 ST	PLANTATION	FL	33325	USA
STEVEN R TIDWELL	ANGELA M TIDWELL		15845 SW 87 AVE	PALMETTO BAY	FL	33157	USA
SUNCREST 1201 LLC			5850 SUNCREST DR	MIAMI	FL	33156	USA
SUSAN L ASHLEY TRS	SUSAN ASHLEY TRUST		15750 SW 92 AVE 25C	PALMETTO BAY	FL	33157	USA
SUSAN L BSHARAH			8780 SW 150 TER	PALMETTO BAY	FL	33176	USA
SYLVIA Y RODRIGUEZ			15725 SW 87 CT	PALMETTO BAY	FL	33157	USA
T TAYLOE PERRY	RA-FER ASSOCIATES LLC		8975 SW 152 ST	MIAMI	FL	33157-1925	USA
TADIA SILVA			255 SUNRISE DR UNIT 101	KEY BISCAYNE	FL	33149	USA
TALBERT NAVIA	BLANCA NAVIA		10605 SW 62 AVE	MIAMI	FL	33156	USA
TANIA ELIZABETH MACIAS MONGE LE	REM AMANDA FARIAS		11514 SW 125 TER	MIAMI	FL	33176	USA
TANYA S ROBOTHAM			15888 SW 95 AVE #207	MIAMI	FL	33157	USA
TAREK CHEBBI	ESTHER CALVO CHEBBI		16450 SW 90 AVE	PALMETTO BAY	FL	33157	USA
TARIK KHAFAGA	ZULEMA VALDIVIA		16350 SW 87 PL	PALMETTO BAY	FL	33157	USA
TASHA MARIE POLL			15888 SW 95 AVE 202	MIAMI	FL	33157	USA
TAYLOR D WASSER			15888 SW 95 AVE #221	MIAMI	FL	33157	USA
TERESA PURCELL			15888 SW 95 AVE #104	MIAMI	FL	33157-1806	USA
TERRA PALMS LLC			9070 SW 157 ST	MIAMI	FL	33157-1940	USA
THIET NGUYEN TRS	PATRICIA NGUYEN CROSBY IRREV TR	PATRICIA NGUYEN CROSBY TRS	9001 SW 164 ST	PALMETTO BAY	FL	33157	USA
THOMAS CORNELL FISHER	ALICIA FISHER		15800 SW 90 AVE	MIAMI	FL	33157-1922	USA
THOMAS F & CARMEN M GRAY			8840 SW 151 ST	MIAMI	FL	33176-8051	USA
THOMAS J HARRINGTON &W LESLEY A			15815 SW 88 AVE	MIAMI	FL	33157-2022	USA
THOMAS J PERKINS III (TRUST) &	RITA SIMONE PERKINS (TRUST)		8625 SW 162 ST	MIAMI	FL	33157-3693	USA
THR FLORIDA LP			PO BOX 4900	SCOTTSDALE	AZ	85261	USA
THUY TRAN	NHI T DOAN		8930 SW 156 ST	MIAMI	FL	33157	USA
TIM DUGAN BIRRITTELLA TR	TIM D BIRRITTELLA (BEN)		8725 SW 160 ST	MIAMI	FL	33157-3520	USA
TIMOTHY SCOTT PORTER			15907 SW 90 CT UNIT A	MIAMI	FL	33157-1982	USA
TITO C CESPEDES			9028 SW 161 TERR	MIAMI	FL	33157-3594	USA
TL FLORIDA INVESTMENTS LLC			9155 S DADELAND BLVD 1716	MIAMI	FL	33156	USA
TL FLORIDA INVESTMENTS LLC TRS	HAMPTON LAND TRUST		990 BISCAYNE BLVD STE O 903	MIAMI	FL	33132	USA
TODD J DOMINGUEZ	RACHAEL E HUGH DOMINGUEZ		9009 SW 162 ST	MIAMI	FL	33157	USA

TODD MICHAEL KOUDELKA	CAROLYN JUDITH CHEN		8740 SW 158 ST	PALMETTO BAY	FL	33157	USA
TOM J MANOS	LAURA S MANOS		16330 SW 88 CT	MIAMI	FL	33157-3543	USA
TOMASA GIMINEZ	LYDA GIMINEZ	THOMAS GIMINEZ	15888 SW 95 AVE 224	MIAMI	FL	33157	USA
TRACEY A SANDERS	MICHEL B SANDERS		9109 SW 162 ST	PALMETTO BAY	FL	33157	USA
TREVOR FICHMAN			15750 SW 86 AVE	PALMETTO BAY	FL	33157	USA
TROGON LLC			3061 NW 82 AVE	MIAMI	FL	33122	USA
TROY A MANESS	JENNIFER M MANESS		8721 SW 159 ST	PALMETTO BAY	FL	33157	USA
TYRONE CAMPBELL			16468 SW 85 LN	MIAMI	FL	33193	USA
UBALDO MURSULI	AREANNE ARAGON		16120 SW 87 AVE	PALMETTO BAY	FL	33157	USA
VALENTINA TAYLOR			16435 SW 89 AVE	MIAMI	FL	33186	USA
VAN TRUONG DUONG			9049 SW 162 ST	MIAMI	FL	33157	USA
VANESSA CINDY REYES	ROSALVA CONSUELO REYES		15720 SW 92 AVE #2A	PALMETTO BAY	FL	33157	USA
VERA I MULLERY			15400 SW 87 CT	MIAMI	FL	33157	USA
VERONICA M ORDONEZ DE LA CUADRA			15825 SW 90 CT 1A	PALMETTO BAY	FL	33157	USA
VICTOR A PLATT &W DEBRA ANN			8845 SW 160 ST	MIAMI	FL	33157-3522	USA
VICTOR BALMASEDA	DEBRA BALMASEDA		8740 SW 160 ST	MIAMI	FL	33151	USA
VICTOR FURLAN	JESSICA RAQUEL WONG CANAVAL		15805 SW 87 AVE	PALMETTO BAY	FL	33157	USA
VICTOR L GLAVACH	MANYA K GLAVACH		8620 SW 162 ST	MIAMI	FL	33157	USA
VICTOR NELSON	CLAUDINE NELSON		15605 SW 87 AVE	PALMETTO BAY	FL	33157	USA
VICTOR WONG CHONG	YLVA WONG CHONG		16140 SW 88 AVE RD	MIAMI	FL	33157-3506	USA
VIJAYA K TRIPATHI LE	REM CHANDRASHEKHAR K TRIPATHI		15888 SW 95 AVE 319	MIAMI	FL	33157	USA
VILLAGE OF PALMETTO BAY			9705 E HIBISCUS ST	PALMETTO BAY	FL	33157	USA
VILLAGE OF PALMETTO BAY	ATTN: VILLAGE CLERK		9705 E HIBISCUS STREET	PALMETTO BAY	FL	33157	USA
VILLAGE PINES SCHOOL INC			15000 SW 92 AVE	MIAMI	FL	33176	USA
VINCENT J WARGER &W JOAN Q TRS			8820 SW 150 ST	MIAMI	FL	33176-8048	USA
VINCENT S YLLANES	CHRISTINE LANSER YLLANES		8650 SW 155 TER	PALMETTO BAY	FL	33157	USA
VIRGINIA GABILONDO			16212 SW 92 AVE	PALMETTO BAY	FL	33157	USA
VISIONARY INVESTOR LLC			5941 SW 164 CT	MIAMI	FL	33193	USA
VITALY SIOMIN			9057 SW 161 TER	PALMETTO BAY	FL	33157	USA
VIVIAN NEWTON GILL JTRS	STARBUCK NEWTON JTRS		16200 SW 92 AVE 24	PALMETTO BAY	FL	33157	USA
W B H CORP	% J & B IMPORTERS		PO BOX 161859	MIAMI	FL	33116	USA
WAI HAN CHAN			15250 SW 87 CT	MIAMI	FL	33157	USA
WAI YEE CHAN			15391 S DIXIE HWY 58	PALMETTO BAY	FL	33157	USA
WALLY L LYSHKOV TRUSTEE			8825 SW 162 ST	MIAMI	FL	33157-3515	USA
WALTERIO CECILIO CLARKE JR	CHASITY HOPE CLARKE		8980 SW 156 ST	PALMETTO BAY	FL	33157	USA
WAYNE PEREZ JR	YULIET GARCIA		15800 SW 88 AVE	PALMETTO BAY	FL	33157	USA
WEBER GUILBAUD			8935 SW 163 TERR	MIAMI	FL	33157-3558	USA
WEICHE KIRK WENG	IHUA LEE		15400 SW 89 CT	PALMETTO BAY	FL	33157	USA
WENWU JIANG	WENHUA LI		13701 NW 18 ST	PEMBROKE PINES	FL	33028	USA
WENZHI LI	YUNHUI YANG		16010 SW 91 CT	PALMETTO BAY	FL	33157-3598	USA
WILFREDO URQUIAGA	CHERYL URQUIAGA		8847 SW 155 TER	PALMETTO BAY	FL	33157	USA
WILLIAM ARIAS	LUZ ELENA ARIAS		15800 SW 92 AVE UNIT #13 B	PALMETTO BAY	FL	33157	USA
WILLIAM DIETERLE &W TAMMY			15755 SW 87 AVE	MIAMI	FL	33157-2056	USA
WILLIAM L REESE	BETHANY REESE		16239 SW 90 CT	MIAMI	FL	33157-3889	USA
WILLIAM MEDINA LE	ANA M MEDINA LE	REM JOSUE MEDINA	8935 SW 157 ST	PALMETTO BAY	FL	33157	USA
WILLIAM R POTTER &W AMIE A			15810 SW 88 AVE	MIAMI	FL	33157-2023	USA
WILLIAM ROTOLANTE			15735 SW 87 CT	MIAMI	FL	33157-2010	USA
WILLIAMS H MILES III	SHANE MILES		56 GARFIELD AVE	VALLEY STREAM	NY	11580	USA
XAVIER ENRIQUE MARTINEZ	VANESSA ANN MARTINEZ		15885 SW 89 CT	PALMETTO BAY	FL	33157	USA
XIANG YANG ZHOU	YI ZHOU		9040 SW 162 ST	MIAMI	FL	33157-3588	USA

XIAODONG CAI	HUI YANG		9143 SW 163 TER	MIAMI	FL	33157	USA
XIHUI C NEWMAN	COURTLAND ALEXANDER NEWMAN		16350 SW 92 CT	MIAMI	FL	33157	USA
XIHUI NEWMAN			15845 SW 90 CT #2B	MIAMI	FL	33157	USA
XUE ZHONG LIU	LI LIN DU		15385 S DIXIE HWY #5	MIAMI	FL	33157	USA
XUEZHONG LIU	LILIN DU		7920 SW 128 ST	MIAMI	FL	33156-6147	USA
YADONG LUO	CUIHUA HUANG		10800 SW 67 AVE	MIAMI	FL	33156	USA
YANET KORZENIAK	DANIEL ZALCBERG		16315 SW 88 PL	MIAMI	FL	33157	USA
YARAZED LUGO			15720 SW 92 AVE #9A	PALMETTO BAY	FL	33157	USA
YAYMICEL CHEUNG			15345 SW 87 AVE	PALMETTO BAY	FL	33157	USA
YENED PALACIO GUARDADO			9111 SW 162 LN	PALMETTO BAY	FL	33157-3591	USA
YENEDI PEREZ			8640 SW 161 TER	MIAMI	FL	33157-3660	USA
YI ZHOU	XIANGYANG ZHOU	SHUJIA ZHOU	15839 S DIXIE HWY 34	MIAMI	FL	33157	USA
YINGCHUN HUANG			8820 SW 164 ST	PALMETTO BAY	FL	33157	USA
YOANYS ARMAS &W	ORLNADO R CONCEPCION		15804 SW 90 CT #D	PALMETTO BAY	FL	33157-1948	USA
YOEL BRITO			8850 SW 153 TERR	MIAMI	FL	33157-2035	USA
YOEL NARANJO	ANA M SANTA CRUZ		15888 SW 95 AVE 226	MIAMI	FL	33157	USA
YOLANDA HALL LE	REM LORAN WAYNE HALL		15851 SW 281 ST	HOMESTEAD	FL	33033	USA
YU TANG	JI SHEN		15730 SW 87 AVE	MIAMI	FL	33157	USA
YUDELYS CALCINES	DAYMET SUAREZ SOCARRAS		15389 S DIXIE HWY 50	PALMETTO BAY	FL	33157	USA
YUEPENG LI	JIE HUANG		8911 SW 157 ST	PALMETTO BAY	FL	33157	USA
YUQI JING	DAN LIU		9103 SW 163 TER	MIAMI	FL	33157	USA
YUQI JING	DAN LIU		15861 SW 90 CT #B	PALMETTO BAY	FL	33157	USA
YUSIMY NUNEZ	DANILO FONSECA		8605 SW 160 ST	PALMETTO BAY	FL	33157	USA
YVONNE L THELWELL			16240 SW 101 AVE	MIAMI	FL	33157	USA
YVONNE ROSS			8745 SW 160 ST	MIAMI	FL	33157-3520	USA
ZAOHUA HUANG	ZHONGHUA DU		8920 SW 163 TERR	PALMETTO BAY	FL	33157	USA
ZHIQIANG WANG	YONGMEI WANG		15750 SW 92 AVE #33C	MIAMI	FL	33157	USA
ZMAC INVESTMENTS LLC			12973 SW 112 ST #205	MIAMI	FL	33186	USA


8995
U.S.MAIL
APPROVED BY THE POSTMASTER GENERAL
ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT
VILLAGE HALL
ADDRESS
9705 EAST HIBISCUS STREET
PURPOSE OF HEARING:
VILLAGE OF PALMETTO BAY
NOTICE of ZONING HEARING
Monday, April 21st 2025, at 7:00 p.m.
at Village Hall, 9705 East Hibiscus Street,
Council Chambers, Palmetto Bay, FL.
LOCATION:
PROPERTY FOLIO:
APPLICANT: GEORGE CAZAU
ZONING APPLICATION: VPB-19-006
DATE:
APRIL 21, 2025
TIME:
7:00PM
HEARING No:
VPB-19-006
Palmetto Bay
VILLAGE OF
Est. 2002
FLORIDA
FOR FURTHER DETAILS CALL:
305-259-1234
VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING

NO TRESPASSING

ZONING HEARING

PERTAINING TO THIS PROPERTY TO BE HELD AT VILLAGE HALL

ADDRESS 9705 EAST HIBISCUS STREET

PURPOSE OF HEARING:

DATE: APRIL 21, 2025

TIME: 7:00 PM

HEARING No: VPB-14-006

FOR FURTHER DETAILS CALL: 305-259-1234

VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING

Clerk's File No. 2021R451131 Group 1

CFN DETAILS ORDER CERTIFIED COPIES REDACTION REQUEST

MIAMI-DADE COUNTY
miamidade.gov

CFN 2021R0451131
OR BK 32582 Pgs 2719-2725 (7Pgs)
RECORDED 06/25/2021 11:38:35
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

WAIVER OF PLAT RECORDING COVER PAGE

This is to inform you that the waiver of plat **D-24458, GEORGE CASALI AND LAZARA TRANTER,** was approved by the Miami-Dade County Plat Committee on June 11, 2021

Resolution number N/A

Section: 28, Township 55 S, Range: 40 E

__ Unincorporated Miami-Dade County

_X_ Municipality Palmetto Bay

GEORGE CASALI
15750 SW 90 AVENUE
PALMETTO BAY, FL 33157

Should you require any additional information regarding this waiver of plat, please contact the Department of Regulatory and Economic Resources, Platting Section, at (305) 375-2141



Village of Palmetto Bay
FLORIDA

September 2 , 2020

Mr. Jorge Ubieta
Land Development Division
Miami-Dade County Plat Committee
Stephen P. Clark Center
111 NW First Street
Miami, Florida 33133
305-375-2141

SUBJECT: PLANNING & ZONING REVIEW FOR TENTATIVE PLAT
8995 SW 158th Street. Palmetto Bay, Florida 33157 folio # 33-5028-000-0160

Dear Mr. Ubieta,

This letter is the Village of Palmetto Bay, Division of Planning and Zoning review for the request by Mr. George Casali for a waiver-of-plat as a companion to the rezoning of the land from Agricultural (AG) to Single Family Residential (R-1) that was approved on first reading, September 23, 2019. After approval of the waiver-of-plat, the second reading of the ordinance for the zoning amendment will be scheduled for Mayor and Council adoption.

GENERAL INFORMATION

REQUEST:	Review and approval for a waiver-of-plat to subdivide land for 2 single-family lots. No additional dedications or easements are required for public access, thoroughfare or utilities.
APPLICANT:	George Casali and Lazara Tranter
ADDRESS :	8995 SW 158th Street
FOLIO(s)#:	33-5028-000-0160
PROPERTY:	(whole property) Portion of the northeast ¼ of the southwest ¼ less the north 405 feet, less the south 25 feet and less the west 25 feet in Section 28, Township 55 South, Range 40 East, in the Village of Palmetto Bay, Miami-Dade County, Florida
AREA:	0.75 acre (32,670-sf) lot
LAND USE:	Low-Medium Density Residential (LMDR)
ZONING:	Single-Family Residential District (R-1)
APPLICABLE	§ 30-80, Platting and Subdivisions, Village of Palmetto Bay
CODE:	§ 30-50.3, R-1 Single Family Residential District, Village of Palmetto Bay
EXISTING:	One, 1-story CBS structure of 2,265 s.f. area

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RECOMMENDATION

The waiver-of-plat as applied for, meets all criteria of the Village of Palmetto Bay code with respect to plats (§30-80) and the R-1 zoning district (§ 30-50.3). The waiver-of-plat and resulting land sub-division is consistent with the Village of Palmetto Bay adopted comprehensive plan, and is compatible with the surrounding community and existing land uses that surround it. The Village of Palmetto Bay supports that the waiver-of-plat is approved by the Land Development Division, Miami-Dade County Plat Committee.

Sincerely,

Mark Alvarez
Interim Director of Planning and Zoning
Village of Palmetto Bay, Florida

cc: Maria Pineda, Village of Palmetto Bay Community Development Director
Morelia Rodriguez, Village of Palmetto Bay Zoning Administrator
John Dellagloria, Village of Palmetto Bay Attorney

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CHARACTERISTICS of SURROUNDING LAND

Property/ Land	Zoning District	Future Land Use Map Designation	Existing Conditions
Subject Land	R-1, Single-Family Residential District	LMDR Low-Medium Density Residential	One single-family house
North	R-1, Single-Family Residential District	LMDR Low-Medium Density Residential	Built-out, single family homes
South	R-1, Single-Family Residential District	LMDR Low-Medium Density Residential	Built-out, single family homes
East	R-1, Single-Family Residential District	LMDR Low-Medium Density Residential	Built-out, single family homes
West	R-1, Single-Family Residential District	LMDR Low-Medium Density Residential	Built-out, single family homes

CRITERIA

(§ 30-50.3, R-1 Single Family Residential District, Village of Palmetto Bay)

	Single-Family Residential (R-1) Requirements	Proposed Parcel A	Proposed Parcel B
Uses	• Single-family residential dwellings • Home office • Non-commercial boat piers or slips • Municipal recreation buildings, playgrounds and parks, • Private recreation buildings, playgrounds and parks • Golf course • Family day care or after school care • Religious facilities and schools • Group homes	Lot for Single-Family Home (UNDEVELOPED)	Single-family, 1-story residential CBS structure 2,265 sq. ft. floor area.
Frontage		SW 90th Avenue	8995 SW 158th St.
Lot Size *(minimum)*	7,500 sq. ft.	16,567.33 sq. ft.	18,171 sq. ft.
Lot Frontage *(minimum)*	75 feet	116.36 ft.	142.79 ft.
Lot Depth *(minimum)*	100 feet	142.38	130.2 ft.
Lot Coverage *(area)*	-	n.a.	2,265 s.f.
Lot Coverage *(maximum)*	37%	n.a.	14%
Open Space *(minimum)*	63%	n.a.	86%
Impervious Area *(area)*	-	n.a.	5,595 s.f.
Landscape/Pervious Area *(min.)*	30%	n.a.	69%
Structure Height *(maximum)*	35 feet and 2 stories	n.a.	1-story
Residential Density *(max.)*	5.81 DU/acre$_{net}$	2.63 DU/acre$_{net}$	2.40 DU/acre$_{net}$

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To: Miami Dade County Platting Divisions

Attn: Mr. Leo Rodriguez

Re: Waiver of Plat D-24458 / Mr. George Casali and Lazara Tranter

Mr. Rodriguez,

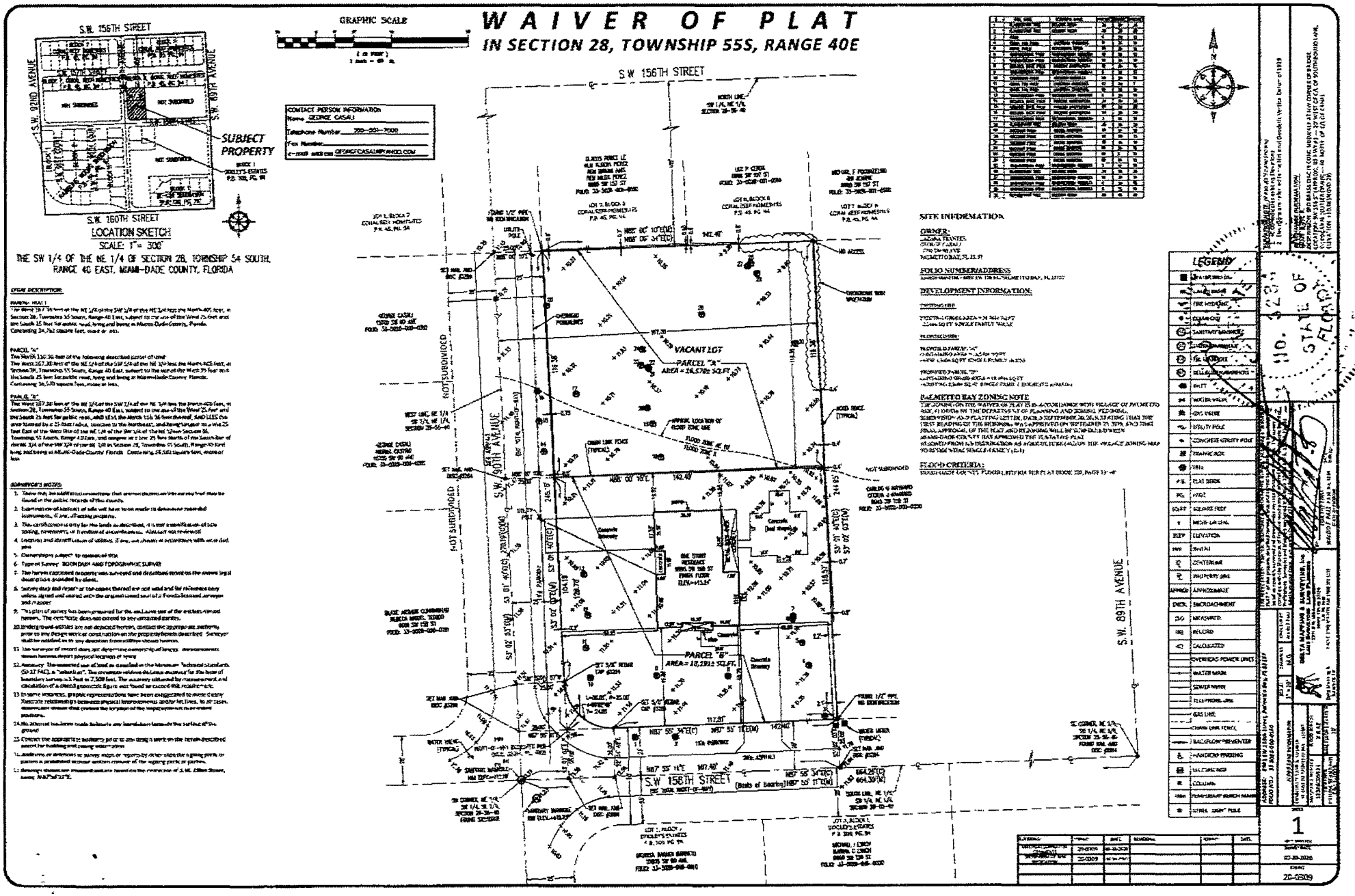
The Village of Palmetto Bay concurs with the waiver of plat D-24458 which was reviewed and approved by Miami-Dade County Plat committee on June 11, 2021. Please be advised that as per Village of Palmetto Bay's Municipal Code, the waiver of plat is not required to be brought in front of Council for approval, therefore it can be administratively reviewed and approved. The waiver has been reviewed and approved by the Planning and Zoning Department of the Village of Palmetto Bay.

Feel free to contact me if you have any questions. I can be reached at 305-259-1276.

Sincerely,

Maria M Pineda

Director of Community and Economic Development


WAIVER OF PLAT
IN SECTION 28, TOWNSHIP 55S, RANGE 40E
GRAPHIC SCALE
S.W. 156TH STREET
S.W. 160TH STREET
S.W. 92ND AVENUE
S.W. 89TH AVENUE
SUBJECT PROPERTY
LOCATION SKETCH
SCALE: 1" = 300'
THE SW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA
CONTACT PERSON INFORMATION
Name: GEORGE CASAU
Telephone Number: 305-251-7000
Fax Number:
VACANT LOT
PARCEL "A"
AREA = 16,570± SQ.FT.
PARCEL "B"
AREA = 18,191± SQ.FT.
NOT SUBDIVIDED
SITE INFORMATION
OWNER:
FOLIO NUMBER/ADDRESS:
DEVELOPMENT INFORMATION:
PALMETTO BAY ZONING NOTE
FLOOD CRITERIA:
LEGEND
Basis of Bearings
SURVEYOR'S NOTES:
1. There may be additional restrictions that are not shown on this survey that may be found in the public records of this county.
2. Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property.
3. This certification is only for the lands as described, it is not a certification of title, zoning, covenants, or freedom of encumbrances. Abstract was reviewed.
4. Location and identification of address. If any, are shown in accordance with current plat.
5. Ownership subject to opinion of title.
6. Type of Survey: BOUNDARY AND TOPOGRAPHIC SURVEY
7. The herein captioned property was surveyed and described based on the above legal description provided by client.
8. Survey map and report or the copies thereof are not valid and the reference any unless signed and sealed with the original raised seal of a Florida licensed surveyor and mapper.
9. This plan of survey has been prepared for the exclusive use of the entities named hereon. The certificate does not extend to any unnamed parties.
10. Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property/streets described. Surveyor shall be notified of any deviation from utilities shown hereon.
11. This survey is of record does not determine ownership of fences, encroachments shown hereon, doesn't physical location of lines.
12. Accuracy: The expected use of land as classified in the Minimum Technical Standards (SJ-17 FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
13. In some instances, graphic representations have been exaggerated to show clearly illustrate relationships between physical improvements and/or lot lines, in all cases, measurements shown shall control the location of the improvements over scaled positions.
14. No subsurface installations made subsequent to any boundaries beneath the surface of the ground.
15. Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
16. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
17. Bearings shown are measured values based on the centerline of S.W. 156th Street, being N87°55'34"E.
SITE DATA
LEGAL DESCRIPTION:
PARCEL "A"
PARCEL "B"
SURVEYOR'S CERTIFICATE
DELTA SURVEYING & MAPPING, Inc.
SHEET 1
20-0309

LEGAL DESCRIPTION:

PARENT TRACT:
The West 167.38 feet of the NE 1/4 of the SW 1/4 of the NE 1/4 less the North 405 feet, in Section 28, Township 55 South, Range 40 East, subject to the use of the West 25 feet and the South 25 feet for public road, lying and being in Miami-Dade County, Florida. Containing 34,761 square feet, more or less.

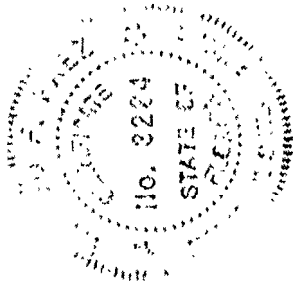
PARCEL "A":
The North 116.36 feet of the following described parcel of land:
The West 167.38 feet of the NE 1/4 of the SW 1/4 of the NE 1/4 less the North 405 feet, in Section 28, Township 55 South, Range 40 East, subject to the use of the West 25 feet and the South 25 feet for public road, lying and being in Miami-Dade County, Florida. Containing 16,570 square feet, more or less.

PARCEL "B":
The West 167.38 feet of the NE 1/4 of the SW 1/4 of the NE 1/4 less the North 405 feet, in Section 28, Township 55 South, Range 40 East, subject to the use of the West 25 feet and the South 25 feet for public road, AND LESS the North 116.36 feet thereof, AND LESS the area formed by a 25 foot radius, concave to the Northeast, and being tangent to a line 25 feet East of the West line of the NE 1/4 of the SW 1/4 of the NE 1/4 in Section 28, Township 55 South, Range 40 East, and tangent to a line 25 feet North of the South line of the NE 1/4 of the SW 1/4 of the NE 1/4 in Section 28, Township 55 South, Range 40 East
lying and being in Miami-Dade County, Florida. Containing 18,191 square feet, more or less.

SURVEYOR'S CERTIFICATION
I certify that the attached Waiver of Plat, and legal descriptions associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida

Certified this 16 day of June, A.D., 2021

Waldo F. Paez
Professional Surveyor and Mapper No.3284
State of Florida
Delta Mapping and Surveying, INC
13301 SW 132nd Ave, Suite 117
Miami FL 33186 US
Certificate of Authorization No. LB 7950



BY: _____
FOR THE FIRM
WALDO F. PAEZ, **P.S.M. No. 3284**
STATE OF FLORIDA

DATE SIGNED: 6.17.21.

DOCUMENT IMAGE ORDER CERTIFIED COPIES REDACTION REQUEST

First Party (Code):	CASALI GEORGE (D)	**Second Party:**	PALMETTO BAY	**Rec Book/Page:**	32582 / 2719	**Rec Date:**	06/25/2021
Orig. CFN No:		**Orig. Book/Page:**		**Misc Reference:**			
Document Type:	WAI	**Document Date:**		**Entry Date:**	06/25/2021	**Pages:**	7
Subdivision Name:	NO PLAT BOOK	**Legal Description:**	3 POR OF NE4 SW4 NE4 SEE DOC	**Block No:**		**Folio No:**	
Plat Book/Page:	0 / 0	**Section:**		**Township:**		**Range:**	

First Party (Code):	TRANTER LAZARA (D)	**Second Party:**	PALMETTO BAY	**Rec Book/Page:**	32582 / 2719	**Rec Date:**	06/25/2021
Orig. CFN No:		**Orig. Book/Page:**		**Misc Reference:**			
Document Type:	WAI	**Document Date:**		**Entry Date:**	06/25/2021	**Pages:**	7
Subdivision Name:	NO PLAT BOOK	**Legal Description:**	3 POR OF NE4 SW4 NE4 SEE DOC	**Block No:**		**Folio No:**	
Plat Book/Page:	0 / 0	**Section:**		**Township:**		**Range:**	

First Party (Code):	PALMETTO BAY (R)	**Second Party:**	CASALI GEORGE	**Rec Book/Page:**	32582 / 2719	**Rec Date:**	06/25/2021
Orig. CFN No:		**Orig. Book/Page:**		**Misc Reference:**			
Document Type:	WAI	**Document Date:**		**Entry Date:**	06/25/2021	**Pages:**	7
Subdivision Name:	NO PLAT BOOK	**Legal Description:**	3 POR OF NE4 SW4 NE4 SEE DOC	**Block No:**		**Folio No:**	
Plat Book/Page:	0 / 0	**Section:**		**Township:**		**Range:**	

Party Name casali george

Recording Begin Date 06/01/2021

Recording End Date 07/13/2021

Clerk's File No	Doc Type	Rec Date	Rec Book/Page	Plat Book/Page	Blk	Legal	Misc Ref	First Party (Code) Second Party (Code)
2021 R 451131	WAI	06/25/21	32582 / 2719	0/0		3 POR OF NE4 SW4 NE4 SEE DOC		CASALI GEORGE (D) PALMETTO BAY

Date 7/13/2021 Time 7 44 AM

ATTACHMENT D
2019 STAFF ANALYSIS

Village of Palmetto Bay

Florida

STAFF ANALYSIS

FILE: VPB 19-006 **HEARING DATE:** September 23, 201

APPLICANT: George Casali & Lazara Tranter **COUNCIL DISTRICT: 2**

REQUEST:

The request is to amend the Village of Palmetto Bay zoning map to change from *Agricultural* (AG) to *Single Family Residential* (R-1). The subject property is a legacy agricultural-zoned single, unplatted parcel that is legally non-conforming at 0.75 acres and is surrounded on all sides by adjacent single-family properties in that are also zoned R-1 in a generally R-1 neighborhood. The address is 8995 SW 158th Street (folio #33-5028-000-0160). The designation of the property on the adopted Village of Palmetto Bay Future Land Use Map is *Low-Medium Density Residential.* (5-13)

The request to rezone the property to be consistent with the surrounding neighborhood is made by the property owner, with the intent to replat the property for two single-family homes in the R-1 neighborhood. A comparison between Agricultural zoning and the R-1 zoning are summarized below:

Zoning District Comparison - AG to R-1

	Agricultural (AG)	Single-Family Residential (R-1)	
Uses	▪ R-1,E-M,E-1 uses except golf courses ▪ Barns, stables, sheds ▪ Fruit, vegetable and plant stands ▪ Packing facilities ▪ Outdoor vehicle/equipment storage ▪ Groves ▪ Fruit and vegetable stands ▪ Commercial greenhouses, nurseries ▪ Horticultural farming ▪ Religious facilities and schools ▪ Group homes	▪ Single-family residential dwellings ▪ Home office ▪ Non-commercial boat piers or slips ▪ Municipal recreation buildings, playgrounds or parks ▪ Private recreation buildings, playgrounds or parks ▪ Golf course ▪ Family day care or after school care ▪ Religious facilities and schools ▪ Group homes	
Lot Size *(minimum)*	5 acres	7,500 square feet	32,670
Lot Frontage *(minimum)*	200 feet	75 feet	118
Lot Depth *(minimum)*	330 feet	100 feet	221
Lot Coverage *(maximum)*	16%	37%	
Open Space *(minimum)*	84%	63%	
Landscape Pervious Area *(minimum)*	30%	30%	
Structure Height *(maximum)*	35 feet	35 feet and 2 stories	

- Neighbor consent for admin variance 5' relief rear setback 25→20
- Plat

Residential Density *(maximum)*	0.20 DU/acre$_{gross}$	5.81 DU/acre$_{net}$

The following is a summary of the review of the request pursuant to the criteria found at Section 30-30.7(b) of the Land Development Code.

Staff Review Summary

Criterion		Finding
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.	Consistent
2	Whether the proposal is in conformance with all applicable requirements of Chapter 30.	Consistent
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.	Consistent
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.	Consistent
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.	Consistent
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.	Consistent
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.	Consistent
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.	Consistent
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.	Consistent
10	Other matters which the Local Planning Agency or the Village Council in its legislative discretion may deem appropriate.	Decision for Village Council

RECOMMENDATION

Staff recommends that the zoning district change is approved for consideration on first reading.

To: Honorable Mayor and Village Council

Date: September 23, 2019

From: Edward Silva, Village Manager

Re: Zoning Map Amendment

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") (ONE UNIT PER 7,500 NET SQ. FEET) PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND AND ANALYSIS:

The request is to amend the Village of Palmetto Bay Zoning Map to change from *Agricultural (AG)* to *Single Family Residential (R-1)*. The subject property is a legacy agricultural-zoned single parcel that is legally non-conforming at 0.75 acres, and is surrounded on all sides by adjacent single-family properties that are also zoned R-1 in a generally R-1 neighborhood. The property owner maintains a single-family home on the land without agricultural use, and has requested the rezoning to bring the property into conformance with the zoning code and allow legal subdivision subsequent to the rezoning.

The land is surrounded on all sides by residential properties in a residential neighborhood that is designated "Low-Medium Density Residential" ("LMDR") on the Village Future Land Use Map (FLUM) and zoned "Single-Family Residential" ("R-1") on the Village Zoning Map;

By re-designating the land to Single Family Residential , it will be consistent with the Village Future Land Use Map (FLUM) designation of Low-Medium Density Residential and assure development in an orderly manner. The redsignation will also assure compatibility and that there uses that are permittable under the Agricultual designation do not cause adverse impacts to the enjoyment and value of surrounding R-1 zoned properties.

FISCAL IMPACT:

A tax impact is anticipated from the village portion of a new home at assessed property values if the property is subsequently subdivided.

RECOMMENDATION:

Staff recommendation is to approve on first reading the re-designation of this land from *Agricultural (AG)* to *Single-Family Residential (R-1)* on the Village of Palmetto Bay Zoning Map.

VPB-19-006
8995 SW 150th Street

ORDINANCE

ORDINANCE NO. 2019-___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") (ONE UNIT PER 7,500 NET SQUARE FEET) PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the parcel at 8995 SW 150th Street is designated on the Village of Palmetto Bay Zoning Map as "Agricultural" ("AG");

WHEREAS, as zoned "Agricultural", the parcel is legally non-conforming, being 0.75 acres in area whereas the minimum lot size for Agricultural zoned land is 5 acres;

WHEREAS, the property owner maintains a single-family home on the land without agricultural use;

WHEREAS, the property owner has requested the rezoning to bring the property into conformance with the zoning code and allow subsequent legal subdivision;

WHEREAS, the parcel must be re-designated from its current zoning category of "Agricultural" ("AG") on the Village of Palmetto Bay Zoning Map to a designation that is consistent with the Village Future Land Use Map (FLUM) designations of Low-Medium Density Residential to assure development in an orderly manner;

WHEREAS, the parcel is surrounded on all sides by residential properties in a residential neighborhood that is designated "Low-Medium Density Residential" ("LMDR") on the Village Future Land Use Map (FLUM);

Additions shown by underlining and deletions shown by ~~overstriking~~.
"***" indicates portions of code excluded.

WHEREAS, the parcel is surrounded on all sides by residential properties in a residential neighborhood that is zoned "Single-Family Residential" ("R-1") on the Village Zoning Map;

WHEREAS, the parcel must be re-designated from its current zoning category of "Agricultural" ("AG") on the Village of Palmetto Bay Zoning Map to the "Single Family Residential" ("R-1") designation to be compatible with surrounding development and assure that there are not npermit uses that may be adverse to the enjoyment and value of surrounding R-1 zoned properties;

WHEREAS, rezoning of the parcel is at the request of the owner, and is consistent with the right to beneficial use of the parcel by this owner, assignees and future owners.

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

Section 1. Findings. The Village Council hereby incorporates the "Whereas" clauses recited above as findings.

Section 2. Amendment to Official Zoning Map, Section 30-10.5 The official zoning map of the Village of Palmetto Bay is hereby amended as follows:

The parcel that lies at the northest corner of the intersection of SW 150th Street and SW 90th Avenue, having property boundaries that are defined by the survey provided at the public hearing and having the same boundaries as those that define folio # 33-5028-000-0160, which parcel is currently designated "Agricultural" ("AG"), is hereby zoned "Single Family Residential" ("R-1") on the official zoning map of the Village of Palmetto Bay, Florida.

Section 3. Conflicting Provisions. The provisions of the Code of Ordinances of the Village of Palmetto Bay, Florida and all ordinances or parts of ordinances in conflict with the provisions of this zoning map amendment are hereby repealed.

Section 4. Effective Date. This Ordinance shall take effect immediately upon adoption.

First Reading: _____

Second Reading: _____

PASSED and ENACTED this ____ day of _____, 2019.

Attest: _____ _____

Missy Arocha
Village Clerk

Karyn Cunningham
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

_____

Dexter W. Lehtinen
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore _____

Council Member David Singer _____

Council Member Marsh Matson _____

Vice-Mayor John DuBois _____

Mayor Karyn Cunningham _____

Additions shown by underlining and deletions shown by ~~overstriking~~.
"***" indicates portions of code excluded.

VPB-19-006
8995 SW 150th Street

STAFF REPORT

Has nibor consent for admin V.

Village of Palmetto Bay

Florida

STAFF ANALYSIS

FILE: VPB 19-006 **HEARING DATE:** September 23, 2019

APPLICANT: George Casali & Lazara Tranter **COUNCIL DISTRICT:** 2

REQUEST:

The request is to amend the Village of Palmetto Bay zoning map to change from Agricultural (AG) to Single Family Residential (R-1). The subject property is a legacy agricultural-zoned single parcel that is legally non-conforming at 0.75 acres and is surrounded on all sides by adjacent single-family properties in that are also zoned R-1 in a generally R-1 neighborhood. The request to rezone the property to be consistent with the surrounding neighborhood is made by the property owner, with the intent to replat the property for two single-family homes in the R-1 neighborhood. A comparison between Agricultural zoning and the R-1 zoning are summarized below:

Zoning District Comparison - AG to R-1

	Agricultural (AG)	Single-Family Residential (R-1)
Uses	▪ R-1,E-M,E-1 uses except golf courses ▪ Barns, stables, sheds ▪ Fruit, vegetable and plant stands ▪ Packing facilities ▪ Outdoor vehicle/equipment storage ▪ Groves ▪ Fruit and vegetable stands ▪ Commercial greenhouses, nurseries ▪ Horticultural farming ▪ Religious facilities and schools ▪ Group homes	▪ Single-family residential dwellings ▪ Home office ▪ Non-commercial boat piers or slips ▪ Municipal recreation buildings, playgrounds or parks ▪ Private recreation buildings, playgrounds or parks ▪ Golf course ▪ Family day care or after school care ▪ Religious facilities and schools ▪ Group homes
Lot Size *(minimum)*	5 acres	7,500 square feet
Lot Frontage *(minimum)*	200 feet	75 feet
Lot Depth *(minimum)*	330 feet	100 feet
Lot Coverage *(maximum)*	16%	37%
Open Space *(minimum)*	84%	63%
Landscape Pervious Area *(minimum)*	30%	30%
Structure Height *(maximum)*	35 feet	35 feet and 2 stories
Residential Density *(maximum)*	0.20 DU/acre$_{gross}$	5.81 DU/acre$_{net}$

32,670
118
221

- needs to plat
- admin var rear setback of home 25' to 20' (5')
(20%)

PROPOSED ORDINANCE – ZONING MAP AMENDMENT:

An ordinance of the Mayor and Village Council of the Village of Palmetto Bay, Florida, relating to zoning; amending the zoning map, referred to in Sec. 30-10.5, to change from "Agricultural" ("AG") to "Single Family Residential" ("R-1") (one unit per 7,500 net sq. feet) providing for conflicting provisions and providing for an effective date.

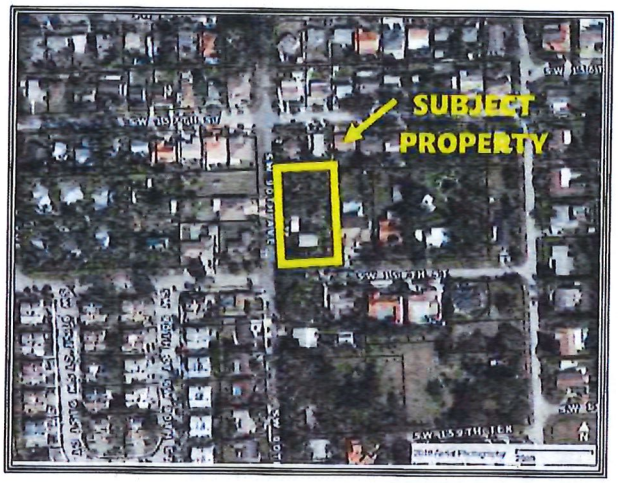
GENERAL INFORMATION

Address: 8995 SW 158th Street

Location: Unplatted

Lot size: 32,670 square feet
0.75 acres
118-ft frontage approx.
221-ft depth, approx.

Folio #: 33-5028-000-0160



Subject Property:

- 8995 SW 158th St.
- 1-story, single-family home
- built in 1954
- 2,265-sf
- 0.75 acre (32,670-sf) lot
- in good condition
- no violations.
- *(photograph to right)*

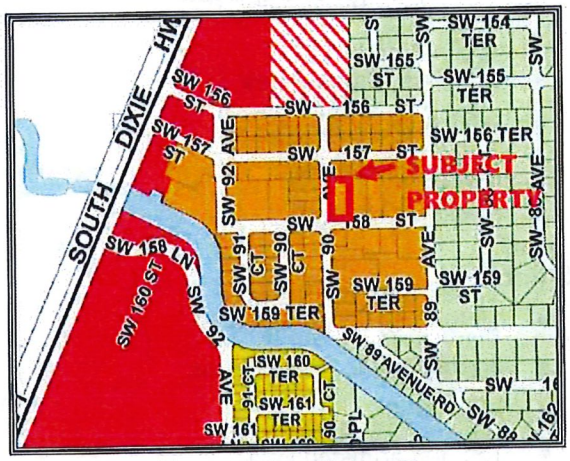


NEIGHBORHOOD CHARACTERISTICS

Comprehensive Plan

Subject Property:

The Village of Palmetto Bay 2025 Future Land Use Map shows that this property, and surrounding properties are designated Low-Medium Density Residential.



Excerpt of Village of Palmetto Bay Adopted 2025 Future Land Use Map

Surrounding Properties

North: Low-Medium Density Residential.

South: Low-Medium Density Residential.

East Low-Medium Density Residential.

West: Low-Medium Density Residential.

5 to 13 DU

LDR is 2.5 - 6.0 DU
EDR is < 2.5
MDR 14-23
MHDR 24-40 — not on map
OR < 13

Zoning District

Subject Property:

AG Agricultural

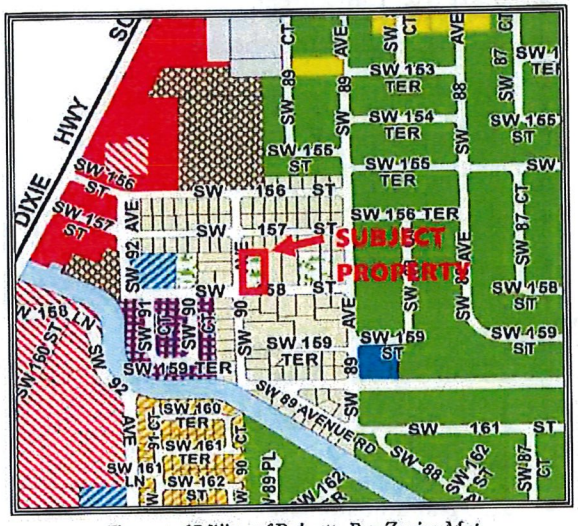
Surrounding Properties

North: R-1 Single Family Residential

South: R-1 Single Family Residential

East: R-1 Single Family Residential

West: R-1 Single Family Residential



Excerpt of Village of Palmetto Bay Zoning Map

EDR < 2.5
LDR 2.5-6.0
LMDR 5-13
MDR 14-23
HMDR 24-40 (not on map)

Surrounding Properties

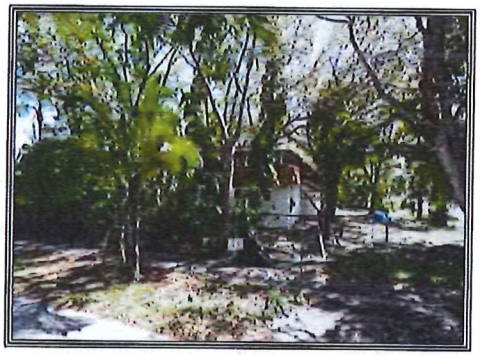
East:

- 8945 SW 158th Street
- 1-story, single family home
- built 1988
- 3,545-sf adjusted area
- 0.52 acre (22,651-sf) lot
- in good condition
- *(photograph to right)*



South:

- 15805 SW 90th Avenue
- 2-story single family home
- built 1950
- 1,853-sf adjusted area
- 0.24 acre (10,402-sf) lot
- in good condition
- *(photograph to right)*



West:

- 9001 SW 158th Street
- 1-story single family home
- built 1981
- 2,222-sf adjusted area
- 0.31 acre (13,329-sf) lot
- in good condition
- *(photograph to right)*



West:

- 15750 SW 90th Avenue
- 1-story single family home
- built 2017
- 2,971-sf adjusted area
- 0.31 acre (13,345-sf) lot
- in good condition
- *(photograph to right)*



West:

- 15700 SW 90th Avenue
- Vacant lot
- 0.31 acre (13,322) lot
- maintained
- *(photograph to right)*



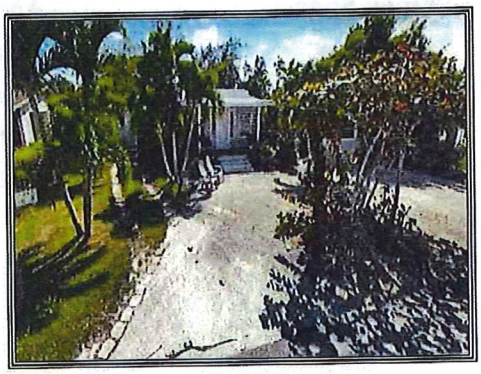
North:

- 8990 SW 157th Street
- 1-story single family home
- Built 1952
- 895-sf adjusted area
- 0.19 acre (8,360-sf) lot
- In good condition
- *(photograph to right)*



North:

- 8988 SW 157th Street
- 1-story single family home
- Built 1993
- 1,335-sf adjusted area
- 0.16 acre (7,260-sf) lot
- In good condition
- *(photograph to right)*



ZONING HEARING HISTORY

On January 28,1947, Resolution #2406 was adopted to rezone the site area from AU to BU-1 and RU-1. (see sketch in Zoning History section). The request and resolution was for the area generally east of South Dixie Highway from SW 156th Street (then referred to as Coral Reef Road) to the north, the canal easement on the south, and eastward from US-1 to what is now approximately SW 89th Avenue. Along with the request is a platting sketch for Coral Reef Homesites by the applicant which includes the area from US-1 to SW 89th Avenue and from SW 156th Street to 405 feet south, which is now the rear property line of residential homes on SW 157th Street. This limit is also the north boundary of the subject land, which was not included in the plat for Coral Reef Homesites. There are no records after January of 1947 to

provide evidence of why this property (and three others in this area) was not recorded to show the rezoning from AU to RU-1.

On July 9, 1975, a special exception to permit a private school with non-use variances of setback requirements, lot frontage and lot area to permit a parcel with 142.38' (200 required) lot frontage and area of 34974.2 (0.8 acres) (5 acres required) for the proposed school was denied by Resolution Z-203-75. The denial found that the request was not compatible with the area and its development, would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the zoning ordinance. The zoning classification of the this land at the time of this hearing in 1975 was AU.

SITE AND STRUCTURE

Site Plan Review:	Not Applicable
Scale/Utilization of Site:	Not Applicable
Location of Building(s):	Not Applicable
Compatibility:	Acceptable
Landscape Treatment:	Not Applicable
Open Space:	Acceptable
Buffering:	Not Applicable
Access:	Acceptable
Visibility/Visual Screening:	Not Applicable
Circulation:	Not Applicable

ANALYSIS

The following is a review of the request pursuant to the criteria found at Section 30-30.7(b) of the Land Development Code.

Criterion 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.

Analysis: The proposal is consistent with the Village's adopted Comprehensive Plan and Future Land Use Map (FLUM) which designates the property as Low-Medium Density Residential (LMDR).

The Agricultural zoning is intended to be applied to existing lands in active agricultural use, including crops, groves, and other types of typical agricultural activities. Residential density is limited to no more than one dwelling unit per five gross acres.

The LMDR FLUM category allows a range in density from a minimum of 5.0 to a maximum of 13.0 dwelling units per gross acre. The types of housing permitted in the LMDR category include single-family homes, townhouses, and low-rise condominiums /apartments. Zero-lot line single-family developments in this category shall not exceed a density of 7.0 units per gross acre.

This rezoning will rectify agriculturally zoned land which is legally non-conforming, and is restricted from being used for agriculture due to the size of the lot and the compatibility of agricultural uses with the surrounding LMDR neighborhood. The land does not conform to the minimum 5-acre requirement for agricultural land, and the rezoning will rectify the non-conformity and bring the land designation into compatibility with the surrounding area. The proposal does not have a direct effect on infrastructure minimum levels of service standards or the Village's concurrency management program.

The rezoning supports the following objectives and policies of the Village of Palmetto Bay adopted Comprehensive Plan.

Finding: Consistent

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

Analysis: There is nothing within the Zoning Map amendment that contravenes any portion of the Village of Palmetto Bay zoning code, Chapter 30.

Finding: Consistent

Criterion 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.

Analysis: The house on the property was built in 1954. In 1947, Dade County Resolution #2406 included this land in a zoning change from AU to RU-1; however, the change for this and three other properties in the area described by the 1947 rezoning appear to have not been recorded, with no reason in evidence. Since that time, the entire area of this resolution has been developed as a single-family residential neighborhood. In 2002, the Village of Palmetto Bay was incorporated, and its adopted Comprehensive Plan has designated this area, including the subject property as Low Medium Density Residential (LMDR). The change in zoning designation supports current land use policy, rectifies the apparent prior rezoning of the area, and provides compatibility and consistency with the changes to the current development of the area. The proposal is responsive to and supports changes in development of the area.

Finding: Consistent

Criterion 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.

Analysis: The proposal would not result in incompatible land uses. The rezoning allows for legally conforming use of the property by two single-family homes (if subdivided) which is compatible with the surrounding area. This new designation will allow the existing property to be legally conforming, as it is not conforming under the AG zoning district minimum lot requirements.

Finding: Consistent

Criterion 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.

Analysis: Demands on transportation, water services, wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services will not be affected above a de-minimis level. As zoned, the lot can support non more than 1 non-conforming residence. Rezoned to R-1, the lot can be re-platted to accommodate a maximum of 2 conforming R-1 lots (limited by lot dimensions). The addition of 1 single-family home has a de-minimis impact on the demand for infrastructure and services.

Finding: Consistent

Criterion 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.

Analysis: The subject land is currently not used for agricultural purposes and has no known characteristics requiring environmental preservation or protection of fauna or flora. The requirement for landscape pervious area is the same for AG and R-1 zoning (30%). Any development of the property will comply with Village and County environmental, landscape and tree regulations. The proposed rezoning would not result in adverse impacts on the natural environment.

Finding: Consistent

Criterion 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.

Analysis: The rezoning would not adversely affect property values. The rezoning will further harmonize consistent zoning in the neighborhood, which is likely to have a stabilizing and positive effect on surrounding property values. The rezoning would allow for the existing use, which is currently legally nonconforming to conform with zoning requirements which would tend to improve the property value as it relates to financing improvements. The rezoning will also allow the property to site 2 homes instead of 1, having a positive value on the subject property.

Finding: Consistent

Criterion 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.

Analysis: The proposal would result in an orderly and compatible land use pattern, as all of the surrounding properties are zoned Single Family Residential District (R-1) and the subject land is situated at the approximate center of a 38-acre R-1 neighborhood. The proposal is to re-designate the zoning from AG to R-1 will have positive effects of improving consistency of zoning, improving compatibility with the surrounding neighborhood, and improving protection from uses that may be sited on AG-zoned land that are incompatible with a single-family residential neighborhood.

Finding: Consistent

Criterion 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.

Analysis: The proposed amendment is not in conflict with the existing regulations of the Village's Land Development Code, Chapter 30. The proposal is in harmony with the purpose and intent of Chapter 30.

Finding: Consistent

Criterion 10 Other matters which the Local Planning Agency or the Village Council in its legislative discretion may deem appropriate.

Analysis: See Summary Section and all portions of this analysis. The Village Council may consider other appropriate factors to determine whether the proposed amendment is appropriate and consistent with the public interest.

Finding: Decision for the Village Council.

RECOMMENDATION

Staff recommends that the zoning district change is approved for consideration on first reading.

Mark Alvarez
Interim Planning & Zoning Director

VPB-19-006
8995 SW 150th Street

PUBLIC NOTICE

Public Notice Advertisement
Miami Daily Business Review
August 23, 2019

VILLAGE OF PALMETTO BAY
NOTICE OF ZONING HEARING
FOR PROPOSED AMENDMENT TO THE VILLAGE ZONING MAP

The Village of Palmetto Bay shall conduct a Zoning Hearing on Monday, September 23, 2019, at 7:00 p.m. The Zoning Hearing shall be held at Village Hall, 9705 East Hibiscus Street, Council Chambers, Palmetto Bay, Florida. Discussion and public input will be welcome concerning the following items that may be of interest to your immediate neighborhood.

Pursuant to Section 30-30.7 of the Village's Code of Ordinances, the Village of Palmetto Bay proposes to adopt the following Ordinance:

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") (ONE UNIT PER 7,500 NET SQ FEET)(FOLIO # 33-5028-000-0160) PROPERTY ADDRESS 8995 SW 158th St. PALMETTO BAY, FLORIDA 33157 ; PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

All persons are invited to appear and be heard. The documents pertaining to this Zoning 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.

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

Posted Public Notice
August 23, 2019

VILLAGE OF PALMETTO BAY
NOTICE OF ZONING HEARING
AMENDMENT TO THE VILLAGE ZONING MAP

Monday, September 23, 2019, at 7:00 p.m.
at Village Hall, 9705 East Hibiscus Street, Council Chambers, Palmetto Bay, FL.

Discussion and public input will be welcome concerning the following items that may be of interest to your immediate neighborhood.

Property Address:	**8995 SW 158th St.**
Property Folio:	**33-5028-000-0160**
Applicant:	**George Casali and Lazara Tranter**

Pursuant to Section 30-30.7 of the Village's Code of Ordinances,

The Village of Palmetto Bay proposes to adopt the following Ordinance:

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") (ONE UNIT PER 7,500 NET SQ FEET); PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

The Village of Palmetto Bay shall conduct a Zoning Hearing on Monday, September 23, 2019, at 7:00 p.m. The Zoning hearing shall be held at Village Hall, 9705 East Hibiscus Street, Council Chambers, Palmetto Bay, Florida. Discussion and public input will be welcome concerning this item that may be of interest to your immediate neighborhood.

All persons are invited to appear and be heard. The documents pertaining to this Zoning 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.

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



Public Notice Posted August 23, 2019
(front of property, SW 158th Street)



Public Notice Posted August 23, 2019
(side of property, SW 90th Avenue)

Mailed Courtesy Public Notice
August 23, 2019

VILLAGE OF PALMETTO BAY
PUBLIC NOTICE

APPLICANT: GEORGE CASALI & LAZARA TRANTER
LOCATION: 8995 SW 158TH ST. **FOLIO #33-5028-000-0160**

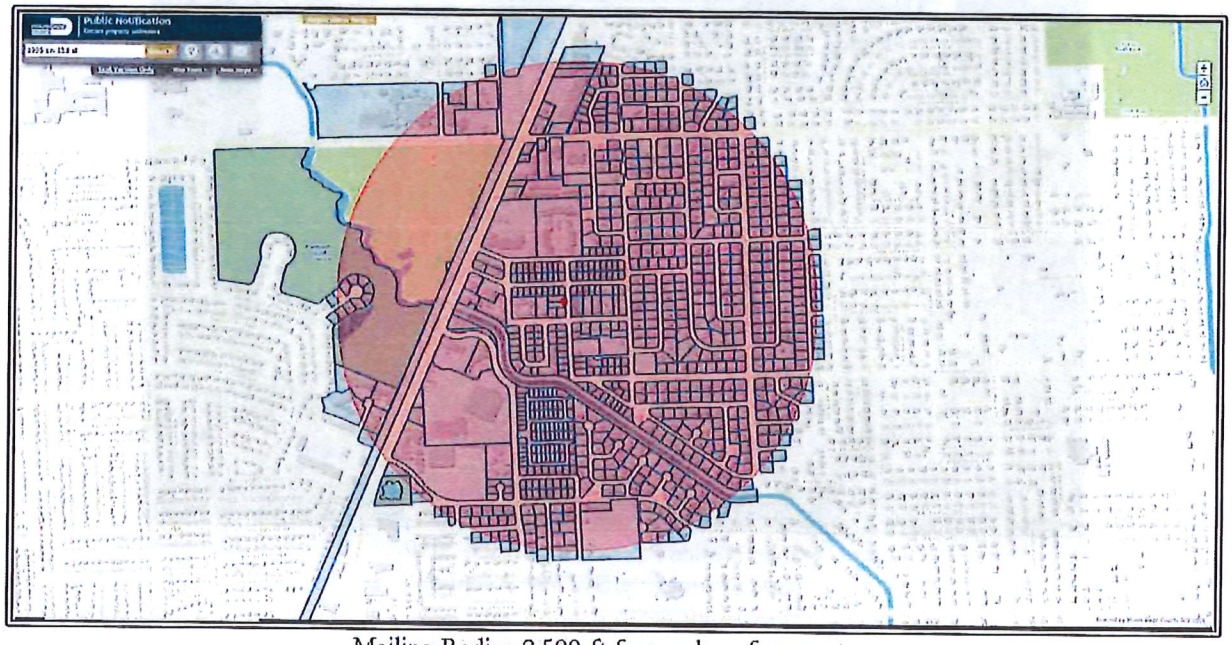
REQUEST: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") (ONE UNIT PER 7,500 NET SQ FEET); PROVIDING FOR CONFLICTING PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

A PUBLIC HEARING WILL BE HELD: MONDAY, SEPTEMBER 23, 2019 AT 7:00 P.M.

AT COUNCIL CHAMBERS, VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FLORIDA

Plans are on file for the above application and may be examined in the Department of Planning and Zoning at Village Hall. Parties may appear at the public hearing, be heard and submit evidence at the hearing with respect to the application. Any interested person is entitled to discuss the application with the Village staff processing and reviewing the application to the same extent as the applicant. The application may change and be modified during the hearing process. Any meeting may be opened and continued, and under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall at (305) 259-1234 for additional information. Please call the Village Clerk for ADA needs (or hearing impaired) no later than four (4) days prior to the hearing.

Courtesy Notice Postcard



Mailing Radius 2,500-ft from edge of property
addressee list follows:

STATE OF FLORIDA
1000 NW 111 AVE
MIAMI, FL
33172

MIAMI-DADE COUNTY
1611 NW 12 AVE WEST WING 108
MIAMI, FL
33136-1096

SORKINS PALMETTO GOLF CLUB LLC
1981 JN PEASE PL 101
CHARLOTTE, NC
28262

JULIO C GURDIAN JTRS
8951 SW 152 ST
MIAMI, FL
33156

CAROL I MANGIALETTO TRS
14975 SW 89 AVE
MIAMI, FL
33176

RICHARD CABRERA
15100 SW 87 CT
PALMETTO BAY, FL
33176

JOSEPHINE DUSVITCH
15065 SW 87 CT
PALMETTO BAY, FL
33176

FRANCIS W TIRB &W MARY E
8880 SW 150 ST
MIAMI, FL
33176-8048

MANUEL ARMADA &W ALINA
8840 SW 150 ST
MIAMI, FL
33176-8048

TULLIO IACONO
15241 SW 86 AVE
MIAMI, FL
33157

STEWART F DUNKEL &W RUTH D
8600 SW 160 ST
MIAMI, FL
33157-3649

RICARDO CASTILLO
16040 SW 86 AVE
PALMETTO BAY, FL
33157

CLAUDIA L CURRY
16200 SW 87 AVE
MIAMI, FL
33157-3664

MICHAEL JOSEPH CORNELY
16298 SW 88 AVENUE RD
PALMETTO BAY, FL
33157

EDWARD L HAGAN &W STEPHANIE
8600 SW 162 ST
MIAMI, FL
33157-3633

MICHAEL W SONTAG INC
15912 SW 92 AVE
MIAMI, FL
33157-1842

JOSE HERNANDEZ & MADELYN
15300 SW 89 AVE
MIAMI, FL
33157-1903

ALVAR JOSE ANTILLON
15750 SW 89 AVE
PALMETTO BAY, FL
33157

TERRA PALMS LLC
9070 SW 157 ST
MIAMI, FL
33157-1940

VILLAGE OF PALMETTO BAY
9705 E HIBISCUS ST
PALMETTO BAY, FL
33157-5606

THUY TRAN
8930 SW 156 ST
MIAMI, FL
33157

JOSE FUENTE &W ALBA
8950 SW 156 ST
MIAMI, FL
33157-1932

MARITZA MARTINEZ
8985 SW 157 ST
MIAMI, FL
33157-1937

CARLOS VALDES
8965 SW 157 ST
PALMETTO BAY, FL
33157

MAX UNDORFER
9001 SW 157 ST
PALMETTO BAY, FL
33157

GEORGE CASALI
9000 SW 157 ST
PALMETTO BAY, FL
33157-1940

JEROME JOHNSON
15925 SW 90 AVE
MIAMI, FL
33157-1923

CELESTE MUNIZ
15700 SW 89 AVE
MIAMI, FL
33157-1909

JOHN W CRAWFORD
15400 SW 85 AVE
PALMETTO BAY, FL
33157

JOSE MIGUEL DIAZ
15440 SW 85 AVE
MIAMI, FL
33157

NICO CAPPELLUTI
15315 SW 88 AVE
PALMETTO BAY, FL
33157

CAROL NOVAK &
15345 SW 88 AVE
PALMETTO BAY, FL
33157-2014

LUIS A REQUEJO
8745 SW 155 TER
PALMETTO BAY, FL
33157

KEITH BERMAN
8715 SW 155 TER
PALMETTO BAY, FL
33157

HENRY DREVICH
15200 SW 88 AVE
MIAMI, FL
33157

MARTIN HEBERT
8835 SW 156 TER
PALMETTO BAY, FL
33157

JOSE M GABARONI &W ALICIA S
8855 SW 156 TERR
MIAMI, FL
33157-2042

EDWARD F PAHLS
15630 SW 87 CT
MIAMI, FL
33157-2009

TODD MICHAEL KOUDELKA
8740 SW 158 ST
PALMETTO BAY, FL
33157

ELIZABETH A POPPLEWELL
8700 SW 158 ST
MIAMI, FL
33157-2043

JOAN R PARSONS
15705 SW 87 CT
MIAMI, FL
33157-2010

RONALD M CHEESEMAN &W DARLENE
15625 SW 87 CT
MIAMI, FL
33157-2008

JORDI ESTEBAN
15700 SW 86 AVE
MIAMI, FL
33157

TREVOR FICHMAN
15750 SW 86 AVE
PALMETTO BAY, FL
33157

MILDRED G HUNEYCUTT
15820 SW 85 AVE
MIAMI, FL
33157-2135

OSCAR RODRIGUEZ JTRS
15900 SW 85 AVE
MIAMI, FL
33157

JAIME BORJA LASCURAIN
8640 SW 159 ST
PALMETTO BAY, FL
33157

ANA NOVAS FRANCO
8600 SW 159 ST
PALMETTO BAY, FL
33157

ARTHUR GOWIN &W JUDITH
8700 SW 159 ST
PERRINE, FL
33157-2045

JORGE SANABRIA
8715 SW 160 ST
MIAMI, FL
33157-3520

IPI HOLDINGS LLC
1441 BRICKELL AVE #1400
MIAMI, FL
33131

VICTOR A PLATT &W DEBRA ANN
8845 SW 160 ST
MIAMI, FL
33157-3522

BLAINE B REMMICK
15725 SW 89 AVE
MIAMI, FL
33157

NELLY N DE PEREZ
15705 SW 89 AVE
MIAMI, FL
33157

EMIL P RYAN &W ANNA K
9261 SW 165 ST
MIAMI, FL
33157-3450

LENSY LEON
9299 SW 165 ST
PALMETTO BAY, FL
33157

JOHN RESTUCCIA
9201 SW 166 ST
PALMETTO, FL
33157

MIGUEL RILO &W EVELYN
15200 SW 87 AVE
MIAMI, FL
33157-2048

CHRISTOPHER WOLARY &W SUSAN
8890 SW 155 TERR
MIAMI, FL
33157-2041

LOUIS A BUZONE
8820 SW 154 TERR
MIAMI, FL
33157

JOSE SIMON BASAGOITIA TRS
8870 SW 154 TERR
MIAMI, FL
33157

WOLFGANG STAHLMANN &W MARJORY
8821 SW 155 TERR
MIAMI, FL
33157-2040

LUIS J PERDOMO &W
8805 SW 154 TERR
MIAMI, FL
33157-2036

CONPE REALTY CORP
1107 COLUMBUS BLVD
CORAL GABLES, FL
33134

KARL H LEMBCKE
8860 SW 160 ST
PALMETTO BAY, FL
33157

MONICA T RIZO
8720 SW 160 ST
PALMETTO BAY, FL
33157

GILBERT M VIERA &W ADELA J
16020 SW 87 AVE
MIAMI, FL
33157-3667

MIGUEL LORENZO
16122 SW 87 CT
PALMETTO BAY, FL
33157

JOHN ANDREW PETTIT TRS
15395 SW 89 CT
PALMETTO BAY, FL
33157

CHARLES M FRAZIER
8805 SW 162 ST
MIAMI, FL
33157-3515

ROBERT JOSEPH O CONNOR TRS
16145 SW 88 AVE
PALMETO BAY, FL
33157

NOEMI C OTERO
15820 SW 90 AVE
MIAMI, FL
33157-1922

THOMAS CORNELL FISHER &W ALICIA
15800 SW 90 AVE
MIAMI, FL
33157-1922

MS TWO CORPORATION
9245 SW 158 LN 3RD FL
MIAMI, FL
33157

GORDON REDON &W ANNE M
9104 SW 163 TERR
MIAMI, FL
33157-3571

HANSLATA DASS
9124 SW 163 TERR
MIAMI, FL
33157-3571

MELISSA BAQUET BARRETO
15805 SW 90 AVE
PALMETTO BAY, FL
33157

HOWARD MASTER &W BARBARA A
16355 SW 89 CT
MIAMI, FL
33157-3547

MICHAEL GILSON
16255 SW 89 CT
PALMETTO BAY, FL
33157

JAMES A MCCARTHY III
16230 SW 89 CT
PALMETTO BAY, FL
33157

IVAN G MOTTA &W MARLENA I
16275 SW 89 PL
MIAMI, FL
33157-3553

MICHAEL A WONG
8930 SW 162 TER
PALMETTO BAY, FL
33157

ERIC J CASOLA
16501 SW 89 AVE
PALMETTO BAY, FL
33157

VALENTINA TAYLOR
16435 SW 89 AVE
MIAMI, FL
33186

LENNOX G NEWMAN &W DELORIS G
16355 SW 87 PL
MIAMI, FL
33157-3538

MARK T ROGERS
16103 SW 108TH AVE
MIAMI, FL
33157-2918

RONGCHANG XIN &W LIXIA FAN
8901 SW 160 ST
VILLAGE OF PALMETTO BAY, FL
33157-3524

LAWRENCE D SCHUENERMAN
8950 SW 160 ST
MIAMI, FL
33157-3525

CARMEN M FERNANDEZ JTRS
16020 SW 89 AVE RD
MIAMI, FL
33157

FRANK ANTHONY IRIZARRY
16070 SW 89 AVENUE RD
PALMETTO BAY, FL
33157

DANILO E POSADAS &W
16200 SW 91 CT
MIAMI, FL
33157-3583

AMALIA R DELGADO
9128 SW 161 TERR
VILLAGE OF PALMETTO, FL
33157-3593

JIULIU LU
16401 SW 80 AVE
PALMETTO BAY, FL
33157

JEFFREY ZAHN
9131 SW 162 LANE
PALMETTO BAY, FL
33157

OMAR DE JESUS SANCHEZ
9111 SW 162 LN
MIAMI, FL
33157-3591

TOMAS BENTO DE MELLO TRS
9045 SW 160 TER
PALMETTO BAY, FL
33157

GRACE M RUIZ
9105 SW 160 TERR
MIAMI, FL
33157-3597

EMMA A SIEGEL &H GEORGE G
16110 SW 91 CT
MIAMI, FL
33157-3599

CYNTHIA MARIE GARCIA
16130 SW 91 CT
PALMETTO BAY, FL
33157

HOT DAAM LLC
11801 SW 90 ST STE 201
MIAMI, FL
33186

LYNWOOD LLC
PO BOX 565438
MIAMI, FL
33256

CARINA PROP LLC
9299 SW 152 ST STE 202
MIAMI, FL
33157-1776

OLIVE CHUNG-JAMES &H ERROL JAMES
9275 SW 152 ST # 204 & 205
MIAMI, FL
33157-1701

RONALD SANCETTA
16349 SW 78 AVE
MIAMI, FL
33157-3781

MIAMI SINUS INSTITUTE LLC
9275 SW 152 ST STE 212
MIAMI, FL
33157

NORMA IRIAS
15888 SW 95 AVE #105
MIAMI, FL
33157-1806

DCM VENTURES LLC
6262 SW 40 ST 3H
MIAMI, FL
33155

RYAN C PLANCHON TRS
9385 SW 193 DR
CUTLER BAY, FL
33157

MAIDEL MERCEDES BOTELLO GONZALEZ
15888 SW 95 AVENUE #120
MIAMI, FL
33157

EDSON GUZMAN
15888 SW 95 AVE # 218
CUTLER BAY, FL
33157

LINDA S MCFADDEN LE
15888 SW 95 AVE 220
MIAMI, FL
33157

ABDOULREZA SHATTALI
PO BOX 562051
MIAMI, FL
33256

SUZANNE PATRICIA READ
171 WEIR CRESCENT
WEST HILLS, ON
M1E 4T1

MARIE M GUIRAND
15888 SW 95 AVE UNIT 325
MIAMI, FL
33157

LILLIAN YVONNE CHEN SEE TRS
15888 SW 95 AVE 227
MIAMI, FL
33157

NANCY WORSHAM
9034 SW 159 TERR UNIT C
MIAMI, FL
33157-1949

ADRIAN OTERO
9042 SW 159 TERR #A
MIAMI, FL
33157-1949

MGMJ LLC
16115 SW 117 AVE #A15
MIAMI, FL
33177

ORLANDO TOLEDO &W ALINA
15385 S DIXIE HWY #6
MIAMI, FL
33157-1846

ECATERINA PANA
15389 S DIXIE HWY #29
MIAMI, FL
33157-1847

CHERYL S STARR
15389 S DIXIE HWY 31
MIAMI, FL
33157

DIANA THORP
9331 SW 165 ST
PALMETTO BAY, FL
33157

JOHANNA BURGOS & MARIA BURGOS
15389 S DIXIE HWY #40
MIAMI, FL
33157-1863

PAUL R STANTON
9102 SW 159 TER # A
MIAMI, FL
33157

FAN LIU
9315 SW 170TH LN
PALMETTO BAY, FL
33157-4448

ELSIE K MCPHERSON
15904 SW 91 CT UNIT D
MIAMI, FL
33157-1990

ANA MARIA CHIESA
15832 SW 91 CT #B
MIAMI, FL
33157

FRANCISCO P CAPETILLO
15806 SW 90 CT #A
MIAMI, FL
33157

JOSE E MERILLE
18908 SW 80 CT
MIAMI, FL
33157

JADE LEGACY HOLDINGS LLC
7501 SW 165 TER
MIAMI, FL
33157

STEVEN D WHITTLE
15909 SW 91 CT #D
MIAMI, FL
33157-1985

LYDIE MATHON
10624 SW 74 TER
MIAMI, FL
33173

ANDREW S WONG &W
12300 SW 70 CT
PINECREST, FL
33156-5444

ALEXANDER J KING &W ROSA BONILLA
828 BIGHORN ST
OVIEDO, FL
32765

STEVEN P MYERS TRS
12360 NW 8 ST
PLANTATION, FL
33325

SAMUPL HOLDING LLC
9028 SW 152 ST
MIAMI, FL
33157-1928

SAMUPL HOLDING LLC
9028 SW 152 ST
MIAMI, FL
33157-1928

MICHAEL D WEINER TRS
2282 NW 62 DR
BOCA RATON, FL
33496

CORAL REEF CHIROPRACTIC CENTER
9044 SW 152 ST
MIAMI, FL
33157-1928

FAGHIHI FAEZEH
12501 SW 84 AVENUE RD
MIAMI, FL
33156

PAUL HORVATH
16242 SW 92 AVE # 2
MIAMI, FL
33157

ROBERT E GALLAGHER TRS
16655 SW 87 PL
MIAMI, FL
33157-3894

ANDREA SPIVAK
16238 SW 92 AVE #9
MIAMI, FL
33157-3462

ZHE YANG &W XIAOMEI XIA
15800 SW 92 AVE #10B
MIAMI, FL
[illegible]57-1977

RONGCHANG XIN &W LIXIA FAN
15800 SW 92 AVE #12B
MIAMI, FL
33157-1977

MAUREEN E LYONS
15750 SW 92 AVE #19C
MIAMI, FL
33157-1989

JEFF D TREMBLY
15750 SW 92 AVE 21C
PALMETTO BAY, FL
33157

VALERIE E REID
9201 SW 150 ST
MIAMI, FL
33176-7922

JUAN CARLOS LORA
9500 EAST PALMETTO CLUB LANE
MIAMI, FL
33157

VIVIAN SEIDEL
9471 PALMETTO CLUB LN EAST
MIAMI, FL
33157

EQUITY ONE
PO BOX 790830
SAN ANTONIO, TX
78279

SRINI SRIVATSAV
15100 SW 89 AVE
MIAMI, FL
33176

ROBERT D KEATING
8901 SW 150 TER
MIAMI, FL
33176

DAVID CARMONA
15120 SW 89 CT
MIAMI, FL
33176

RICHARD C CANNON TRS
8760 SW 150 TER
MIAMI, FL
33176

CESAR POLO &W JORKA
15060 SW 87 AVE
MIAMI, FL
33176-8016

DANIEL LIMA
8820 SW 151 ST
MIAMI, FL
33176

CHARLES R EMMERT &W RITA H
15925 SW 85 AVE
MIAMI, FL
33157-2191

PATRICIA DENISE JONES
15203 SW 87 AVE
PALMETTO BAY, FL
33157

HORACIO M ABRAHAM LE
16020 SW 86 AVE
MIAMI, FL
33157

JEREMY CORTLAND FORD
16021 SW 87 AVE
PALMETTO BAY, FL
33157

YENEDI PEREZ
8640 SW 161 TER
MIAMI, FL
33157-3660

MICHAEL PERUYERA
16295 SW 88 AVE RD
PALMETTO BAY, FL
33157

MICHAEL W SONTAG INC
15912 SW 92 AVE
MIAMI, FL
33157-1842

JOSEPH D BOYER &W MARIE JANE
15300 SW 89 CT
MIAMI, FL
33157-1916

LEONARDO DELGADO
12141 SW 122 PATH
MIAMI, FL
33186

JOHN ROGERS
9055 SW 158 ST
MIAMI, FL
33157-1945

GEORGE CASALI
9000 SW 157 ST
PALMETTO BAY, FL
33157-1940

THR FLORIDA LP
1717 MAIN ST 2000
DALLAS, TX
75201

JEAN MARC MEUNIER
8920 SW 156 ST
PALMETTO BAY, FL
33157

MICHAEL ERNEST SPINELLI &W NICOLE
8947 SW 157 ST
MIAMI, FL
33157-1937

ANDREW D MELOGY II &W SILVIA A
9020 SW 156 ST
MIAMI, FL
33157-1934

JAMES J ARAIZA
15755 SW 86 AVE
PALMETTO BAY, FL
33157

ALENNIS RIVERO
9010 SW 157 ST
PALMETTO BAY, FL
33157-1940

CAROL AMORELE TANNER
9078 SW 157 ST
PALMETTO BAY, FL
33157

LUZ P CERDA
8988 SW 157 ST
PALMETTO BAY VILLAGE, FL
33157-1938

XUE ZHONG LIU &W LILIN DU
7920 SW 128 ST
MIAMI, FL
33156

DAVID HARDEMAN &W ROBYN
15321 SW 86 AVE
MIAMI, FL
33157-2136

DAVID GORDON LONG
15525 SW 87 AVE
MIAMI, FL
33157-2053

PATRICK S PRICE &W MARIA L
15301 SW 88 AVE
MIAMI, FL
33157-2014

THERESA L ASHMAN
8701 SW 155 TER
PALMETTO BAY, FL
33157

RICHARD E CHICVARA &W SUSAN C
15220 SW 88 CT
MIAMI, FL
33157-2025

SHOUKANG ZHU
8800 SW 153 TER
PALMETTO BAY, FL
33157

MAITEE BOMNIN TRS
1226 JEFFERSON ST
HOLLYWOOD, FL
33019

DIANE S HOPKINS
8720 SW 158 ST
MIAMI, FL
33157-2043

RODOLFO ARANA
15781 SW 88 AVE
MIAMI, FL
33157

ROBERT H LUNDY
15710 SW 87 AVE
MIAMI, FL
33157-2057

JOSE DE VIVERO &W GIOVANNA
15635 SW 87 CT
MIAMI, FL
33157-2008

ELIZABETH M &H CHRISTOPHER DAVID
15640 SW 86 AVE
MIAMI, FL
33157-2143

HUMBERTO ABEJA
15735 SW 87 AVE
PALMETTO BAY, FL
33157

LARRY G LEDBETTER &W HELENA S
15600 SW 85 AVE
MIAMI, FL
33157-2133

JAMES L MULLIS &W
15800 SW 85 AVE
PALMETTO BAY, FL
33157-2135

MOHAMMAD MIRZAKHANI
10501 SW 64 AVE
MIAMI, FL
33156-4033

LAZARO ISRAEL VAZQUEZ
15711 SW 86 AVE
PALMETTO BAY, FL
33157

JANA P NESBIT LE
15670 SW 88 AVE
PALMETTO BAY, FL
33157

WILLIAM R POTTER &W AMIE A
15810 SW 88 AVE
MIAMI, FL
33157-2023

PAUL J BOURJAILY &W CECILIA G
15920 SW 87 AVE
MIAMI, FL
33157-2061

ROBERT D OATES &W DEBBIE T
8825 SW 160 ST
MIAMI, FL
33157-3522

MARIA JULIA GARCIA
15725 SW 88 CT
PALMETTO BAY, FL
33157

MIAMI-DADE COUNTY
3071 SW 38 AVE
MIAMI, FL
33146-1520

JONATHAN C LONG
15810 SW 88 CT
MIAMI, FL
33157-2031

MICHAEL G SACO &W DACYL P
15715 SW 89 AVE
MIAMI, FL
33157-1908

LEANDRO GUZMAN
16600 SW 91 AVE
PALMETTO BAY, FL
33157

JOHN J PHILLIPS JR
13620 SW 82 CT
MIAMI, FL
33157

BRANDON JON MARTINEZ
9221 SW 166 ST
PALMETTO BAY, FL
33157

CHARLES J REITENBACH EST OF
15300 SW 87 CT
MIAMI, FL
33157-2005

FELIX GARCIA &W JOHANNA M
15450 SW 87 AVE
MIAMI, FL
33157-2052

FRANK E DAVIS &W DEBORAH J
8800 SW 154 TERR
MIAMI, FL
33157-2037

CHARLES LATSHAW &W DONNA
8825 SW 154 TERR
MIAMI, FL
33157-2036

JUAN F GUTIERREZ
15455 SW 89 CT
PALMETTO BAY, FL
33157

HARIETA M GUTHRIE
15500 SW 89 AVE
MIAMI, FL
33156

JEFFREY C PRICE &W INES
8840 SW 160 ST
MIAMI, FL
33157-3523

ISABEL V RODRIGUEZ
8700 SW 160 ST
MIAMI, FL
33157

JOAN E SCHMIDT
8765 SW 161 ST
MIAMI, FL
33157-3513

MICHAEL GARCIA
8842 SW 161 ST
PALMETTO BAY, FL
33157

JORGE E FAJARDO
16142 SW 87 CT
MIAMI, FL
33157

THOMAS S WARD
8820 SW 162 ST
PALMETTO BAY, FL
33157

JAMES E BERNSTEIN &W VIRGINIA U
16160 SW 88 AVE RD
MIAMI, FL
33157-3506

ALAN TALANA TRS
15830 SW 90 AVE
PALMETTO BAY, FL
33157

MIGUEL A VALENTIN JTRS
9316 SW 164 STREET
PALMETTO BAY, FL
33157

ADEWALE ALONGE &W CHRISTIANAH
17303 SW 80 PL
MIAMI, FL
33157

RAMONA MATURAH
9011 SW 164 ST
MIAMI, FL
33157-3526

RAYMOND S KULZICK &W EDREA
16310 SW 88 CT
MIAMI, FL
33157-3543

ADEL S ALMOHTADI
5765 SW 35 ST
MIAMI, FL
33155

ANTONIO GARCIA &W MARIA N
8940 SW 162 TERR
MIAMI, FL
33157-3556

HECTOR RODRIGUEZ
16125 SW 89 PL
MIAMI, FL
33157-3550

JIPNIG WU
8840 SW 164 ST
MIAMI, FL
33157

JAMES GOOSBY &W NIKKI
16445 SW 89 AVE
MIAMI, FL
33157-3549

DANIEL G ISOM
8911 SW 160 ST
PALMETTO BAY, FL
33157

LEAH C GUZMAN
16370 SW 92 CT
PALMETTO BAY, FL
33157

HAROLD M HUMPHREY TRS
8940 SW 160 ST
PALMETTO BAY, FL
33157

JIAN RUI GUO &W YIN Y WANG
16080 SW 89 AVE RD
PALMETTO BAY, FL
33157-3572

KIN NING MA
9163 SW 163 TERR
MIAMI, FL
33157-3582

ODALYS HERNANDEZ PAEZ
9063 SW 163 TER
PALMETTO BAY, FL
33157

JIAN WU
9019 SW 162 ST
PALMETTO BAY, FL
33157

IH4 PROPERTY FLORIDA LP
1717 MAIN STREET SUITE 2000
DALLAS, TX
75201

JW INVESTMENT PARTNERS LLC
8821 SW 136 ST 563144
MIAMI, FL
33176

MINELA DEL VALLE
9041 SW 162 LN
MIAMI, FL
33157

FERNANDO M IGLESIAS
9127 SW 161 TER
PALMETTO BAY, FL
33157

JAI EUN YANG
9026 SW 160 TER
MIAMI, FL
33157

LUIS A RODRIGUEZ
9035 SW 160 TER
MIAMI, FL
33157

KATHLEEN ANN RYAN
3341 POINCIANA AVE
COCONUT GROVE, FL
33133

RONG GRACE ZHAI
16120 SW 91 CT
MIAMI, FL
33157-3599

JOSHUA P HAMANN
9059 SW 162 ST
PALMETTO BAY, FL
33157

PETER MILLHEISER TRS
13627 DEERING BAY DR #703
MIAMI, FL
33158

FEANNY FAMILY MGMT CO LLC
6460 SW 134 DR
MIAMI, FL
33156-7047

HENRY STORPER
9275 SW 152 ST UNIT 108B
MIAMI, FL
33157-1773

MICHAEL MABJEESH
9275 SW 152 ST #206
PALMETTO BAY, FL
33157

DIANA E MOLINARES
15888 SW 95 AVE #106
MIAMI, FL
33157-1806

NEBLET LLC
2550 S BAYSHORE DR #11
MIAMI, FL
33131

ANA MARTINEZ
15888 SW 95 AVE 201
MIAMI, FL
33157

DIGNA CRISTINA SILVA DIAZ
15888 SW 95 AVE 208
MIAMI, FL
33157

MARIO MORALES
10639 B SW 113 PL
MIAMI, FL
33176

OSCAR PENALBA
15888 SW 95 AVE # 301
MIAMI, FL
33157

MARV INVESTMENTS LLC
6262 BIRD RD
MIAMI, FL
33155

LAURIE A STAFFORD BELL
15888 SW 95 AVE 317
PALMETTO BAY, FL
33157

XIHUI NEWMAN
15845 SW 90 CT #2B
MIAMI, FL
33157

HANFEI ZHANG
15917 SW 90 CT
PALMETTO BAY, FL
33157

PETER D LAU
8788 SW 62 CT
SOUTH MIAMI, FL
33143

DIANNE S & ANA FERRER
12932 SW 200 TERR
MIAMI, FL
33177-5545

NANCY HARTNER
15385 S DIXIE HWY APT 7C
MIAMI, FL
33157-1859

SCOTT GORMAN
15385 S DIXIE HWY #14
MIAMI, FL
33157-1860

STARKS HOLDINGS LLC
6363 SW 132 ST
MIAMI, FL
33156

MARIA DEL CARMEN PONCE &
15389 S DIXIE HWY #28
MIAMI, FL
33157-1847

NORMA ALVAREZ CERVERA
7885 SW 161 ST
MIAMI, FL
33157

CORAL CONDO 39 LLC
9240 SUNSET DR SUITE 114
MIAMI, FL
33173-3433

ANTHONY G RODRIGUEZ
15389 S DIXIE HWY 46
PALMETTO BAY, FL
33157

WAI YEE CHAN
15391 S DIXIE HWY 58
PALMETTO BAY, FL
33157

GERMAN E ESTRADA
4131 SW 13 ST
MIAMI, FL
33134

IVAN RODRIGUEZ &W KENIA M
15836 SW 91 CT #A
MIAMI, FL
33157-1951

CATHERINE A ERTEL LE
9110 SW 159 TER
MIAMI, FL
33157

JOHN KENNETH CARRIER
15810 SW 91 CT #C
MIAMI, FL
33157-1951

DIANE P STREETER
15802 SW 90 CT #B
MIAMI, FL
33157-1948

MILES MCDERMOTT
15846 SW 90 CT #A
MIAMI, FL
33157-1948

LAVINIA BATTLE
15825 SW 91 CT UNIT X-D
MIAMI, FL
33157-1950

KORKMAZ ENTERPRISES LLC
13624 SW 92 CT
MIAMI, FL
33176-6858

JORGE J DE MOYA &ARMOND J DE &
14600 SW 136 ST
MIAMI, FL
33186

FJR BUSINESS SERVICES INC
9002 SW 152 AVE
PALMETTO BAY, FL
33157

OTINEB FL HOLDINGS LLC
9008 SW 152 ST #10
PALMETTO BAY, FL
33157

ISHWERLAL PATEL
9024 SW 152 ST
PALMETTO BAY, FL
33157

SAMUPL HOLDING LLC
9032 SW 152 ST
PALMETTO BAY, FL
33157-1928

MICHAEL D WEINER TRS
2282 NW 62 DR
BOCA RATON, FL
33496

STEPHEN E EZELL
9000 SW 152 ST STE-101
MIAMI, FL
33157-1941

ANDRES A DE CARDENAS
9000 SW 152 ST #108
MIAMI, FL
33157

SHIRLEY F SIMMONDS DMD
9000 SW 152 ST #208
MIAMI, FL
33157-1942

MARIA V MATAMOROS
16226 SW 92 AVE 11
PALMETTO BAY, FL
33157

ROBERT MENDEZ TRS
6031 SW 79 CT
MIAMI, FL
33143

CHARLOTTE D HORNE
15720 SW 92 AVE #1A
MIAMI, FL
33157-1978

WILLIAM ARIAS
15800 SW 92 AVE UNIT # 13 B
PALMETTO BAY, FL
33157

HANADI C ASFOUR TRS
14080 SW 83 CT
MIAMI, FL
33158

JEANETTE GUZMAN &
15750 SW 92 AVE UNIT #27C
MIAMI, FL
33157-1991

MIAMI-DADE COUNTY
701 NW 1 CT STE 1700
MIAMI, FL
33136-3902

HILDA M BUHLER
140 NW 87 AVE #G-223
MIAMI, FL
33172

GEORGE I FERNANDEZ &W
KIMBERLY A
9461 E PALMETTO CLUB LN
MIAMI, FL
33157

SANDRA A CHONG
9501 PALMETTO CLUB LN
MIAMI, FL
33157

MICHEL KRUTMAN ZVEIBIL
15050 SW 89 AVE
MIAMI, FL
33176

RAHNUMA B AHSAN
15051 SW 89 CT
PALMETTO BAY, FL
33176

PINEBROOK PROP LLC
4145 POWELL RD
POWELL, OH
43065

STEPHEN S KELLY &W AMY
8740 SW 150 TERR
MIAMI, FL
33176-8052

JEFFERY A SALTZMAN &W BETHONY B
8861 SW 151 ST
MIAMI, FL
33176-8050

THOMAS F & CARMEN M GRAY
8840 SW 151 ST
MIAMI, FL
33176-8051

PATRICK M QUIRK
15213 SW 87 AVE
PALMETTO BAY, FL
33157

THOMAS D PHILLIPS LE
8600 SW 152 ST
PALMETTO BAY, FL
33157

JOHN D REICHLING LE
14275 SW 232 STREET
MIAMI, FL
33170

JUAN CARLOS PADILLA
8520 SW 160 ST
PALMETTO BAY, FL
33157

STEPHEN R BALDWIN &W NANCY
8620 SW 161 TERR
MIAMI, FL
57-3660

JAMES C WOISCHWILL &W DEBORAH A
8660 SW 161 TERR
MIAMI, FL
33157-3660

MG SILVER FOX INVESTMENTS LLC
5301 BLUE LAGOON DR #180
MIAMI, FL
33126

GUOYONG ZHENG
15920 SW 90 AVE
PALMETTO BAY, FL
33157

DONNA J MARAKAS TRS
8940 SW 158 ST
MIAMI, FL
33157

MARIA TERESA SUAREZ
8900 SW 158 STREET
MIAMI, FL
33157

TAREK CHEBBI
16450 SW 90 AVE
PALMETTO BAY, FL
33157

JAMES A GOSSETT &W CARLA S
16501 SW 91 AVE
MIAMI, FL
33157-3516

RAUL ALVAREZ &W MAYRA G
9016 SW 156 ST
MIAMI, FL
33157-1934

ALEXANDER JAVIER QUESADA
9040 SW 156 ST
PALMETTO BAY, FL
33157

MONESTORY OF ARKASHEA INC
21450 SW 240 ST
HOMESTEAD, FL
33031

DOUGLAS MILTON &W MARY LOU
9061 SW 157 ST
MIAMI, FL
33157-1939

GLADYS PEREZ LE
8990 SW 157 ST
PALMETTO BAY, FL
33157

JELD CORPORATION
177 OCEAN LANE DR # 1004
KEY BISCAYNE, FL
33149-1428

SAMUEL LAITE &W MARIA C
15431 SW 86 AVE
MIAMI, FL
33157-2138

CARLOS A GOMEZ
15341 SW 86 AVE
MIAMI, FL
33157

GLADYS L PATINO
15520 SW 86 AVE
MIAMI, FL
33157-2141

ANNICK Y SAINT FLOUR
15505 SW 87 AVE
PALMETTO BAY, FL
33157

MICHAEL M ESTEVEZ &W
15201 SW 88 CT
MIAMI, FL
33157-2024

CHRISTOPHER GEORGE COULE
15300 SW 88 CT
PALMETTO BAY, FL
33157

MERRILL JAY TAUB
8820 SW 153 TERR
PALMETTO BAY, FL
33157

ERIC B DIEP
8840 SW 153 TER
PALMETTO BAY, FL
33157

CAREY H THOMAS &W KATHLEEN M
15751 SW 88 AVE
MIAMI, FL
33157-2020

CONSTANCE ATKINSON
15701 SW 88 AVE
MIAMI, FL
33157-2020

ROGELIO OBESO
15620 SW 87 AVE
PALMETTO BAY, FL
33157

INGRID BERGMANN JAFFE TRS
6931 MILANI ST
LAKE WORTH, FL
33467

MARCOS BEATON &W MIREYA
15720 SW 87 AVE
MIAMI, FL
33157-2057

WILLIAM DIETERLE &W TAMMY
15755 SW 87 AVE
MIAMI, FL
33157-2056

GORANCHO BOSHKOV
15715 SW 87 AVE
PALMETTO BAY, FL
33157

JEROME W TOBIN
8500 SW 155 TERR
MIAMI, FL
33157-2160

CARLOS ALBERTO VILLABON
15620 SW 85 AVE
PALMETTO BAY, FL
33157

JAIME ENRIQUE LEMUS
15721 SW 86 AVE
PALMETTO BAY, FL
33157

MICHAEL J CLARK &W DAWN S
15641 SW 86 AVE
MIAMI, FL
33157-2142

MICHAEL REZEK &W MICHELE
15770 SW 88 AVE
MIAMI, FL
33157-2021

DEBRA LEE CHURCHMAN
15800 SW 88 AVE
PALMETTO BAY, FL
33157

CARY I CASS &W FAYE F
15715 SW 88 CT
MIAMI, FL
33157-2028

LEONARD A ANDERSON
8820 SW 156 TERR
VILLAGE OF PALMETTO BAY, FL
33157-2062

JASON M WHITELOCK
15800 SW 88 CT
PALMETTO BAY, FL
33157

ALEXYZ MILIAN
15820 SW 88 CT
PALMETTO BAY, FL
33157

EST OF O PAUL ROMITO
16401 SW 92 AVE
MIAMI, FL
33157-3407

EARTH MOVERS OF AMERICA LLC
145 HARBOR DR
KEY BISCAYNE, FL
33149

LUIS B LUQUE
15201 SW 87 CT
PALMETTO BAY, FL
33157-2003

WAI HAN CHAN
15250 SW 87 CT
MIAMI, FL
33157

LJERKA KOLB LE
8700 SW 155 ST
MIAMI, FL
33157

DANA GREGG PEARSON &W COLETTE S
15455 SW 87 CT
MIAMI, FL
33157-2006

THELMA SCHAFER EST OF
8901 SW 155 ST
MIAMI, FL
33157-1929

LORENZO F NARANJO
15425 SW 89 CT
PALMETTO BAY, FL
33157

MIRIAM S BRELAND
PO BOX 960761
MIAMI, FL
33296-0761

ROBERT L BEANS
7420 SW 170 TER
PALMETTO BAY, FL
33157-4887

PATRICIA L MOORE
8931 SW 156 ST
MIAMI, FL
33157-1931

DOAK DANIEL YEARY
8785 SW 161 ST
PALMETTO BAY, FL
33157

ROBERT LABADIE &W GEORGIE
8825 SW 161 ST
MIAMI, FL
33157-3530

DON CARUSO TRS
PO BOX 15100
PLANTATION, FL
33318

ROBERT B GIBSON JR &W JOANN
16141 SW 87 CT
MIAMI, FL
33157-3501

CRAIG R ATKISON &W JODI SUE
16220 SW 88 AVE RD
MIAMI, FL
33157-3508

ROBERT C HACKNEY TRUSTEE
16180 SW 88 AVE RD
MIAMI, FL
33157-3506

RANDY SUE JAMISON TRS
9101 SW 164 ST
PALMETTO BAY, FL
33157-3528

HOPE POWELL
9021 SW 164 ST
MIAMI, FL
33157-3526

ROBERT J BECERRA & CRISTIANA C
16320 SW 88 CT
MIAMI, FL
33157-3543

YANET KORZENIAK
16315 SW 88 PL
MIAMI, FL
33157

MARIO A ESTABIL
16120 SW 89 PL
PALMETTO BAY, FL
33157

ROBERT M MALER
16160 SW 89 PL
MIAMI, FL
33157

JUSTIN D LINDSEY
8940 SW 163 TER
PALMETTO BAY, FL
33157

PHILIP R HOROWITZ &W KEMBERLIE D
16425 SW 89 AVE
MIAMI, FL
33157-3549

JUN LI
8830 SW 164 ST
PALMETTO BAY, FL
33157

MARVIN JEROME JOHNSON
8950 SW 159 TERRACE
PALMETTO BAY, FL
33157

MARIE REGNIER
16360 SW 92 CT
MIAMI, FL
33157-3460

CORAL REEF PLAZA INC
15321 S DIXIE HWY 310
MIAMI, FL
33157

XIAODONG CAI
9143 SW 163 TER
MIAMI, FL
33157

YUQI JING
9103 SW 163 TER
MIAMI, FL
33157

MICHAEL CHAI-ONN &W DELORES
9009 SW 162 ST
MIAMI, FL
33157-3586

MIGUEL I AGUIRRE URRETA
9029 SW 162 ST
PALMETTO BAY, FL
33157

DAVID W SCOTT
540 N STATE ST APT 1407
CHICAGO, IL
60654-7232

GUILHERME SIMOES
9117 SW 161 TER
PALMETTO BAY, FL
33157

JOHN C LAM &W IRENE YEAN
9027 SW 161 TERR
MIAMI, FL
33157-3499

DUC HUYNH &W DINA D
9036 SW 160 TERR
MIAMI, FL
33157-3498

BOLIVAR AROSEMENA &W
9049 SW 162 ST
MIAMI, FL
33157-3586

ERIC L GREIDINGER
9058 SW 161 TERR
MIAMI, FL
33157-3594

PALMETTO BAY CENTRE INC
PO BOX 562863
MIAMI, FL
33256-2863

GISELE MARDY PEDIATRIC CENTER P A
12851 SW 117 ST
MIAMI, FL
33186

FEANNY FAMILY MGMT COMPANY LLC
6460 SW 134 DR
MIAMI, FL
33156-7047

LAM AU &W YU-CHU AU
9275 SW 152 ST #108A
MIAMI, FL
33157-1773

SHAPUR HOLDINGS LLC
1521 ALTON RD # 900
MIAMI BEACH, FL
33139

RCM CONTRACTOR CORP
9520 SW 165 TER
MIAMI, FL
33157

REGINALD CELESTIN &W FARRAH
15888 SW 95 AVE 127
MIAMI, FL
33157-1851

TANYA S ROBOTHAM
15888 SW 95TH AVE #207
MIAMI, FL
33157

ANDREW DICK
15888 SW 95 AVE # 209
MIAMI, FL
33157

BEVERLY PURCELL
15888 SW 95 AVE UNIT 307
MIAMI, FL
33157

POSADA DECLARATION OF TRUST
10773 NW 58 ST #289
DORAL, FL
33178

DARIEN M DOE
15888 SW 95 AVE #318
MIAMI, FL
33157-1867

REDOUANE AOUIBY
8794 POWDER RIDGE TRL
WINDERMERE, FL
34786-6533

EMANUELE GULINO JR LE
15845 SW 90 CT UNIT 2C
PALMETTO BAY, FL
33157

ELIZABETH A MAURER
17220 SW 84 AVE
MIAMI, FL
33157-1947

INTERACTIVE PROPERTIES INC
9120 SW 162 ST
MIAMI, FL
33157

15921 PINEBROKE LLC
13601 SW 77 AVE
PALMETTO BAY, FL
33158

CORAL 13 LLC
1510 TRILLO AVE
CORAL GABLES, FL
33146

YADONG LUO &W CUIHUA HUANG
10800 SW 67 AVE
MIAMI, FL
33156-3908

CHAD N STARK
14600 SNAPPER DR
MIAMI, FL
33158

MIA JIA
7445 SW 164 ST
PALMETTO BAY, FL
33157

15389 CONDO 45 LLC
8230 SW 144 ST
PALMETTO BAY, FL
33158

OSCAR G VALIDO &W MERCEDES
7945 SW 136 ST
PINECREST, FL
33156-6749

UNIWORLD LLC
5600 COLLINS AVE #15P
MIAMI BEACH, FL
33140

DELANN LLC
17091 SW 92 CT
MIAMI, FL
33157-4518

YVONNE L THELWELL
16240 SW 101 AVE
MIAMI, FL
33157

DAVE WAMPOLE
9114 SW 159 TER C
PALMETTO BAY, FL
33157

CHRISTIE VELASCO
11929 SW 74 TER
MIAMI, FL
33183

RICHARD DIAZ
15814 SW 91 CT, D
PALMETTO BAY, FL
33157

RICHARD R GORRELL
15829 SW 91 CT #X-C
PALMETTO BAY, FL
33157

GISELLA MAZZILLI
9381 SW 51 TER
MIAMI, FL
33165

KORKMAZ ENTERP LLC
13624 SW 92 CT
MIAMI, FL
33176-6858

KORKMAZ ENTERPRISES LLC
13624 SW 92 CT
MIAMI, FL
33176

NORMA RUIZ
15852 SW 90 CT # B
MIAMI, FL
33157

OTINEB FL HOLDINGS LLC
9008 SW 152 ST #10
PALMETTO BAY, FL
33157

OTINEB FL HOLDINGS LLC
9008 SW 152 ST #10
PALMETTO BAY, FL
33157

TERESA BENGOA
2965 SW 109 COURT
MIAMI, FL
33165

HERE'S HELP INC
15100 NW 27 AVE
OPA LOCKA, FL
33054-2642

PETER WEBLEY
10731 SW 172 ST
MIAMI, FL
33157-4143

BALLET AND BEYOND LLC
14190 SW 77 AVE
MIAMI, FL
33158

BALLET AND BEYOND LLC
14190 SW 77 AVE
MIAMI, FL
33158

ANDRES A DE CARDENAS
9000 SW 152 ST #108
MIAMI, FL
33157-1941

FRANCISCO J ESPINOSA DMD PA
9000 CORAL REEF DR #201
VILLAGE BAY OF PALMETTO, FL
33157-1942

BONITA C HALLIN
16214 SW 92 AVE UNIT 17
MIAMI, FL
33157-3404

ANDREA M DUPUCH
16210 SW 92 AVE #19
MIAMI, FL
33157-3404

VANESSA CINDY REYES
15720 SW 92 AVE # 2A
PALMETTO BAY, FL
33157

JIANWEN YANG
15720 SW 92 AVE #4A
MIAMI, FL
33157-1986

HOSHMAND VAZIRI &W FATEMEH
17245 SW 78 CT
MIAMI, FL
33157-4791

JANE KILBOURNE
15750 SW 92 AVE #30
MIAMI, FL
33157-1991

MARIE THERESE CHONG
15740 SW 92 AVE #35D
MIAMI, FL
33157-1988

TRS II FUND
3900 COMMONWEALTH BLVD #412
TALLAHASSEE, FL
32303

LUCILLE FRAZIER
15000 SW 92 AVE
MIAMI, FL
33176

COUNTRY CLUB SOUTH APARTMENTS LTD
9095 SW 87 AVE STE 777
MIAMI, FL
33176-2310

RICARDO A PAEZ
15000 SW 89 CT
PALMETTO BAY, FL
33176

HANZEL HERNANDEZ &W PAULA A
15050 SW 89 CT
MIAMI, FL
33176-8036

ANDREJA NIKOLIC
15100 SW 89 CT
MIAMI, FL
33176

JACK J BIRT TRUSTEE
19617 PASO FINO WAY
DADE CITY, FL
[illegible]523

JOSE F RAMIREZ &W CARINA M
8845 SW 150 ST
MIAMI, FL
33176-8047

HENRY G ALEXANDER &W KAREN O
15045 SW 88 AVE
MIAMI, FL
33176-8028

MICHAEL L WESTON
8755 SW 152 ST
PALMETTO BAY, FL
33157

GEORGE APOSTOLAKOS
8800 SW 150 ST
MIAMI, FL
33176

ROGER A YOST JTRS
8845 SW 151 STREET
MIAMI, FL
33176

14951 S DIXIE HIGHWAY LLC
8191 SW 143 ST
MIAMI, FL
33158

MARIA REIFF & NELLY L DE MOLINA
8440 SW 155 TERR
MIAMI, FL
33157-2159

BARBARA KAERCHER LE
8445 SW 156 ST
PALMETTO BAY, FL
33157

15815 BONNIER LLC
5901 SUNCREST DR
PINECREST, FL
33156

GISSELLY ANANIA MUNOZ
15300 SW 86 AVE
PALMETTO BAY, FL
33157

KEON J JOHN
15223 SW 87 AVE
PALMETTO BAY, FL
33157

LOUIS M ANDRIS JR &W GIEDRE
8621 SW 161 TERR
MIAMI, FL
33157-3659

LENNOX J JEFFERS TRS
8661 SW 161 TER
PALMETTO BAY, FL
33157

YOLANDA ANIDO
16225 SW 87 AVE
MIAMI, FL
33157

BENT SOERENSEN
15200 SW 89 AVE
MIAMI, FL
33157

MELISSA MAGGARD
15293 SW 89 CT
PALMETTO BAY, FL
33157

CARLOS M NAVARRO
114 CASA GRANDE CT
PALM BEACH GARDENS, FL
33418

US BANK NATIONAL ASSOCIATION TRS
3476 STATEVIEW BLVD
FORT MILL, SC
29715

AMERICAN LEGION POST/33
16401 SW 90 AVE
PERRINE, FL
33157-3509

SHEILA PURYEAR
16455 SW 91 AVE
PALMETTO BAY, FL
33157

JOSE M DELEON
9025 SW 158 ST
MIAMI, FL
33157-1945

MARK K MATTHEWS
8910 SW 156 ST
MIAMI, FL
33157-1932

WILLIAM MEDINA &W ANA M
8935 SW 157 ST
MIAMI, FL
33157-1937

YUEPENG LI
8911 SW 157 ST
PALMETTO BAY, FL
33157

LLOYD C BYRD TRS
9051 SW 157 ST
PALMETTO BAY, FL
33157

GEORGE CASALI
9025 SW 157 ST
MIAMI, FL
33157-1939

JUAN J REYES
8920 SW 157 ST
MIAMI, FL
33157-1938

THOMAS DELLA VECCHIA
8968 SW 157 ST
PALLMETTO BAY, FL
33157

JORGE GOMEZ GRACIA
15520 SW 85TH AVE
PALMETTO BAY, FL
33157-2131

RONALD SMITH &W VIOLET
15501 SW 86 AVE
MIAMI, FL
33157-2140

RENE VERDE &W JEAN H
15345 SW 87 AVE
MIAMI, FL
33157

ILONA FIALA NOVAK
15201 SW 88 AVE
MIAMI, FL
33157-2012

DOUGLAS F LANDSEA &W
8807 SW 153 TERR
PALMETTO BAY, FL
33157-2063

JEFFREY PARNS &W JO ANN
15301 SW 88 CT
PERRINE, FL
33157-2069

YOEL BRITO
8850 SW 153 TERR
MIAMI, FL
33157-2035

KAREN W POINSETT
8815 SW 156 TERR
MIAMI, FL
33157-2042

TROY A MANESS
8721 SW 159 ST
PALMETTO BAY, FL
33157

THOMAS J HARRINGTON &W LESLEY A
15815 SW 88 AVE
MIAMI, FL
33157-2022

YU TANG
15730 SW 87 AVE
MIAMI, FL
33157

SYLVIA Y RODRIGUEZ
15725 SW 87 CT
PALMETTO BAY, FL
33157

ARLENE Y HAMMOND
15820 SW 86 AVE
MIAMI, FL
33174

ARMANDO & ALISA DE MOYA TRS &
1160 SAN PEDRO AVE
CORAL GABLES, FL
33156

LORIE F HACKIM
15720 SW 85 AVE
MIAMI, FL
33157

CARLOS LOPEZ
15760 SW 85 AVENUE
PALMETTO BAY, FL
33157

GERALD L VALENT
15821 SW 86 AVE
MIAMI, FL
33157

JAMES ARAIZA &W JANA L SHEEDER
15755 SW 86 AVE
MIAMI, FL
33157-2188

MARK P RADCLIFFE
8760 SW 159 ST
PALMETTO BAY, FL
33157-2045

SERGIO S HERNANDEZ &W ELSA T
8740 SW 159 ST
MIAMI, FL
33157-2045

LAZARO ALFONSO
15825 SW 88 CT
MIAMI, FL
33157

EDUARDO ANDRES URIBE
15785 SW 88 CT
PALMETTO BAY, FL
33157

ROBERT HERNANDEZ
15825 SW 89 AVE
PALMETTO BAY, FL
33157

NATALIA M MAS
15745 SW 89 AVE
PALMETTO BAY, FL
33157

GEORGE & EDGAR RINCON
9200 SW 164 ST
MIAMI, FL
33157-3455

ENRIQUE A SAMPAYO
9221 SW 165 ST
MIAMI, FL
33157

JASON P NEAL &W ETHEL J
15300 SW 87 AVE
MIAMI, FL
33157-2050

JAMIE HUSBAND
15251 SW 87 COURT
MIAMI, FL
33157

SCOT BRUNSCHWIG &W MELISSA
8800 SW 155 TERR
MIAMI, FL
33157-2041

EDUARDO DENNIS
8850 SW 155 TER
PALMETTO BAY, FL
33157

RAYMOND G SCHENCK &W SHARA LEE
8845 SW 154 TERR
MIAMI, FL
33157-2036

JEFFERY L SCHAFER
8885 SW 154 TERR
MIAMI, FL
33157-2036

PHILLIP E CATHEY &W MARGARET J
8945 SW 156 ST
MIAMI, FL
33157-1931

DAGMARA VILLASMIL
8975 SW 156 ST
MIAMI, FL
33157-1931

RICHARD CAMPBELL
16120 SW 87 AVE
PALMETTO BAY, FL
33157-3666

HAINU YUE
8725 SW 161 ST
PALMETTO BAY, FL
33157

LUIS MENDEZ
8802 SW 161 ST
MIAMI, FL
33157-3514

JIAN LIU &W XIAOXIA DING
8762 SW 161 ST
PALMETTO BAY, FL
33157-3529

ROSA M SANTIAGO
16272 SW 88 AVE RD
PALMETTO BAY, FL
33157

ALVIN BRANDES
16240 SW 88 AVE RD
MIAMI, FL
33157-3508

GUOYONG ZHENG
15920 SW 90 AVE
MIAMI, FL
33157

ANNIE BICAR JOHNSON
8950 SW 159 TERRACE
MIAMI, FL
33157-1923

MIGUELINA VEGA
9300 SW 164 ST
MIAMI, FL
33157-3453

JENNIFER JAGBIR &H HOLLISTER W
9131 SW 164 ST
MIAMI, FL
33157-3528

WEBER GUILBAUD
8935 SW 163 TERR
MIAMI, FL
33157-3558

15365 S DIXIE HWY LLC
960 NE 74 ST
MIAMI, FL
33138

RONALD SPIEGEL &W TANYA
16311 SW 88 PL
MIAMI, FL
33157-3580

LUIS SOTERO III
3422 OLD CAPITAL TRAIL 1767
WILMINGTON, DE
19808

JOSE FRANCO
8925 SW 162 TER
PALMETTO BAY, FL
33157

JAVIER R VILLAMIZAR &W SONIA M
8945 SW 162ND TERR
PALMETTO BAY, FL
33157-3556

YINGCHUN HUANG
8820 SW 164 ST
PALMETTO BAY, FL
33157

JAMES R HORNER &W TERESA
8825 SW 165 TERR
MIAMI, FL
33157-3564

MABRYNA LLC
7640 SW 170 ST
PALMETTO BAY, FL
33157

IRENE ALEXANDER
8930 SW 159 TER
MIAMI, FL
33157-1900

MICHAEL P ARIZA &W LISSETTE M
8920 SW 160 ST
MIAMI, FL
33157-3525

RUBEN DIAZ
16075 SW 89 AVENUE RD
PALMETTO BAY, FL
33157

FRANK GUOFENG MA &W WEI CHENG
3450 NW 114 AVE
MIAMI, FL
33178

PAOLA USQUELIS
16240 SW 91 CT
PALMETTO BAY, FL
33157

DEREK PAUL DOBSON
9039 SW 162 ST
PALMETTO BAY, FL
33157

JIAN GUO CUI
9119 SW 162 ST
PALMETTO BAY, FL
33157

GE HONG TAO
9031 SW 162 LANE
MIAMI, FL
33157

XIANG YANG ZHOU &W YI ZHOU
9040 SW 162 ST
MIAMI, FL
33157-3588

JUDE WEIN
9116 SW 160 TER
PALMETTO BAY, FL
33157

ELIZABETH GARCIA
9025 SW 160 TER
PALMETTO BAY, FL
33157

CASA DE CAMPO HOA ASSC INC
18001 OLD CUTLER ROAD STE 643
PALMETTO BAY, FL
33157

DAVID NAMOFF
4779 COLLINS AVE #2401
MIAMI BEACH, FL
33140

9299 LLC
636 SEVILLA AVE
CORAL GABLES, FL
33134

SHAPUR HOLDINGS LLC
1521 ALTON RD # 900
MIAMI BEACH, FL
33139

ERROL JAMES &W OLIVE V
14420 SW 149 TER
MIAMI, FL
33157

ROSMY CAMARGO
15888 SW 95 AVE #103
MIAMI, FL
33157

LEIGHTON A FINEGAN
15888 SW 95 AVE #122
MIAMI, FL
33157-1851

MIGUEL A SANTI
15888 SW 95 AVE 124
MIAMI, FL
33157

EDUARDO F VEGA
15888 SW 95 AVE #212
MIAMI, FL
33157-1808

LUIS J SILVA
15888 SW 95 AVE 216
MIAMI, FL
33157

BEVERLY TODD &
145 OAKRIDGE AVE
ATHENS, GA
30601

GREGORY MARTINEAU
15888 SW 95 AVE #304
MIAMI, FL
33157-1808

MARIO MORALES
10425 SW 112 AVE # 309
MIAMI, FL
33176

DIANELLA REBOSO
15888 SW 95TH AVE APT 321
MIAMI, FL
33157-1815

ROBERT GRANT SLATER
15888 SW 95 AVE 323
MIAMI, FL
33157

CAROLE LASKER
15825 SW 90 CT #1B
MIAMI, FL
33157-1993

ANNE K MANN
15825 SW 90 CT UNIT 1-D
MIAMI, FL
33157-1993

ANA M FLORES
9374 SW 173RD TER
PALMETTO BAY, FL
33157-5724

MANUEL RODRIGUEZ JR JTRS
9032 SW 159 TERR
MIAMI, FL
33157

ALYSE HERNANDEZ
15385 S DIXIE HWY 8
PALMETTO BAY, FL
33157

FATINE ECHENIQUE
15385 S DIXIE HWY #10
MIAMI, FL
33157-1859

GAYLEN ROBBINS TRS
11231 SW 69 CT
MIAMI, FL
33156

CORAL 27 LLC
1510 TORILLO AVE
CORAL GABLES, FL
33146

NATALIA ALEXANDRA VESGA CHAVES
15389 S DIXIE HWY 42
MIAMI, FL
33157

CRAIG TERRANCE BREWER
4921 W STONEGATE CIR
LAKE ORION, MI
48359

GAYLEN ROOBINS TRS
11231 SW 69 CT
MIAMI, FL
33156

LYDIA MARIE CUNI
15391 S DIXIE HWY 62
MIAMI, FL
33157

JENNY LLEWELLYN JONES
11633 NE 11 PL
BISCAYNE PARK, FL
33161

JENNIFER A PEART
5215 TIMBER RIDGE RD
MARIETTA, GA
30068-1539

STEPHEN BASKOTT
1970 RIDGE SPRING DR
THE VILLAGES, FL
32162-1444

MARILYN MARTINEZ LE
2501 SW 117 AVE
MIAMI, FL
33175

GUILLERMO CABALLERO &W
12880 SW 149 ST
MIAMI, FL
33186

YOLANDA HALL LE
15851 SW 281 ST
HOMESTEAD, FL
33033

HAYDEE MCDERMOTT
15844 SW 90 CT #D
MIAMI, FL
33157-1948

INTERACTIVE PROPERTIES INC
15850 SW 90 CT #C
MIAMI, FL
33157

JAIME KOU EST OF
15837 SW 91 CT #A
MIAMI, FL
33157-1950

STEVEN P MYERS TRS
12360 NW 8 ST
PLANTATION, FL
33325

OTINEB FL HOLDINGS LLC
9008 SW 152 ST #10
PALMETTO BAY, FL
33157

ISHWERLAL PATEL
4341 SW 155 CT
MIAMI, FL
33185

ISHWERLAL PATEL
4341 SW 155 CT
MIAMI, FL
33185

CORAL REEF CHIROPRACTIC CENTER
9044 SW 152 ST
MIAMI, FL
33157-1928

BALLET AND BEYOND LLC
14190 SW 77 AVE
MIAMI, FL
33158

GEORGE F BATTLE
17255 SW 13 ST
PEMBROKE PINES, FL
:9

9000 PINO ETTEN CORP
10370 SW 97 ST
MIAMI, FL
33176-2715

DOUGLAS B WEINMAN
9000 CORAL REEF DR #207
MIAMI, FL
33157-1942

ZONG QI YANG &W
16224 SW 92 AVE #12
PALMETTO BAY, FL
33157-3462

MELISSA STREETER
16220 SW 92 AVE #14
MIAMI, FL
33157

DANIEL B ROTOLANTE TRS
15720 SW 92 AVE 6A
MIAMI, FL
33157

GLORIA M PEREZ & MARLEGNE YOUNG &
15720 SW 92 AVE #8A
MIAMI, FL
33157-1986

MOHAMMAD REZA SAVABI
15750 SW 92 AVE #23
MIAMI, FL
33157-1991

MAHASTI GHASSEMINEJAD
5374 NW 117 AVE
CORAL GABLES, FL
33076

CAROL BALDWIN
9451 PALMETTO CLUB LN
MIAMI, FL
33157

7 ELEVEN INC
1722 ROUTH ST 1000
DALLAS, TX
75201

RONALD E MOSSMAN &W MIN L
15101 SW 89 AVE
MIAMI, FL
33176-8077

HAI GUO
15030 SW 89 AVE
MIAMI, FL
33178

NERY BRAVO
15061 SW 89 CT
MIAMI, FL
33176-8035

T TAYLOE PERRY
8975 SW 152 ST
MIAMI, FL
33157-1925

ANDREW J MORA &W ELAINE S
15110 SW 87 CT
MIAMI, FL
33176-8064

CLARISSA NUNEZ
15115 SW 87 CT
PALMETTO BAY, FL
33176

JOHN MANGIALETTO
8860 SW 150 ST
MIAMI, FL
33176

CLYDE MIRAMBEAU
15095 SW 89 AVE
MIAMI, FL
33176

2017 2 IH BORROWER LP
1717 MAIN ST 2000
DALLAS, TX
75201

RACHEL C PHILOTAS
15301 SW 86 AVE
MIAMI, FL
33157-2136

JAMES E DORMAN &W DOROTHY
15220 SW 86 AVE
MIAMI, FL
33157-2137

LEONEL EXTRAMIL III
1225 SW 99 CT
MIAMI, FL
33174

MIGUEL A VALECILLOS
8500 SW 160 ST
MIAMI, FL
33157

CARLOS ALBERTO DEL AMO
8645 SW 162 ST
PALMETTO BAY, FL
33157

VICTOR L GLAVACH
8620 SW 162 ST
MIAMI, FL
33157

JEAN YVES DEILLON &W MURIEL
15350 SW 89 AVE
MIAMI, FL
33157-1903

LAZARA TRANTER
15750 SW 90 AVE
PALMETTO BAY, FL
33157

OTMARA FUNDORA JTRS
8930 SW 158 ST
PALMETTO BAY, FL
33157

MARVIN J JOHNSON
8950 SW 159 TER
PALMETTO BAY, FL
33157

ADOLFO DANILO LOPEZ
149 SWARM LN
FORT MILL, SC
29707-7533

RICARDO JESUS PICAYO
8940 SW 156 ST
MIAMI, FL
33157

GORDON ANTHONY SMITH
8975 SW 157 ST
MIAMI, FL
33157-1937

AMY G CREEKMUR
18450 SW 212 ST
MIAMI, FL
33187-4116

NICHOLAS ZOGHAIB
9050 SW 156 ST
MIAMI, FL
33157-1934

BRYAN ALAN CHWAST
9039 SW 157 ST
MIAMI, FL
33157

BRANCH BANKING & TRUST COMPANY
PO BOX 167
WINSTON SALEM, NC
27102-0167

ALEX MARK STURMAN
9055 SW 73RD CT APT 406
MIAMI, FL
33156-2939

SOUTH MOTOR COMPANY OF DADE CO
16165 S DIXIE HWY
MIAMI, FL
33157-1840

ANA BOTTEN &H PAUL
15420 SW 85 AVE
MIAMI, FL
33157-2130

MARK R BANENS
15401 SW 86 AVE
MIAMI, FL
33157-2138

JUAN H LANFRANCO
15425 SW 87 AVE
PALMETTO BAY, FL
33157

COLIN D SULLIVAN
15325 SW 88 AVE
MIAMI, FL
33157

JOSEPH SUAREZ
8725 SW 155 TER
MIAMI, FL
33157

GABRIEL AGUIRRE
15320 SW 88 CT
MIAMI, FL
33176

DANIEL J GREGORY &W LORETTA L
8830 SW 153 ST
MIAMI, FL
33157-2035

JONATHAN BOIX &
5010 FALK CIRCLE
LAS VEGAS, NV
89115

ERICA PAMELA TORO CARVAJAL
8701 SW 159 ST
PALMETTO BAY, FL
33157

JORGE E GONZALEZ
15731 SW 88 AVE
PALMETTO BAY, FL
33157

BARRY F BRENNAN
2155 BELOTE PL
JACKSONVILLE, FL
32207-3317

KENNETH VORCE &W DARA
8720 SW 155 TERR
MIAMI, FL
33157-2039

DAVID A MARLEY JR &W BETH A
15730 SW 86 AVE
MIAMI, FL
33157-2145

TAMARA L ROBBINS
15805 SW 87 AVE
MIAMI, FL
33157-2058

HERNAN MAYOL
15640 SW 885 AVE
PALMETTO BAY, FL
33157

SALVATORE J TUFINO &W JESSICA M
15840 SW 85 AVE
MIAMI, FL
57-2135

MARCELA GUTIERREZ
10500 SW 67 AVE
MIAMI, FL
33156-3205

GLORIA HAVELIN SOLDO (TR)
15621 SW 86 AVE
MIAMI, FL
33157-2142

MARK ED REARDON &W LINA M
15790 SW 88 AVE
MIAMI, FL
33157-2021

LOCKWOOD PIRIE &W DIANE
8720 SW 159 ST
MIAMI, FL
33157-2045

MIGUEL SAMPER &W
8830 SW 159 ST
MIAMI, FL
33157-2046

JULIE L GARCIA TRS
15705 SW 88 CT
PALMETTO BAY, FL
33157

JOSE A TRESPALACIOS TRS
15730 SW 88 CT
PALMETTO BAY, FL
33157

MMK DEERWOOD LLC
13955 SW 119 AVE
MIAMI, FL
33186

JIANWEN YANG
9240 SW 164TH ST
PALMETTO BAY, FL
33157

LUIS DANIEL TORRES
9281 SW 165 ST
PALMETTO BAY, FL
33157

BETSY E ECHEMENDIA
9200 SW 165 ST
MIAMI, FL
33157

RENE USTARIZ
15200 SW 87 CT
MIAMI, FL
33157

MARTHA AMEZQUITA ZALDIVAR TRS
5304 LYON FARM DR
DURHAM, NC
27713

DEVON PRUETT &W
8850 SW 154 TER
MIAMI, FL
33157

ROBERT PEREZ ABREU &W
8805 SW 155 TERR
MIAMI, FL
33157-2040

RICHARD K MEYERS &W KATHLEEN
15410 SW 89 AVE
MIAMI, FL
33157-1904

ADRIAN R GONZALEZ
8915 SW 156TH ST
MIAMI, FL
33157

ROYAL COAST PRESERVATION L P
315 S BISCAYNE BLVD 4TH FLOOR
MIAMI, FL
33131

VICTOR BALMASEDA &W DEBRA
8740 SW 160 ST
MIAMI, FL
33151

RICHARD HOCHMAN
8805 SW 161 ST
PALMETTO BAY, FL
33157-3530

ALAIN ARROYO &W CHRISTIANNE
16121 SW 87 CT
MIAMI, FL
33157-3501

LUIS S PUGA &W CONCEPCION
8742 SW 161 ST
MIAMI, FL
33157-3529

WALLY L LYSHKOV TRUSTEE
8825 SW 162 ST
MIAMI, FL
33157-3515

DERRICK O ROSS
16200 SW 88 AVE RD
PALMETTO BAY, FL
33157

MARIA XIMENA SINTES
15810 SW 90 AVE
PALMETTO BAY, FL
33157

BI HSIA CHEN
9114 SW 163 TERR
PALMETTO BAY, FL
33157

RI DONG TAN
9031 SW 164 ST
MIAMI, FL
33157-3526

TOM J MANOS &W
16330 SW 88 CT
MIAMI, FL
33157-3543

JIAO HE JTRS
16325 SW 89 CT
PALMETTO BAY, FL
33157

JOHN D II REED
8920 SW 162 TER
PALMETTO BAY, FL
33157

FERNANDO A GARCIA &W DEBORAH J
16140 SW 89 PL
MIAMI, FL
33157-3550

ZAOHUA HUANG
8920 SW 163 TERR
PALMETTO BAY, FL
33157

FELIPE L MEJIA
8931 SW 160 ST
PALMETTO BAY, FL
33157

XIHUI C NEWMAN
16350 SW 92 CT
MIAMI, FL
33157

CORAL REEF PLAZA INC
15321 S DIXIE HWY STE 310
PALMETTO BAY, FL
33157

EMELINA L FERNANDEZ
16045 SW 89 AVE RD
MIAMI, FL
33157-3573

EDGARD J P HENRY MEURRENS TRS
16210 SW 91 CT
PALMETTO BAY, FL
33157

LEONARDO HERNANDEZ &W
9123 SW 163 TERR
MIAMI, FL
33157-3582

ROBIN M SCHUE
9010 SW 162 ST
MIAMI, FL
33157-3585

SHARI B LICHTIGER
9038 SW 161 TERR
MIAMI, FL
33157-3594

HOWARD HELLER
9121 SW 162 LN
MIAMI, FL
33157

JUAN RUIZ &W MARJORIE CASAS-RUIZ
9120 SW 162 ST
VILLAGE OF PALMETTO BAY, FL
33157-3589

JIANZHI FANG &W
9056 SW 160 TERR
VILLAGE OF PALM BAY, FL
33157-3498

JAVIER L GONZALEZ
9055 SW 160 TERR
PALMETTO BAY, FL
33157-3596

BRENDA C PRATT
16100 SW 91 CT
MIAMI, FL
33157-3599

HAROLD LYNN EISENACHER
10820 SW 69 AVE
PINECREST, FL
33156

JESSICA MARCUS
9046 SW 160 TER
MIAMI, FL
33157

M AND G CONDOMINIUM LLC
7812 SW 88 TER
MIAMI, FL
33156

RONALD SANCETTA
16349 SW 78 AVE
PALMETTO BAY, FL
33157

SIRENA BREEZE LLC
9275 SW 152 ST # 107
MIAMI, FL
33157

CARLOS J PINIELLA
9275 SW 152 ST #210
MIAMI, FL
33157-1774

ROSE CALDERONE
15888 SW 95 AVE UNIT 108
MIAMI, FL
33157-1806

CARLOS JAVIER TROCHEZ
15888 SW 95 AVE UNIT 119
MIAMI, FL
33157

NATHALIA ORDONEZ SERRANO
15888 SW 95 AVE # 126
MIAMI, FL
33157

VERONICA ALDANA
15888 SW 95 AVE #210
MIAMI, FL
33157-1808

LIZA D MARTINO JTRS
15888 SW 95 AVE #219
MIAMI, FL
33157-1803

SHIRLEY S BARROW
15888 SW 95 AVE 226
MIAMI, FL
33157

BILAL MUSTAFA
15888 SW 95 AVE # 310
MIAMI, FL
33157

VIJAYA K TRIPATHI
15888 SW 95 AVE # 319
MIAMI, FL
33157

DENNIS CHIN JTRS &
15888 SW 95 AVE #326
MIAMI, FL
33157

VERONICA M ORDONEZ DE LA CUADRA
15825 SW 90 CT 1A
PALMETTO BAY, FL
33157

IRIS PITALUGA
15845 SW 90 CT UNIT 2D
MIAMI, FL
33157-1999

GLENN BERRY
15909 SW 90 CT #C
MIAMI, FL
33157-1982

FELIX TATARSKY
9046 SW 159 TER
MIAMI, FL
33157

XUE ZHONG LIU
15385 S DIXIE HWY #5
MIAMI, FL
33157

ALICIA NAYARIT FRETTE
8277 SW 128TH ST APT 114
MIAMI, FL
33156-5906

YADONG LUO
10800 SW 67 AVE
MIAMI, FL
33156

JUAN CARLOS DE LA TORRE
13381 EARLY FROST CIR
ORLANDO, FL
32828

CORAL CONDO 37 LLC
9240 SUNSET DR SUITE 114
MIAMI, FL
33173-3433

CAROL LEA WORRALL
15389 S DIXIE HWY APT 48
MIAMI, FL
33157-1864

LI ZHANG
15321 SW 78 PL
PALMETTO BAY, FL
33157

LISA NOELLE JOHNS
15391 S DIXIE HWY 63
PALMETTO BAY, FL
33157

ELEYDE PROPERTIES LLC
9420 SW 103 ST
MIAMI, FL
33176

PERRY FRAIND &W ARLINE
9116 SW 159 TERR #B
PALMETTO BAY, FL
33157-1949

GILBERT AVALOS &W LOURDES M
12602 SW 78 ST
MIAMI, FL
33183-3514

YOANYS ARMAS &W
15804 SW 90 CT #D
PALMETTO BAY, FL
33157-1948

JORGE PEREZ &
15905 SW 91 CT #C
PALMETTO BAY, FL
33157-1985

ERIC ADJAMAH
12374 SW 143 LN
MIAMI, FL
33186

BRUCE R BARTON &W DOROTHY L
15290 SW 82 AVE
MIAMI, FL
33157-2214

ERIC ADJAMAH
12374 SW 143 LN
MIAMI, FL
33186

RICHARD A CRUSAN &W MARY K
15809 SW 91 CT #C
MIAMI, FL
33157-1950

TERESA BENGOA
2965 SW 109 COURT
MIAMI, FL
33165

HERE'S HELP INC
15100 NW 27 AVE
OPA LOCKA, FL
33054-2642

SAMUPL HOLDING LLC
9032 SW 152 ST
MIAMI, FL
33157-1928

MICHAEL D WEINER TRS
2282 NW 62 DR
BOCA RATON, FL
33496

BALLET AND BEYOND LLC
14190 SW 77 AVE
MIAMI, FL
33158

EDSUE PROPERTIES INC
9000 SW 152 ST SUITE 106
PALMETTO BAY, FL
33157

KAIYU LIU
7270 SW 113TH ST
MIAMI, FL
33156-4628

JORGE SALAZAR &W MARIA
16236 SW 92 AVE #8
MIAMI, FL
33157-3462

RAYMOND SANDOVAL &W MARILYN L
16216 SW 92 AVE #16
MIAMI, FL
33157-3404

MIRTA PEREZ TRS
600 BILTMORE WAY 903
CORAL GABLES, FL
33134

TROGON LLC
3061 NW 82 AVE
MIAMI, FL
33122

DUNKAN ECHEVARRIA
5563 SW 6 ST
CORAL GABLES, FL
33134-1057

DAVID I JAMISON
15750 SW 92 AVE #22
MIAMI, FL
33157-1989

JORGE MORALES
16001 SW 284 ST
HOMESTEAD, FL
33033

MIAMI-DADE COUNTY
275 NW 2 ST 4FL
MIAMI, FL
33128-1794

MARGARET A HARRIS TRS
9460 PALMETTO CLUB LN EAST
PALMETTO BAY, FL
33157

ROSA ELENA POLO
9450 E PALMETTO CLUB LN
MIAMI, FL
33157-0000

EQUITY ONE
PO BOX 790830
SAN ANTONIO, TX
78279

KINGSLEY PROPERTIES II LLC
1550 S GOLDENEYE LN
HOMESTEAD, FL
33035-1027

MICHAEL THOMAS HENNEY
8895 SW 152 ST
PALMETTO BAY, FL
33157

HIEN CONG NGUYEN &W PHUONG THI
8881 SW 152 ST
MIAMI, FL
33157-2033

JOAN HENKEL RINDFUSS LE
15115 SW 89 CT
PALMETTO BAY, FL
33176

MICHELLE SUNE
15101 SW 89 CT
PALMETTO BAY, FL
33176

MARIO FRANCA
15195 SW 87 CT
PALMETTO BAY, FL
33176

S G I SUPPORTIVE HOUSING INC
935 SE 14 ST
HIALEAH, FL
33010

SHAMIM MOHAMMAD &
8831 SW 152 ST
MIAMI, FL
57-2033

ANTHONY D MIYAZAKI
8851 SW 152 ST
MIAMI, FL
33157-2033

DANIEL CZERWINSKI &W LOIS
15121 SW 87 AVE
MIAMI, FL
33176-8054

WALTER ZIMMERMAN JTRS
15705 SW 85 AVE
MIAMI, FL
33157

JOHN G ARAIZA (BEN OF)
15715 SW 85 AVE
MIAMI, FL
33157-2197

ESTHER COSTA
15240 SW 86 AVE
PALMETTO BAY, FL
33157

DARRIN D DINGMAN &W REBECCA J W
8540 SW 160 ST
MIAMI, FL
33157-3647

THOMAS J PERKINS III (TRUST) &
8625 SW 162 ST
MIAMI, FL
33157-3693

STEVEN J ALEXANDER &
8605 SW 162 ST
MIAMI, FL
33157-3693

ZETA PRIME LLC
10530 SW 144 AVE
MIAMI, FL
33186

EDWARD FERENCZI
15351 SW 87 CT
MIAMI, FL
33157

M JEROME JOHNSON
8950 SW 159 TER
PALMETTO BAY, FL
33157

MARVIN J JOHNSON LIVING TRUST
8950 SW 159 TER
PALMETTO BAY, FL
33157

GUARDA ENTERPRISES LLC
1110 SW IVANHOE BLVD #33
ORLANDO, FL
32804

SO FLA WATER MANAGEMENT
3301 GUN CLUB RD
WEST PALM BEACH, FL
33406

AMY SENA
16550 SW 90 AVE
PALMETTO BAY, FL
33157

PEDRO PABLO RODRIGUEZ TRS
16525 SW 91 AVE
PALMETTO BAY, FL
33157

PALMETTO 8970 LLC
8970 SW 156 ST
PALMETTO BAY, FL
33157

FRANK H OSORIO
8995 SW 157 ST
PALMETTO BAY, FL
33157

KEITH A NADEAU
9060 SW 156 ST
MIAMI, FL
33157

ERIC RAFAEL NUNEZ
9070 SW 156 ST
PALMETTO BAY, FL
33157

GREGORY T ALEXANDER &W
JESSICA R
9058 SW 157 ST
MIAMI, FL
33157-1940

DIANA B & JEFFREY L TANNER JTRS
9070 SW 157 ST
MIAMI, FL
33157-1940

VOLKSWAGEN SOUTH INC
16165 SO DIXIE HWY
MIAMI, FL
33157-1840

JOHANERES RODRIGUEZ
15400 SW 86 AVE
PALMETTO BAY, FL
33157

STANISLAVA NOVAK
15420 SW 86 AVE
MIAMI, FL
33157-2139

SALIM NASSAR &W OLGA
15401 SW 88 AVE
MIAMI, FL
33157-2016

JOCELYN R MASSO LE
15501 SW 88 AVE
MIAMI, FL
157

COLIN N DIXON
15325 SW 89 AVE
MIAMI, FL
33157

GUSTAVO YBARZ &W
15301 SW 89 AVE
MIAMI, FL
33157-1902

ROSANNA SAGAN TRS
15710 SW 87 CT
MIAMI, FL
33156

OSVALDO MARTINEZ
15720 SW 87 CT
MIAMI, FL
33157

HEATHER QUINLAN
15647 SW 88 AVE
MIAMI, FL
33157-2018

R W BUCKHALT &W ESPERANZA
8730 SW 155 TERR
MIAMI, FL
33157-2001

LEE N HEFTY &W NICHOLE L
8700 SW 155 TERR
MIAMI, FL
33157-2039

HECTOR J ROBERTS JR LE
8600 SW 155 TERRACE
MIAMI, FL
33157

JOSE C MARTINEZ
12190 SW 93 AVE
MIAMI, FL
33176

VICTOR NELSON
15605 SW 87 AVE
PALMETTO BAY, FL
33157

ARTURO ALVAREZ RECIO
15920 SW 85 AVE
VILLAGE OF PALMETTO BAY, FL
33157

JORGE ZAMORA JR
8605 SW 160 ST
PALMETTO BAY, FL
33157

MARVIN E MOSSBERG LE
8625 SW 160 ST
MIAMI, FL
33157

CARLOS J TABORDA
15601 SW 86 AVE
PALMETTO BAY, FL
33157

MARCUS MAHFOOD
8570 SW 155 TER
PALMETTO BAY, FL
33157

TALBERT NAVIA
10605 SW 62 AVE
MIAMI, FL
33156

DERRICK O ROSS &W YVONNE V
8745 SW 160 ST
MIAMI, FL
33157-3520

LLOYD G HICKS & OLGA M VAZQUEZ
15710 SW 88 CT
MIAMI, FL
33157-2029

ROGER T PELUSO &W CHRISTINE
15720 SW 88 CT
MIAMI, FL
33157-2029

GILBERTO JAVIER LLERENA COLLAZO
16400 SW 91 AVE
MIAMI, FL
33157

ANDY RIVERA &W DOLORES
16420 SW 91 AVE
MIAMI, FL
33157-3517

ALEXIS DEL VALLE
16521 SW 92 AVE
PALMETTO BAY, FL
33157

CHRISTOPHER GUY ESTEVEZ
16501 SW 92 AVE
MIAMI, FL
33157

JOSE ROSA TRS
9240 SW 165 ST
PALMETTO BAY, FL
33157

CARLOS A VERGARA
9220 SW 165 ST
PALMETTO BAY, FL
33157

VERA I MULLERY
15400 SW 87 CT
MIAMI, FL
33157

DONALD E KLEBER &W KATHY L
8760 SW 155 ST
MIAMI, FL
[illegible]57-2002

JUAN PEREZ TRS
8700 SW 96 ST
MIAMI, FL
33176

WILFREDO URQUIAGA
8847 SW 155 TER
PALMETTO BAY, FL
33157

WEICHE KIRK WENG
15400 SW 89 CT
PALMETTO BAY, FL
33157

SHARYN H KOENIG &H
15450 SW 89 CT
PALMETTO BAY, FL
33157

DARIO J FERNANDEZ &W BETTY E
8780 SW 160 ST
MIAMI, FL
33157-3521

ALAN WEITZEL &W JACQUELINE
8760 SW 160 ST
PALMETTO BAY, FL
33157-3521

MELISSA SEGARRA JTRS
8845 SW 161 ST
MIAMI, FL
33157

PAUL J JOSEPH &W FLORENCE C
16140 SW 87 AVE
MIAMI, FL
33157-3666

DAVID E LINDHOLM &W CYNDI M
16162 SW 87 CT
MIAMI, FL
33157-3502

MICHAEL M WIEGERT &W LAURA
16202 SW 87 CT
MIAMI, FL
33157-3504

BRANDSMART USA OF SO DADE INC
3200 SW 42 ST
HOLLYWOOD, FL
33312

MS ONE CORPORATION
15912 SWW 92 AVE
MIAMI, FL
33157

MARIA C ALVAREZ
9004 SW 163 TER
MIAMI, FL
33157

M JEROME JOHNSON
8950 SW 159 TER
PALMETTO BAY, FL
33157

KSY 157 LLC
7721 SW 62 AVE STE 202
MIAMI, FL
33143

MARIO GOMEZ
8775 SW 164 STREET
VILLAGE OF PALMETTO BAY, FL
33157

ALEX J VELAZQUEZ
16335 SW 88 CT
PALMETTO BAY, FL
33157

BONNIE SIMON
8915 SW 163 TERR
PALMETTO BAY, FL
33157

MARILYN TAYLOR DUNCAN
8935 SW 163 TER
PALMETTO BAY, FL
33157

LORENZO D BERRY III
16240 SW 89 PL
MIAMI, FL
33157-3551

ALIX J M APOLLON &W JOSAINE B
16340 SW 89 PL
MIAMI, FL
33157-3554

DORIS WEYER
16340 SW 87 PLACE
MIAMI, FL
33157-3538

FREDERICK A FOSSELMAN &W TAMARA A
8951 SW 160 ST
MIAMI, FL
33157-3524

MICHAEL D POWERS
8941 SW 160 ST
PALMETTO BAY, FL
33157

CARLOS A MENENDEZ &W SUSAN
16351 SW 92 CT
MIAMI, FL
33157-3460

OTHNIEL RAMIREZ &W YAMILET
16361 SW 92 CT
VILLAGE OF PALMETTO BAY, FL
33157-3460

JAMES A SLAMAN
16100 OLD CUTLER RD
PALMETTO BAY, FL
33157

DANIEL E BOLET
16050 SW 89 AVENUE RD
PALMETTO BAY, FL
33157

MARIA E VASQUEZ
9003 SW 163 TER
CUTLER BAY, FL
33157

WILLIAM L REESE &W BETHANY
16239 SW 90 CT
MIAMI, FL
33157-3889

TITO C CESPEDES
9028 SW 161 TERR
MIAMI, FL
33157-3594

ABRAHM SMITH &W
9018 SW 161 TERR
MIAMI, FL
33157-3594

KEITH V WHITBECK
9057 SW 161 TERR
MIAMI, FL
33157-3499

JEROME RICHARDSON LE
9047 SW 161 TER
MIAMI, FL
33157

HANUMA R LOKIREDDY &W
8401 SW 140 ST
PALMETTO BAY, FL
33158

KURZIM GROUP 2 LLC TRS
13190 SW 134 ST STE 107
MIAMI, FL
33186

MAHESH JOSHI
9061 SW 162 LN
VILLAGE OF PALMETTO, FL
33157

INDIRA BKYSKAL
9051 SW 162 LN
MIAMI, FL
33157-3590

CHRISTOPHER S COHEN
16000 SW 91 CT
CUTLER BAY, FL
33157

M AND G CONDOMINIUM LLC
9299 SW 152 ST # 100
MIAMI, FL
33157

A JAMES SEGAL
5858 SW 68 ST
SOUTH MIAMI, FL
33143-3693

SIRENA BREEZE LLC
9275 SW 152 ST 105
MIAMI, FL
33157

SIRENA BREEZE LLC
9275 SW 152 ST STE106
MIAMI, FL
33157

MIAMI SINUS INSTITUTE LLC
9275 SW 152 ST STE 212
MIAMI, FL
33157

GALEN GRANVILLE HOLDER
15888 SW 95 AVE 109
MIAMI, FL
33157

CARMEN L QUERALES-GARCIA
1495 NE 140 ST
MIAMI, FL
33161

ROBERT H LUNDY
15888 SW 95 AVE UNIT 204
MIAMI, FL
33157-1866

ALEXIS CORINNA JIMENEZ
15888 SW 95 AVE # 205
MIAMI, FL
33157

TAYLOR D WASSER
15888 SW 95 AVE # 221
MIAMI, FL
33157

LYDA GIMINEZ
15888 SW 95 AVE 224
MIAMI, FL
33157

ALEX NAGY
15888 SW 95 AVE 311
MIAMI, FL
33157

DULCE M PEREZ LE
15888 SW 95 AVE 312
MIAMI, FL
33157

YUQI JING
15861 SW 90 CT # B
PALMETTO BAY, FL
33157

TIMOTHY SCOTT PORTER
15907 SW 90 CT UNIT A
MIAMI, FL
33157-1982

OLSON N DUFFIS LE
15911 SW 90 CT B
PALMETTO BAY, FL
33157

ELIZABETH VASQUEZ
9044 SW 159 TERR UNIT C
MIAMI, FL
33157-1949

LANNY N ROGG
9040 SW 159 TERR #D
MIAMI, FL
33157-1949

HAROLD B LEVINE
PO BOX 1286
BLUE RIDGE, GA
30513-0023

YADONG LUO &W CUIHUA HUANG
10800 SW 67 AVE
MIAMI, FL
33156-3908

ROY C & ROSE ROLLO
9101 SW 189 ST
CUTLER BAY, FL
33157

MARIA LUZ PENARANDA
15389 S DIXIE HWY UNIT 36
MIAMI, FL
33157-1862

CORAL 49 LLC
1510 TRILLO AVE
CORAL GABLES, FL
33146-2315

KYU Y LEE
11241 NW 84TH ST
DORAL, FL
33178-1799

SAMIRA ALANI
22527 SW 94 PATH
CUTLER BAY, FL
33190

ELSIE K MCPHERSON
15904 SW 91 CT
PALMETTO BAY, FL
33157

MARCIA REBELO
15902 SW 91 CT B
PALMETTO BAY, FL
33159

COSTA AZUL ESTATES LLC
1172 S DIXIE HWY 330
CORAL GABLES, FL
33146

STEPHEN ANDRIS
15914 SW 91 CT D
PALMETTO BAY, FL
33157

ALINA M PADRON
2910 SW 105 CT
MIAMI, FL
33165

MARVIN JEROME JOHNSON
8950 SW 159 TER
PALMETTO BAY, FL
33157

SOFIA E HEREDIA
15911 SW 91 CT # 1
PALMETTO BAY, FL
33157-1985

LORELEE MANHEIMER
15809 SW 90 CT #C
MIAMI, FL
33157-1947

GISELLA MAZZILLI
9381 SW 51 TER
MIAMI, FL
33165

CAROL AMORELE TANNER
9078 SW 157 ST
PALMETTO BAY, FL
33157

ROBERT LONGENECKER LE
15811 SW 91 CT B
PALMETTO BAY, FL
33157

TERESA BENGOA
2965 SW 109 COURT
MIAMI, FL
33165

HERE'S HELP INC
15100 NW 27 AVE
OPA LOCKA, FL
33054-2642

KINO MACGREGOR &H JOHN
9036 SW 152 ST
MIAMI, FL
33157-1928

KINO MACGREGOR &H JOHN
9036 SW 152 ST
MIAMI, FL
33157-1928

EDSUE PROPERTIES INC
9000 SW 152 ST # 106
PALMETTO BAY, FL
33157-5434

ARJUN SALUJA JTRS
5848 PARADISE POINT DRIVE
MIAMI, FL
33157

JEANNE ARCHER SMITH
16244 SW 92 AVE #3
MIAMI, FL
33157-3462

JOSEPH R GALLAHER
9820 SW 118 ST
MIAMI, FL
33176

MAYUREE ELLINGTON
16206 SW 92 AVE #21
PALMETTO BAY, FL
33157

DUANE YONON
12891 SW 91 CT
MIAMI, FL
33176-5857

JAMES Z ZHOU &W LONGXIU
8991 SW 95 AVE
MIAMI, FL
33176

TL FLORIDA INVESTMENTS LLC TRS
990 BISCAYNE BLVD STE O 903
MIAMI, FL
33132

LYNETTE B RIVERA
15750 SW 92 AVE #31C
MIAMI, FL
33157-1991

KRISTINE MARIE BAKER
15740 SW 92 AVE 34
PALMETTO BAY, FL
33157

FDG RAIL HOLDINGS 30 LLC
7150 PHILIPS HIGHWAY
JACKSONVILLE, FL
32256

CARMEN DELGADO
9480 PALMETTO CLUB LN E
MIAMI, FL
33157

OMAR BENAVIDES
9470 PALMETTO CLUB LN E
MIAMI, FL
33157

MARIA T GARCELL
15130 SW 89 AVE
PALMETTO BAY, FL
33176-8061

CONSTANCE STREVA
15125 SW 89 CT
MIAMI, FL
33176-8035

MARY ANN CHAPMAN TRS
15001 SW 88 AVE
MIAMI, FL
33176

JACQUELINE CORREA
15120 SW 87 AVE
MIAMI, FL
33176

JOHN E WILKING
15100 SW 87 AVE
PALMETTO BAY, FL
33176

CARLOS ANTONIO CORREA
8800 SW 151 ST
PALMETTO BAY, FL
33176

SAMUEL C CALLIS JR &
15190 SW 88 AVE
MIAMI, FL
33176-8059

JAMES P DUGAN &W CYNTHIA L
8440 SW 156 ST
MIAMI, FL
33157-2173

ELIZABETH C TROUT
15615 SW 85 AVE
PALMETTO BAY, FL
33157

JUAN CARLOS ARIZA VELEZ
16021 SW 86 AVE
PALMETTO BAY, FL
33157

CHESLEY P DILLON &W MICHELLE R
16041 SW 86 AVE
PALMETTO BAY, FL
33157-3622

THE SOUTHLAND CORP
1722 ROUTH ST STE 1000
DALLAS, TX
75201

BEN ZEN PROPERTIES LLC
8700 SW 153 TER
PALMETTO BAY, FL
33157

M JEROME JOHNSON
8950 SW 159 TER
PALMETTO BAY, FL
33157

MARVIN J JOHNSON
8950 SW 159 TER
PALMETTO BAY, FL
33157

W B H CORP
PO BOX 161859
MIAMI, FL
33116

MS ONE CORP
15912 SW 92 AVE
MIAMI, FL
33157-1842

GEORGE CASALI
15750 SW 90TH AVE
PALMETTO BAY, FL
33157

FRANTZ JEAN-JOSEPH
9030 SW 164 ST
MIAMI, FL
33157-3527

RUSSELL T MORRISON
16555 SW 91 AVE
MIAMI, FL
33157

WALTERIO CECILIO CLARKE JR
8980 SW 156 ST
PALMETTO BAY, FL
33157

ANDREW ALVAREZ
15601 SW 90 AVE
PALMETTO BAY, FL
33157

EDGARDO O MACCHI &W DIANA ROSSI
9080 SW 156 ST
MIAMI, FL
33157-1934

JANA L SHEEDER
15605 SW 92 AVE
PALMETTO BAY, FL
33157

JARROD GILLEN
9020 SW 157TH STREET
PALMETTO BAY, FL
33157

BENJAMIN VILCHEZ
9040 SW 157 ST
PALMETTO BAY, FL
33157

DIANA B & JEFFREY L TANNER JTRS
9078 SW 157 ST
PALMETTO BAY, FL
33157

NICE PROPERTIES INC
10701 SW 104 ST #C38
MIAMI, FL
33176

NICE PROPERTIES INC
10701 SW 104 ST #C38
MIAMI, FL
33176

JERRY B PAGE
15320 SW 86 AVE
MIAMI, FL
33157-2100

MARK HOWARD ROSENBLUM TRS
15340 SW 86 AVE
MIAMI, FL
33157-2100

SHARON MCGEE TRS
15500 SW 86 AVE
PALMETTO BAY, FL
33157

KARLA MELO
15425 SW 88 AVE
MIAMI, FL
33157

BRENDAN YUEN
15445 SW 88 AVE
PALMETTO BAY, FL
33157

HUNG WAH POON &W YI CHONG SARINA
15221 SW 89 AVE
MIAMI, FL
33157-1980

LEONARDO A PENIZZOTTO
15201 SW 89 AVE
PALMETTO BAY, FL
33157

PEDRO A ALVAREZ
15660 SW 87 COURT
PALMETTO BAY, FL
33157

MARK SUMMERS &W STELLA
15730 SW 87 CT
MIAMI, FL
33157-2011

LAWRENCE J ALBERT &W MYRNA L
15621 SW 88 AVE
MIAMI, FL
33157-2018

BRIAN LEE TANNEBAUM
8740 SW 155 TER
PALMETTO BAY, FL
33157

ANDRES EDUARDO GOMEZ RUTMANN
15600 SW 86 AVE
PALMETTO BAY, FL
33157

JESSIE BAYAG
15620 SW 86 AVE
PALMETTO BAY, FL
33157

GORDON M MELCHER &W SARA M
15645 SW 87 AVE
MIAMI, FL
33157-2054

WARREN G CHRISTOPHEL &W BONNIE P
8650 SW 155 TERR
MIAMI, FL
33157-2161

CAROLE J WAGNER LE
15940 SW 85 AVE
PALMETTO BAY, FL
33157

DARIO DI FAZIO
8535 SW 160 ST
MIAMI, FL
33157-3646

JOSEPH D KERNISKY
15650 SW 88 AVE
PALMETTO BAY, FL
33157

MICHAEL KOSICK &W INGRID
15660 SW 88 AVE
MIAMI, FL
33157-2019

TIM DUGAN BIRRITTELLA TR
8725 SW 160 ST
MIAMI, FL
33157-3520

MARK K GHEZZI & SUZANNE R GHEZZI
8805 SW 160 ST
MIAMI, FL
33157-3522

CYNTHIA L MOORE TRS
15650 SW 88 CT
MIAMI, FL
33157

RICHARD DUARTE
15700 SW 88 CT
MIAMI, FL
33157

ANA SUYAPA MENDIETA
554 PARKWOOD LN
NAPLES, FL
34103-8535

ROBIN R BARSON
16520 SW 91 AVE
MIAMI, FL
33157

RICHARD MANUEL PORRAS
16541 SW 92 AVE
PALMETTO BAY, FL
33157

CARLOS PENAFIEL
16421 SW 92 AVE
PALMETTO BAY, FL
33157

JEAN BASS GOSSELIN TRS
9280 SW 165 ST
PALMETTO BAY, FL
33157

JOHN BURKOWSKI &W SANDRA LE
9260 SW 165 ST
MIAMI, FL
33157-3451

NANCY REITENBACH
15350 SW 87 CT
MIAMI, FL
33157-2005

MAURICIO J ESCOBAR
15390 SW 87 CT
PALMETTO BAY, FL
33157

CULLEN J BARBIER &W BARBARA
8871 SW 155 TERR
MIAMI, FL
33157-2040

KAN FAT LI &W TANIA
8861 SW 155 TERR
MIAMI, FL
33157-2040

MARCO A FERREIRA &W ALEJANDRA M
15401 SW 89 CT
MIAMI, FL
33157-1917

EDUARDO R BAS
8940 SW 155 ST
PALMETTO BAY, FL
33157

JACK L GOODRICH &W DORIS M
8820 SW 160 ST
MIAMI, FL
33157-3523

MANUEL RIERA &W DINA
8800 SW 160 ST
MIAMI, FL
33157-3523

MICHAEL D GONZALEZ
8865 SW 161 ST
PALMETTO BAY, FL
33157

SERGIO J FERNANDEZ &W DANIELA M
8885 SW 161 ST
PALMETTO BAY, FL
33157-3530

JORGE ZAMANILLO &W
16201 SW 87 CT
MIAMI, FL
33157-3503

GREGORY REYNOLDS
16225 SW 88 AVENUE RD
PALMETTO BAY, FL
33157

JOHN T LAMKIN &W LESLIE C
8840 SW 162 ST
MIAMI, FL
33157-3515

VICTOR WONG CHONG &W YLVA
16140 SW 88 AVE RD
MIAMI, FL
33157-3506

BRANDSMART USA OF S DADE INC
3200 SW 42 ST
HOLLYWOOD, FL
33312

SOUTH DIXIE MIAMI RE LLC
5800 NW 171 ST
HIALEAH, FL
33015

MICHAEL A HOLMES &W PAMELA A
9014 SW 163 ST
MIAMI, FL
33157-3568

ALVARO FIGUEREDO
9024 SW 163 ST
MIAMI, FL
33157-3568

THIET NGUYEN TRS
9001 SW 164 ST
PALMETTO BAY, FL
33157

MICHAEL I LYNCH &W MARIAN C
8960 SW 158 ST
MIAMI, FL
33157-1944

15657 SOUTH DIXIE LLC
1680 MICHIGAN AVE 700
MIAMI BEACH, FL
33139

KEREM KAYSERILIOGLU
16325 SW 88 CT
PALMETTO BAY, FL
33157

PHILIP E MILLER TRS
16315 SW 88 CT
PALMETTO BAY, FL
33157

RICHARD S GREEN
16250 SW 89 CT
MIAMI, FL
33157-3545

JUDITH TRIBBLE
8955 SW 163 TER
PALMETTO BAY, FL
33157

JEFFREY M BERRY
16260 SW 89 PL
MIAMI, FL
33157-3551

ELITE GENERATORS LLC
16320 SW 89 PL
PALMETTO BAY, FL
33157

HUMBERTO A GARCIA LE
16350 SW 87 PL
PALMETTO BAY, FL
33157

AMIR RAZZAGHI AWAL
1654 NW 108 AVE
DORAL, FL
33172

PHILLIP J ALMOND &W DEBRA C
16371 SW 92 CT
MIAMI, FL
33157-3460

IVAN TORRES-HIDALGO &W IJLAL
16030 SW 89 AVE RD
MIAMI, FL
33157-3572

XIAOHUA SONG
16060 SW 89 AVE RD
MIAMI, FL
33157

QINGDA YANG &W YUAN LIN
9043 SW 163 TERR
PALMETTO BAY, FL
33157-3569

LI HUANG
9023 SW 163 TER
PALMETTO BAY, FL
33157

ROBERTO FONFRIA
9008 SW 161 TER
PALMETTO BAY, FL
33157

JIANQIN WEI &W MIN CHEN
9007 SW 161 TERR
PALMETTO BAY, FL
33157-3595

SAMUEL R ROGERS
3 TIMES SQUARE
NEW YORK, NY
10036

LUIZ A DE OLIVEIRA SALLES &W
9037 SW 161 TERR
MIAMI, FL
33157-3499

PATRICK F DEL VECCHIO SR LE
9125 SW 160 TER
PALMETTO BAY, FL
33157

WENZHI LI &W YUNHUI YANG
16010 SW 91 CT
PALMETTO BAY, FL
33157-3598

MARIE DINAH DECASTRO
9050 SW 162 ST
PALMETTO BAY, FL
33157

CHUN YUH HUANG
9060 SW 162 ST
MIAMI, FL
33157

A JAMES SEGAL
5858 SW 68 ST
MIAMI, FL
33143

FEANNY FAMILY MANAGEMENT
9275 SW 152 ST 101
MIAMI, FL
33157

DOLCIE E CHIN
9275 SW 152 ST STE 104
MIAMI, FL
33157-1773

LUIS ALBERTO GAJARDO
15888 SW 95 AVE #111
MIAMI, FL
33157-1806

GREGORY MARTINEAU
15888 SW 95 AVE #112
MIAMI, FL
33157-1866

TASHA MARIE POLL
15888 SW 95 AVE 202
MIAMI, FL
33157

LYNN KMECH
15888 SW 95 AVE #203
MIAMI, FL
33157-1866

JOSE MARQUEZ MACEDO
15888 SW 95 AVE # 206
MIAMI, FL
33157

JOHAN R ESPINOZA
15888 SW 95 AVE 222
MIAMI, FL
33157

PALMETTO FAIRWAY CONDO ASSN INC
15888 SW 95 AVE
MIAMI, FL
33157

ALEJANDRO RIVERO
7261 SW 129 ST
PINECREST, FL
33156

BONITA HALLIN & JOAN MATALON &
15888 SW 95 AVE APT 316
MIAMI, FL
33157-1867

MARCELO RUBEN PICHELLI
15859 SW 90 CT
PALMETTO BAY, FL
33157

DARREN SMITH &W KATHY HIND
2009 FAR GALLANT DR
AUSTIN, TX
78746

JOHN OREJON
15385 S DIXIE HWY 1
PALMETTO BAY, FL
33157

FAREEDA STEVENS
15385 S DIXIE HWY #2
MIAMI, FL
33157-1846

CORAL CONDO 16 LLC
9240 SUNSET DR SUITE 114
MIAMI, FL
33173-3433

YADONG LUO
10800 SW 67 AVE
MIAMI, FL
33156

DAVID STEPHEN &W TERESA
9100 SW 118 ST
MIAMI, FL
33176-4344

YI ZHOU
15839 S DIXIE HWY 34
MIAMI, FL
33157

KIMBERLY A HEILBRUN
15391 S DIXIE HWY #52
PALMETTO BAY, FL
33157

XUEZHONG LIU
7920 SW 128TH ST
MIAMI, FL
33156-6147

JORGE OSORIO
9100 SW 159 TERR #D
MIAMI, FL
33157-1949

HUA WU
15900 SW 91 CT #C
MIAMI, FL
33157

FLAVIA D ALFARO
4640 KOVAL LN #48A
LAS VEGAS, NV
89109

HUREN AN
15912 SW 91 CT # B
PALMETTO BAY, FL
33157

PILAR T GONZALEZ
15904 SW 90 CT
MIAMI, FL
33157

NORMA RUIZ
15325 SW 104 AVE
MIAMI, FL
33157

SUNCREST 1201 LLC
5850 SUNCREST DRIVE
MIAMI, FL
33156

KORKMAZ ENTERP LLC
13624 SW 92 CT
MIAMI, FL
33176-6858

CHERRI GRAM
15819 SW 91 CT
MIAMI, FL
33157-1950

ALINA MARRERO
15815 SW 91 CT #D
MIAMI, FL
33157-1950

TERESA BENGOA
2965 SW 109 COURT
MIAMI, FL
33165

HERE'S HELP INC
15100 NW 27 AVE
OPA LOCKA, FL
33054-2642

KINO MACGREGOR &H JOHN
9036 SW 152 ST
MIAMI, FL
33157-1928

KINO MACGREGOR &H JOHN
9036 SW 152 ST
MIAMI, FL
33157-1928

MICHAEL D WEINER TRS
2282 NW 62 DR
BOCA RATON, FL
33496

9000 CORAL REEF DRIVE 102 LLC
9000 CORAL REEF DR#102
MIAMI, FL
33157

S & G MIAMI HOLDINGS INC
6830 SW 72ND CT
MIAMI, FL
33143

CHARMEN C AVILA
16246 SW 92 AVE #4
MIAMI, FL
33157-3462

PIERRE E SCHMIDT &W CLEMINDA
16230 SW 92 AVE UNIT 5
MIAMI, FL
33157-3462

REBECCA LEA YEOMANS
16208 SW 92ND AVE
PALMETTO BAY, FL
33157-3404

JENNIFER BERGSTROM
16202 SW 92 AVE #23
MIAMI, FL
33157-3404

VIVIAN NEWTON GILL JTRS
16200 SW 92 AVE 24
PALMETTO BAY, FL
33157

TADIA SILVA
15800 SW 92 AVE 14B
CUTLER BAY, FL
33157

JING LI TRS
15800 SW 92 AVE #15
MIAMI, FL
33157-1977

MOHAMMAD SAVABI
15750 SW 92 AVE #23
PALMETTO BAY, FL
33157

ZHIQIANG WANG
15750 SW 92 AVE #33C
MIAMI, FL
33157

VILLAGE PINES SCHOOL INC
15000 SW 92 AVE
MIAMI, FL
33176

MIAMI-DADE COUNTY
9300 NW 41 ST
MIAMI, FL
33178-2312

BINDOR COLONIAL LLC
8500 SW 8 ST 228
MIAMI, FL
33144

COUNTRY CLUB SOUTH APARTMENTS LTD
9095 SW 87 AVE STE 777
MIAMI, FL
33176-2310

KIRSTEN L SCHWARZ
15020 SW 89 CT
MIAMI, FL
33176-8036

ILEANA D MOCK CASTILLO
15070 SW 89 CT
PALMETTO BAY, FL
33157

VENYAMIN SHURIK &W LARISA
8930-32 SW 149 TERR
MIAMI, FL
33176-8046

IGNACIO ABELLA
1029 NE 4 AVE
MIAMI, FL
33030

AARON W KRIEGER &W RUTH W
8825 SW 150 ST
MIAMI, FL
33176-8047

MARTA GRANJA
8865 SW150 ST
PALMETTO BAY, FL
33176

SUSAN L BSHARAH
8780 SW 150 TER
PALMETTO BAY, FL
33176

JAMES W FAWCETT
15115 SW 88 AVE
MIAMI, FL
33176-8060

VINCENT J WARGER &W JOAN Q TRS
8820 SW 150 ST
MIAMI, FL
33176-8048

RAVI S RAMJIT JR
15050 SW 88 AVE
PALMETTO BAY, FL
33176

SMORGASBORD MANAGEMENT CO
2872 NE 29 ST
FT LAUDERDALE, FL
33306-1919

EQUITY ONE (FLA PORTFOLIO) LLC
PO BOX 790830
SAN ANTONIO, TX
78279

MARY S ZUCKER
8490 SW 158 ST
MIAMI, FL
33157-2185

GARY M SMITH & ANNE C CHARLES
15915 SW 85 AVE
MIAMI, FL
33157-2191

CANDICE DOWLATI
15305 SW 87 AVE
MIAMI, FL
33157

GREGORY LANG ARNOLD TRS
8641 SW 161 TER
PALMETTO BAY, FL
33157

SAMUEL MARCUS HUTTIG &
16041 SW 87 AVE
PALMETO BAY, FL
33157-3602

SILVIA TRUJILLO
16160 SW 87 AVE
MIAMI, FL
33157-3666

OSCAR DANILO POZO LE
15301 SW 89 CT
PALMETTO BAY, FL
33157

JIAN PING LEE &W YAN LI &
15280 SW 89 AVE
MIAMI, FL
33157-2071

J A PETTIT &W M A
15395 SW 89 CT
MIAMI, FL
33157-1915

LEONARDO DELGADO JR
12141 SW 122 PATH
MIAMI, FL
33186

ROY A SCHWAB LE
8925 SW 158 ST
MIAMI, FL
33157

CHRIST FELLOWSHIP RES PROP LLC
8900 SW 168 ST
PALMETTO BAY, FL
33157

9001 SW 158 ST LLC
9774 W 34 CT
HIALEAH, FL
33018

DAVID A PACK &W CHRISTINE M
15610 SW 89 AVE
MIAMI, FL
33157-1907

ALEJANDRO E LAFUENTE ARIAS
8921 SW 157 ST
PALMETTO BAY, FL
33157

FENG CHUN YANG
8901 SW 157 ST
PALMETTO BAY, FL
33157

MAITEE BOMNIN TRS
1226 JEFFERSON ST
HOLLYWOOD, FL
33019

LAZARA TRANTER LE
9011 SW 157 ST
PALMETTO BAY, FL
33157

TIA MARIE GREEN
8940 SW 157 ST
MIAMI, FL
33157

MICHAEL F POGORZELSKI &W JEANNE
8980 SW 157 ST
MIAMI, FL
33157-1938

BRYAN A ASTIGARRAGA
15500 SW 85 AVE
PALMETTO BAY, FL
33157

JOHN ROQUE &W DAYNA
15521 SW 86 AVE
MIAMI, FL
33157-2140

DOMINGO A ALVAREZ
15405 SW 87TH AVE
PALMETTO BAY, FL
33157-2051

JAMES S PATTERSON
15325 SW 87 AVE
MIAMI, FL
33157

MICHAEL W SCHILLING
15300 SW 88 AVE
MIAMI, FL
33157-2015

DIDERICO DALY
809 SEVILLA AVE
CORAL GABLES, FL
33134

ALTHEA I PECK
8805 SW 156 TERR
MIAMI, FL
33157-2042

JORGE CONCEPCION &W
8825 SW 156 TERR
MIAMI, FL
33157-2042

JAMES M ARMSTRONG &W WENDY T
8741 SW 159 ST
MIAMI, FL
33157-2044

ANDRES BARDELAS
15805 SW 88 AVE
PALMETTO BAY, FL
33157

WILLIAM ROTOLANTE
15735 SW 87 CT
MIAMI, FL
33157-2010

MICHELLE W MOORE &H
15715 SW 87 CT
MIAMI, FL
33157-2010

MARGARET L KENNEY
15800 SW 86 AVE
MIAMI, FL
33157-2187

LUIS FRANCISCO ESTRADA
8605 SW 159 ST
PALMETTO BAY, FL
33157

PHILLIP C NICHOLAS & S A FOSTER
15825 SW 87 AVE
MIAMI, FL
33157-2058

HARRY WILLIAM PRAHL III
12940 SW 69 AVE
MIAMI, FL
33156-6263

DANIEL MONSALVE
15740 SW 85 AVE
PALMETTO BAY, FL
33157

SONIA M JENSEN
15841 SW 86 AVE
MIAMI, FL
33157-2144

JAMES MULLIS &W DIANNE
15801 SW 86 AVE
PALMETTO BAY, FL
33157-2144

JOHN UHRICH JR
15820 SW 88 AVE
MIAMI, FL
33157-2023

JUAN GONZALEZ
8750 SW 159 ST
MIAMI, FL
33157

MARGARITA V FERNANDEZ
15815 SW 88 CT
MIAMI, FL
33157-2030

EVERALDO SARDINAS & MARIA BARROS
15735 SW 88 CT
MIAMI, FL
33157-2028

HENRIQUE PONSE CARDOSO
15815 SW 89 AVE
PALMETTO BAY, FL
33157

CATHERINE J TOPFER
15735 SW 89 AVE
PALMETTO BAY, FL
33157

THR FLORIDA L P
1717 MAIN ST 2000
DALLAS, TX
75201

SHIRLEY S SMART (TRUST)
9201 SW 165 ST
MIAMI, FL
33157-3450

ARMANDO QUISPE
9241 SW 165 ST
PALMETTO BAY, FL
33157

NORA J ROBBINS TRS
15280 SW 87 AVE
MIAMI, FL
33157

DEUTSCHE BANK TRUST COMPANY
5720 PREMIER PARK DR
WEST PALM BEACH, FL
33407

CHRISTOPHER R GEORGE
8820 SW 155 TER
PALMETTO BAY, FL
33157

ELIZABETH M AGUIAR LE
8860 SW 155 TER
PALMETTO BAY, FL
33157

ALEJANDRO J GONZALEZ
8875 SW 154 TER
PALMETTO BAY, FL
33157

JUDITH SCHEEPENS
15400 SW 89 AVE
PALMETTO BAY, FL
33157

DAVID MARTIN &W KATHLEEN
8965 SW 156 ST
MIAMI, FL
33157-1931

GUS MACHADO KENDALL LLC
1200 W 49 ST
HIALEAH, FL
33012

JOE D HUTCHINS &W DEBORAH A
16100 SW 87 AVE
MIAMI, FL
33157-3666

MICHAEL RUEDA
8880 SW 160 ST
PALMETTO BAY, FL
33157

PAMELA P FORTMAN
8745 SW 161 ST
MIAMI, FL
33157-3513

JONATHAN P REHMAN &W TANIA M
8822 SW 161 ST
MIAMI, FL
33157-3514

ANN ADDISON
8782 SW 161 ST
MIAMI, FL
33157-3529

DANIEL J CHRISTOFFERSON
16286 SW 88 AVENUE RD
PALMETTO BAY, FL
33157

JAMES R ANDERSON
16258 SW 88 AVENUE RD
PALMETTO BAY, FL
33157

MING ZHANG &W
1435 NW 208 TERR
PEMBROKE PINES, FL
33029

JIAN HUANG &W
15910 SW 90 AVE
MIAMI, FL
33157

BIBI K PERSAUD
9310 SW 164 ST
PALMETTO BAY, FL
33157

ANDRE DANIEL STERN ARANGO
9301 SW 165 ST
PALMETTO BAY, FL
33157

JUAN CARLOS VARGAS JTRS
9134 SW 163 TER
MIAMI, FL
33157

RICARDO D ROBLES &W IVONNE A
9121 SW 164 ST
MIAMI, FL
33157-3528

TYRONE CAMPBELL
16468 SW 85 LN
MIAMI, FL
33193

MIGUEL A RAMIREZ &W DEYANIRA J
16330 SW 88 PL
MIAMI, FL
33157-3579

DAVID L HOLCOMBE & W JENNIFER
8935 SW 162 TERR
MIAMI, FL
33157-3556

EDUARDO R ACLE &W NILDA
16215 SW 89 PL
MIAMI, FL
33157-3552

JORGE PULIDO
16430 SW 88 ST
PALMETTO BAY, FL
33157

JACOB L MCCAULEY &W
8845 SW 165 TER
PALMETTO BAY, FL
33157-3564

KENNETH HEINRICH &W
8900 SW 159 TERR
MIAMI, FL
33157-1900

JULIO ALMEYDA
8920 SW 159 TER
MIAMI, FL
33157

BRIAN EDWARD JACKSON
16025 SW 89 AVE RD
PALMETTO BAY, FL
33157

CARMEN MARIA FERNANDEZ
16020 SW 89TH AVENUE RD
PALMETTO BAY, FL
33157-3572

LUIS E ZELAYA
16230 SW 91 CT
MIAMI, FL
33157-3583

KATRA MIA LLC
26 NE 158 ST
MIAMI, FL
33162

TRACEY A SANDERS
9109 SW 162 ST
PALMETTO BAY, FL
33157

REBECCA EINZIG
9129 SW 162 ST
MIAMI, FL
33157

VICTOR M ESTEVEZ &W SURALLE C
9030 SW 162 ST
MIAMI, FL
33157-3588

JAMES N COSTLEY
9110 SW 162 ST
MIAMI, FL
33157-3589

LEONA P DIOMANDE
9106 SW 160 TERR
MIAMI, FL
33157-3432

ARMANDO DE J GOMEZ PLANA &W
9126 SW 160 TERR
PALMETTO BAY, FL
33157-3432

JOSE BERNARDO LOVO
16140 SW 91 CT
PALMETTO BAY, FL
33157

RAMZEY TURSUN
16115 SW 89 PL
PALMETTO BAY, FL
33157

JAMES L BIERFELD &W ELIZABETH
6700 SW 144 ST
MIAMI, FL
33158-1713

KARL STURGE MD &W EDNA B
16575 SW 80 AVE
MIAMI, FL
33157-3790

JAMES L BIERFELD &W ELIZABETH
6700 SW 144 ST
MIAMI, FL
33158-1713

OLIVE CHUNG-JAMES &H ERROL JAMES
9275 SW 152 ST #204 & 205
MIAMI, FL
33157-1701

TERESA PURCELL
15888 SW 95 AVE #104
MIAMI, FL
33157-1806

CARMEN WATSON
15888 SW 95 AVE #121
MIAMI, FL
33157-1851

REINALDO BAEZ
15888 SW 95 AVE #123
MIAMI, FL
33157

BRIDGET MCMILLAN
15888 SW 95 AVE #211
MIAMI, FL
33157-1808

CARLA NOELI ROSSO BATISTA
15888 SW 95 AVE APT 215
MIAMI, FL
33157

KIRSTEN L SCHWARZ
15888 SW 95 AVE 303
MIAMI, FL
33157

ALVARO MEJIA &W ANA MARCELA VELEZ
19251 GULFSTREAM RD
MIAMI, FL
33157-7807

IVAN RODRIGUEZ
20501 JACARANDA RD
MIAMI, FL
33157

JULIUS MARASIGAN
15888 SW 95 AVE 324
MIAMI, FL
33157

EDITH L GOEBEL
15825 SW 90 CT UNIT 1-C
MIAMI, FL
33157-1993

GODOFREDO H LARA &W MARIA N
15845 SW 90 CT UNIT 2-A
MIAMI, FL
33157-1999

JACQUELINE P KHAN
9931 HAITIAN DR
MIAMI, FL
33157

LETECIA A LISCHNER
9036 SW 159 TERR UNIT B
MIAMI, FL
33157-1949

MARLENI DEL ROSARIO COMITO
15385 S DIXIE HWY # 9
CUTLER BAY, FL
33157

CARLOS FRANCISCO COBIELLA
15385 S DIXIE HWY UNIT 11C
MIAMI, FL
33157-1859

ARLENE ANDREA HASTINGS
14215 SW 156 AVE
MIAMI, FL
33156

HENG QING LIN
9223 SW 136TH TER
MIAMI, FL
33176-6857

DLM FL REAL EST LLC
30 PURCELL RD
BRIDGEWATER, NJ
08807

COLLETTE A REECE
15389 SOUTH DIXIE HIGHWAY #43
PALMETTO BAY, FL
33157

HAROLD & MABEL DUCKIE
16634 SW 100 CT
MIAMI, FL
33157-3212

CLARA B DEL VALLE
10100 SW 120 ST
MIAMI, FL
33176

OLGA POL
15826 SW 91 CT #A
MIAMI, FL
33157-1951

JUAN C VALLEJO
18503 SW 89 PL
MIAMI, FL
33157-7164

MARILYN MARTINEZ LE
2501 SW 117 AVE
MIAMI, FL
33175

RACIEL DE ARMAS
11503 SW 129 PL
MIAMI, FL
33186

HAYDEE RUTH MCDERMOTT
15840 SW 90 CT UNIT 5-C
MIAMI, FL
33157-1948

AILEEN CRESPO
15827 SW 91 CT
PALMETTO, FL
33157-1950

RAFAEL J VELEZ BETANCOURT
15854 SW 90 CT # D
MIAMI, FL
33157

ANDREW IVES
9460 SW 146 ST
MIAMI, FL
33176

STEVEN P MYERS TRS
12360 NW 8 ST
PLANTATION, FL
33325

STEVEN P MYERS TRS
12360 NW 8 ST
PLANTATION, FL
33325

ISHWERLAL PATEL
4341 SW 155 CT
MIAMI, FL
33185

ISHWERLAL PATEL
4341 SW 155 CT
MIAMI, FL
33185

CORAL REEF CHIROPRACTIC CENTER PA
9044 SW 152 ST
MIAMI, FL
33157-1928

CORAL REEF CHIROPRACTIC CENTER PA
9044 SW 152 ST
MIAMI, FL
33157-1928

9000 PINO ETTEN CORPORATION
7900 SW 170 ST
MIAMI, FL
33157

9000 PINO ETTEN CORP
10370 SW 97 ST
MIAMI, FL
33176-2715

ROBERT E GALLAGHER JR
7400 SW 50 TERR #201
MIAMI, FL
33155

WENWU JIANG
13701 NW 18 ST
PEMBROKE PINES, FL
33028

CHRISTIAN G A LEE
3008 GANTQUARTERS DR
MARIETTA, GA
30068

YARAZED LUGO
15720 SW 92 AVE #9A
PALMETTO BAY, FL
33157

JOHN P LYNSKEY
15750 SW 92 AVE #24C
MIAMI, FL
33157-1989

NOVOA MENENDEZ SUSAN
15750 SW 92 AVE # 26C
PALMETTO BAY, FL
33157

VPB-19-006
8995 SW 150th Street

LETTER of INTENT

LETTER OF INTENT

I am requesting the City of Palmetto Bay to grant the approval on my zoning hearing in order to divide my property located at 8995 SW 158th Street, Palmetto Bay, Florida 33157.

Parcel "A" would be 16,567.33 Sq. Ft. and Parcel "B" would be 18, 171.67 Sq. Ft.

Now, my abutting neighbors' lots range from 7150 Sq. Ft. to 22651 Sq. Ft.

By granting this application, both these properties would be on the larger side. Also, this would be in harmony with our beautiful city.

Thank you.

Sincerely,

George Casali, Owner

RECEIVED
Zoning Department
August 1 2019
Village of Palmetto Bay
Building & Zoning Department
By:

VPB-19-006
8995 SW 150th Street

APPLICATION & AFFIDAVITS

RECEIVED
Z g Department
August 1 2019
Village of Palmetto Bay
Bu g & Zoning Department
By:

ZONING HEARING (ZH) APPLICATION CHECKLIST

Village of Palmetto Bay Department of Planning and Zoning

Applications shall be reviewed for compliance with these submittal requirements. ***Applications submitted without the required information shall not be accepted for processing or may be deemed incomplete and processing suspended.***

Application Submittal Requirements:

The following items must be submitted in duplicate:

- ☐ Letter of Intent, listing what is being requested, why, and reasons why applicant feels the request should be approved, detailing variances, zoning requests, explaining zoning hardship, etc. (Applicant will receive details during the pre-filing appointment with the Zoning Hearing Administrator).
- ☐ Application completely filled out and properly executed. (Folio numbers are mandatory).
- ☐ Photographs and index map of the property, including structures that may be the subject of the hearing.
- ☒ Applicant's affidavit(s).
- ☒ Responsibilities of the applicant affidavit.
- ☒ Ownership affidavit (Corporation or Individual).
- ☐ Disclosure of Interest, if the owner, applicant or contract purchaser is a corporation, partnership, trustee.
- ☐ Copy of executed lease for one year or more, if applicant is a lessee.
- ☒ Owner's Sworn-to-Consent form signed by the owner-of-record of the property, giving lessee permission to file for the hearing if applicant is a lessee.
- ☒ 2 set of plans (see below) folded and 1 CD (PDF Format) containing an identical set of plans submitted. All plans must include the following (see below).

Title Block: Plans must contain a Title Block identifying the project, name, title and address of person who prepared the plan, date prepared, and scale used. All plans must include the Name and address of owner and person(s) preparing the plan(s)

Zoning Legend: All plans must contain a complete zoning data legend.

Site Plan must be submitted for all cases and include Project name and description, north arrow, and scale (must be engineer's scale - no smaller than 1" = 40') Site plan must include the following (see below)

☒ Property lines and dimensions and all easements of record

☐ Proposed buildings and structures and the dimensions, square footage, and number of stories of each

☒ Distance of buildings to property lines and centerline of all abutting streets and rights-of-way

☒ Existing buildings and other structures on-site and on adjacent properties.

☐ Pedestrian and vehicular circulation, driveways and parking spaces

☐ All planted/landscaped areas and areas to be planted (include location of existing trees)

☐ A vicinity map of the project site

Elevation(s) must be submitted if the request involves: new construction or additions, over height fences/walls, Site Plan Review and Major Development Projects, Commercial Corner/Mini Shopping Center development any small lot subdivision, building height waivers, sign approvals, wireless telecommunications sites, transitional height cases and projects requiring review for the following –Community Design Overlay Zones (FT&I) (see Elevation Instructions)

Floor Plan(s) should be submitted if the nature of the request involves knowing the interior lay-out of a project. Floor Plan(s) must show proposed arrangement of rooms and location of various activities. (see Floor Plan Instructions)

Section(s) should be submitted if the project involves multiple levels which can only be shown through a section cut of the property.

☒ **PHOTOGRAPHS AND INDEX MAPS**

A. Photographs: Color photographs of entire site, surrounding areas, and surrounding buildings shall be displayed on paper not to exceed 8.5"x11" in size, keyed to numbers on an accompanying index map (see B. below).

B. Map: Index map indicating with arrows and keyed numbers from where and in what direction the photos were taken.

C. Aerial Photograph of the subject property and surrounding area on a 8.5"x11" or 11"x17" size paper. (Search engines such as http://maps.google.com and other available sources can be used to obtain aerial photos)

- [x] Boundary Survey (required with every application, no older than 1 year. Must show all structures, rights-of-way, etc. and any municipal boundary, if any).
- [ ] Signage Plans: Show sign detail including sign dimensions, height and setback distance, if applicable.
- [ ] Liquor Survey, if applicable
- [ ] Engineer's certification and/or compliance letter for existing structures, if applicable
- [ ] Architectural approval letter required from the homeowners' or condominium association, if applicable
- [ ] Legal description [must be accurate; and if lengthy, to be submitted in Microsoft Word format on diskette or compact disc (CD), in addition to printed (hard) copy. Whether CD or diskette, ensure data is write-protected.
- [ ] Lake Excavation Plans (prepared & sealed by a Florida surveyor or engineer, showing perimeter dimensions, deep cut line, cross sections and slope descriptions), if applicable
- [ ] School Checklist (required for all day care centers and private schools)
- [ ] For specific K – 12 school requirements call the Educational Facilities Coordinator of the Public Works Department at (305) 375-1874.
- [ ] Covenant or Declaration of Restrictions may be required. Call the Village Attorney at (305) 259-1234.
- [ ] Public Works reviews and comments on hearing applications. Prior to completion of development plans, call (305) 696-5011 for information on concurrency, and street dedication requirements.
- [ ] Department of Environmental Resources Management (DERM) at 33 SW 2nd Ave., 5th Fl., reviews and comments on hearing applications. Call (305) 372-6502 or 6503 for information on water quality, pollution control, soil removal, tree preservation and other environmental regulations.
- [ ] Certain types of business uses require Environmental Quality Control Board (EQCB) approval before a public hearing can be scheduled. Contact DERM for additional information.
- [ ] General information on zoning requirements, prior zoning hearing, history, Declaration of Restrictions, Unities of Title and related zoning criteria is available at 9705 E Hibiscus Street. Call (305)259-1271.

- ☐ The Planning and Zoning Division reviews and comments on hearing applications. Call (305) 259-1271 for information on application recommendations, urban design standards, landscape requirements, and other planning disciplines.

- ☐ Hearing fees and additional radius fees – the fees paid at time of filing may not be the total cost of the hearing. Additional radius fees for mailing notices to property owners within a certain radius of the subject property may be assessed, depending on the type of hearing request. The number of actual property owners is determined by computer and you will receive a bill for the additional radius fees approximately one month after filing. Fee schedule and instructions are attached. Hearing fees will be calculated by the Zoning Administrator at the pre-filing appointment.

- ☐ For a more detailed explanation of the Zoning Hearing Procedures, call (305) 259-1271.

- ☐ Translators and sign language interpreters are available upon request. Call the Clerk's Office at (305) 259-1265 at least 10 days in advance to arrange for this service at the meeting

- ☐ Zone change applications must be consistent with the Comprehensive Development Plan (CDP). Call the Planning Division at (305) 259-1271 for information.

Some requests require additional information. Contact the Division of Planning and Zoning for a pre-filing appointment for information on required exhibits and review of documents and plans.

NOTE: All exhibits larger than 8 ½" x 11" must be INDIVIDUALLY FOLDED prior to submittal. Full size color exhibits are not required to be folded.

These submittal requirements, as well as those for other types of entitlement applications, can be found on the Village of Palmetto Bay website at www.palmettobay-fl.gov. If you have questions regarding these submittal requirements, you can contact the Planning and Zoning Division at (305) 259-1271, or visit the Planning and Zoning Division at Village Hall, 9705 E Hibiscus Street. Palmetto Bay, FL 33157

Form ZH-0107-01

SEC: ____ TWP: ____ RGE: ____

ZONING HEARING (ZH) APPLICATION

Village of Palmetto Bay, Department of Planning and Zoning

LIST ALL FOLIO #S: 33-5028-000-0160 Date Received _____

1. NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

GEORGE CASALI & LAZARA TRAISTER

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 15750 S.W. 90 AVE.
City: PALMETTO BAY State: FL Zip: 33157 Phone#: 305-551-7000

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners): GEORGE CASALI & LAZARA TRAISTER 15750 S.W. 90 AVE.
City: PALMETTO BAY State: FL Zip: 33157 Phone#: _____

4. CONTACT PERSON'S INFORMATION:

Name: Company: SAME AS ABOVE
City: _____ State: _____ Zip: _____ Cell Phone#: _____
Phone#: 305-551-7000 Fax#: _____ E-mail: GEORGECASALI@YAHOO.COM

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

THE WEST 167.38 FEET OF THE N.E. 1/4 OF THE S.W. 1/4 LESS THE NORTH 405 FEET IN SECTION 28-55-40 SUBJECT TO THE WEST 25 FEET AND THE SOUTH 25 FEET TO THE PUBLIC ROAD LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.) 8995 S.W. 158 ST. PALMETTO BAY, FL. 33157

7. SIZE OF PROPERTY (In acres): 0.15004 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property ☒ acquired ☐ leased: 04/2018 (month & year) **9. Lease term:** _____ years

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)? yes☐ no☒ If yes, provide complete legal description of said contiguous property.

_____

_____

_____

_____

_____

11. Is there an option to purchase ☐ or lease ☐ the subject property or property contiguous thereto? no ☒ yes ☐ (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

_____

12. PRESENT ZONING CLASSIFICATION: ~~RU-1~~ R-1.

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

☐ District Boundary(zone) Changes [Zone(s) requested]:_____
(Provide a separate legal description for each zone requested)

☐ Unusual Use: _____

☐ Use Variance:_____

☐ Non-Use Variance:_____

☐ Alternative Site Development: Option:_____

☐ Special Exception:_____

☐ Modification of previous resolution/plan: _____

☐ Modification of Declaration or Covenant: _____

14. Has a public hearing been held on this property within the eighteen (18) months? ☒ no ☐ yes. If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

_____

15. Is this application a result of a violation notice? ☒ no ☐ yes. If yes, give name to whom the violation notice was served: and describe the violation:_____

_____

16. Describe structures on the property: 3/2 Single Family Home

_____

17. Is there any existing use on the property? ☐ no ☒ yes. If yes, what use and when established? ~~RU-1~~ (Home) R-1

Use:_____ Year: 1994

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete By	Date

PHOTOGRAPHS

FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

****

OWNER OR TENANT AFFIDAVIT

(I)(WE), GEORGE CASTRO, being first duly sworn, depose and say that (I am) (we are) ☒ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

Signature

Signature

Sworn to and subscribed to before me
this 27 day of June, 2019

Notary Public:
Commission Expires: 10/19/2020

NIURKA CASTRO
MY COMMISSION # GG040504
EXPIRES October 19, 2020

****

CORPORATION AFFIDAVIT

(I) (WE), _____, being first duly sworn, depose and say that (I am) (we are) the ☐ President ☐Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☐ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____

Authorized Signature

Office Held

(Corp. Seal)

Sworn to and subscribed to before me
This _____day of _____, _____.

Notary Public: _____
Commission Expires:

****

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am) (we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

By _____%

By _____%

By _____%

By _____%

Sworn to and subscribed to before me
This _____day of _____, _____.

Notary Public: _____
Commission Expires:

****

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature

Sworn to and subscribed to before me
This _____day of _____, _____.

Notary Public: _____
Commission Expires:

FORM ZH-0107-03

RESPONSIBILITIES OF THE APPLICANT AFFIDAVIT

I AM AWARE THAT:

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. The Florida Building code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Plan (CP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Village Attorney, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Village Attorney can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Village Attorney must carry a cover letter indicating subject matter, application number and hearing date. Village Attorney may be reached at (305) 854-5353.

(Applicant's Signature)

GEORGE CASALI

(Print Name)

Sworn to and subscribed before me this 27 day of June, 2019. Affiant is personally known to me or has produced DL # C240-300-57-267-0 as identification.

(Notary Public)

My commission expires 10/19/2020

NIURKA CASTRO
MY COMMISSION # GG040504
EXPIRES October 19, 2020

FORM ZH-0107-04

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF _____ Public Hearing No. _____
COUNTY OF _____

Before me, the undersigned authority, personally appeared _____ _____ hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address: _____
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as: _____ _____ _____
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

_____ _____
Signature Affiant's signature

_____ _____
Print Name Print Name

_____
Signature

_____
Print Name

Sworn to and subscribed before me on the _____ day of _____ 20_____.

Affiant is personally known to me or has produced _____ as identification.

Notary

(Stamp/Seal)
Commission Expires:

FORM ZH-0107-05

OWNERSHIP AFFIDAVIT
FOR
INDIVIDUAL

STATE OF Florida
COUNTY OF Miami-Dade

Public Hearing No. _____

Before me, the undersigned authority, personally appeared GEORGE CASALI _____ hereinafter the Affiant, who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the fee owner of the property that is the subject of the proposed hearing.
2. The subject property is legally described as:

_____

_____

_____

3. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Marie L Story
Signature

Marie L. Story
Print Name

Rolando Iglesias
Signature

Rolando Iglesias
Print Name

Lazara Tranter
Affiant's signature

GEORGE CASALI
Print Name
LAZARA TRANTER

Sworn to and subscribed before me on the 27 day of June 2019.

Affiant is personally known to me or has produced DL# C240-30-57-267-0 as identification.

Notary

NIURKA CASTRO
MY COMMISSION # GG040504
EXPIRES October 19, 2020

(Stamp/Seal)
Commission Expires: 10/19/2020

FORM ZH-0107-06

201

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

_____

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

RECEIVED
Zoning Department
Aug 1 2019
Village of Palmetto Bay
Building & Zoning Depart
By:

August 1, 2019

George Casali & Lazara Transter
8995 SW 150th Street Miami, Florida 33131
Palmetto Bay, Florida 33157

Project Site: 8995 SW 150th Street
Folio: 33-5028-000-0160

Dear Mr. Casari

The application for rezoning from Agricultural (AG) to Single-Family Residential (R-1) at 8995 SW 150th Street (folio #33-5028-000-0160), requires the payment of fees in accordance with the Village of Palmetto Bay Code. The total fee for the public hearing and review process is $2,850^{00}$. Please reference the table on page 2. Fees are due upon acceptance of the application. In addition, the cost of postage for mailed notice within the required radius of 2,500-feet will be reimbursable to the Village.

Thank you very much.

Sincerely,

Mark Alvarez
Interim Planning & Zoning Director
t. 305-259-1274
malvarez@palmettobay-fl.gov

Village of Palmetto Bay Planning and Zoning Fee Schedule

Zoning Applications

Applicability	Units	Application	Required Fee	Applicable Fee
yes		Minimum Fee for notice and advertisesment	$ 855.00	$ 855.00
		Minimum Fee if application is a result of violation	$ 1,710.00	$ -
COMPREHENSIVE PLAN				
		Comprehensive Plan Interpretation - under 1.0 acre	$ 114.00	$ -
		Comprehensive Plan Interpretation - 1.0 acre to 5.0 acres	$ 228.00	$ -
		Comprehensive Plan Interpretation - 5.0 acres to 20.0 acres	$ 342.00	$ -
		Written interpretation of comp plan goals, objectives, & policies not related to LOS standard	$ 114.00	$ -
		Written interpretation of comp plan goals, objectives, & policies related to LOS standard	$ 171.00	$ -
COMPREHENSIVE PLAN MAP AMENDMENTS				
		Amendment to comprehensive plan FLUM - up to 5.0 acres	$ 11,400.00	$ -
		Amendment to comprehensive plan FLUM - 5.1 acres to 10.0 acres	$ 21,660.00	$ -
		Amendment to comprehensive plan FLUM - 10.1 acres to 20.0 acres	$ 42,750.00	$ -
		Amendment to comprehensive plan FLUM - 20.1 acres to 40.0 acres	$ 64,410.00	$ -
		Amendment to comprehensive plan FLUM - 40.1 acres to 80.0 acres	$ 85,500.00	$ -
		Amendment to comprehensive plan FLUM - 80.1 acres to 160.0 acres	$ 102,600.00	$ -
		Amendment to comprehensive plan FLUM - 160.1 acres to 320.0 acres	$ 119,700.00	$ -
		Amendment to comprehensive plan FLUM - 320.1 acres to 480.0 acres	$ 136,800.00	$ -
		Amendment to comprehensive plan FLUM - 480.1 acres to 640.0 acres	$ 153,900.00	$ -
		Amendment to comprehensive plan FLUM - 640.1 acres to 800.0 acres	$ 171,000.00	$ -
		Amendment to comprehensive plan FLUM - 800.1 acres to 960.0 acres	$ 188,100.00	$ -
		Amendment to comprehensive plan FLUM - 960.1 acres to 1,120.0 acres	$ 205,200.00	$ -
		Amendment to comprehensive plan FLUM - 1,120.1 acres to 1,280.0 acres	$ 222,300.00	$ -
		Amendment to comprehensive plan FLUM - 1,280.1 acres and above - $171/acre	$ 171.00	$ -
COMPREHENSIVE PLAN MAP AMENDMENT ELEMENTS FEE				
		Each LOS standard addressing a goal, objective or policy	$ 51,300.00	$ -
		Each non-LOS standard addressing a goal, objective or policy	$ 17,100.00	$ -
		Each monitoring measures item	$ 10,260.00	$ -
		Each capital improvement line item	$ 17,100.00	$ -
		Each text or map change	$ 17,100.00	$ -
RE-ZONING				
yes		Zone change to AU/GU/RU-1/RU-2/EU/RU-1M(a)/RU-1M(b)	$ 1,140.00	$ 1,140.00
		Zone change to RU-TH/MULTI-FAM/PAD	$ 1,710.00	$ -
		Zone change to RU-5/RU-5A/OPD	$ 2,280.00	$ -
		Zone change to BU	$ 3,420.00	$ -
		Zone change to IU	$ 2,850.00	$ -
VARIANCES, & OTHER SPECIAL PERMITS				
		Use variance-AU/GU/RU-1/RU-2/EU	$ 1,710.00	$ -
		Use variance-RU-TH/MULTI-FAM/PAD	$ 2,850.00	$ -
		Use variance-RU-5/RU-5A/OPD	$ 3,990.00	$ -
		Use variance-BU	$ 3,990.00	$ -
		Use variance-IU	$ 3,420.00	$ -
		Non-use variance; signs	$ 1,710.00	$ -
		Non-use variance or administrative site development option		$ -
		Residential/one lot	$ 400.00	$ -
		Commercial, industrial, office	$ 1,140.00	$ -
		Special exception	$ 2,280.00	$ -
		Modifications/deletions	$ 1,140.00	$ -
		Unusual use	$ 2,280.00	$ -
IN ADDITION APPLICABLE TO OTHER ISSUES ABOVE:				
		Residential:	$ 1,140.00	$ -
yes	0.80	Size of Property ($570 per 10 acres of portion thereof)	$ 570.00	$ 570.00
yes	1	Number of units: ($285 per 15 units)	$ 285.00	$ 285.00
		Commercial:	$ 1,710.00	$ -
		Size of Property: 684.00 per 10 acres or portion thereof	$ 684.00	$ -
		Size of building: 228.00 per 5,000 sq. ft. or portion thereof	$ 228.00	$ -
SCHOOLS				
		Public hearing for private schools, religious facilities, ACLF's, nursing homes and convalescent homes.	$ 2,280.00	$ -
		Public hearing for private schools, religious facilities, ACLF's, nursing homes, convalescent homes if resulting from violation	$ 2,850.00	$ -
		Public Hearing for Charter Schools		$ -
		Minimum Fee	$ 1,500.00	$ -
		Size of Property: 684.00 per 10 acres or portion thereof	$ 684.00	$ -
		Size of building: 228.00 per 5,000 sq. ft. or portion thereof	$ 228.00	$ -
		Per revision submitted	$ 500.00	$ -
OTHER				
		Public Hearing for Governmental Facilities (if applicable)	$ 1,425.00	$ -
		Revisions to Public Hearings (per revision after first revision)	$ 684.00	$ -
TOTAL				$ 2,850.00

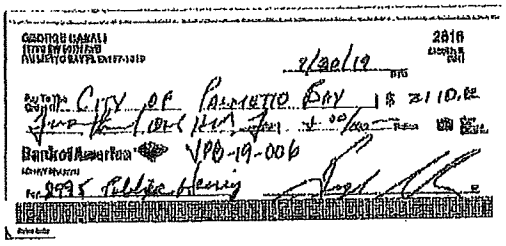
Village of Palmetto Bay, Florida
Finance Department
9705 East Hibiscus Street
Palmetto Bay, FL 33157
305-259-1234
Welcome

32324844-0031 Keith P. 08/02/2019 03:32PM

PLANNING AND ZONING	
Payment Tran Code: P&Z	
ZONING APPLICATIONS	
(pzzoneappl)	
Description: HEARING	
VPB-19-006	
P&Z ZONING APPLICATIONS	
(pzzoneappl)	
2019 Item: pzzoneappl	
P&Z ZONING APPLICATIONS	
(pzzoneappl)	2,110.00
0001-32900101	2,110.00C
Payment Id: 298909	
	2,110.00
Subtotal	2,110.00
Total	2,110.00
CHECK	2,110.00
Check Number2616	
Change due	0.00

Paid by: GEORGE CASALI

Comments: VPB-19-006



Thank you for your payment
VISIT
WWW.PALMETTOBAY-FL.GOV

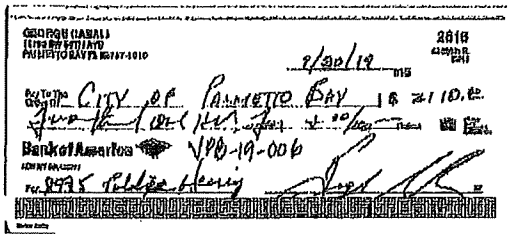
Village of Palmetto Bay, Florida
Finance Department
9705 East Hibiscus Street
Palmetto Bay, FL 33157
305-259-1234
Welcome

32324844-0031 Keith P. 08/02/2019 03:32PM

PLANNING AND ZONING	
Payment Tran Code: P&Z	
ZONING APPLICATIONS	
(pzzoneappl)	
Description: HEARING	
VPB-19-006	
P&Z ZONING APPLICATIONS	
(pzzoneappl)	
2019 Item: pzzoneappl	
P&Z ZONING APPLICATIONS	
(pzzoneappl)	2,110.00
0001-32900101	2,110.00C
Payment Id: 298909	
	2,110.00
Subtotal	**2,110.00**
Total	**2,110.00**
CHECK	2,110.00
Check Number2616	
Change due	**0.00**

Paid by: GEORGE CASALI

Comments: VPB-19-006



Thank you for your payment
VISIT
WWW.PALMETTOBAY-FL.GOV

VPB-19-006
8995 SW 150th Street

SURVEY

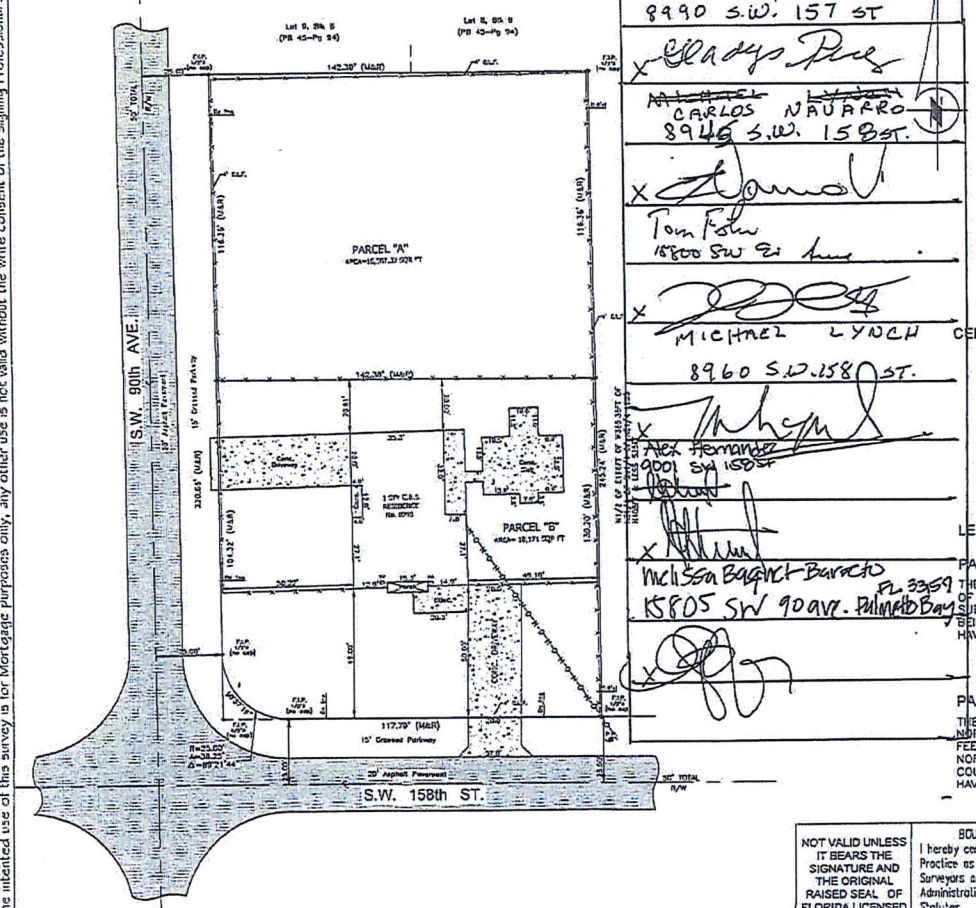
VPB-19-006
8995 SW 150th Street

NEIGHBORS' CONSENT

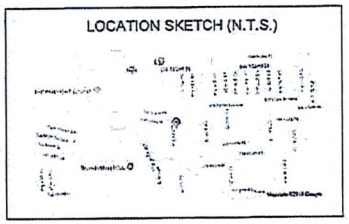
SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'

* ASKING FOR 20'-0" REAR (NORTH) SETBACK (25'-0" REQUIRED)



LOCATION SKETCH (N.T.S.)



RECEIVED
Zoning Department
August 1, 2019
Village of Palmetto Bay
Zoning & Zoning Department
By:

CERTIFIED TO:

GEORGE CASALI AND LAZARA TRANTER

LEGAL DESCRIPTION:

PARCEL "A"

THE NORTH 116.36 FEET OF THE WEST 167.38 FEET OF THE N.E ¼ OF THE S.W. ¼ LESS THE NORTH 405 FEET IN SECTION 28-55-40 SUBJECT TO THE WEST 25 FEET TO THE PUBLIC ROAD LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA.
HAVING AN AREA OF 16,567.33 SQR. FT.

PARCEL "B"

THE WEST 167.38 FEET OF THE N.E ¼ OF THE S.W. ¼ LESS THE NORTH 405 FEET IN SECTION 28-55-40 SUBJECT TO THE WEST 25 FEET AND THE SOUTH 25 FEET TO THE PUBLIC ROAD, AND LESS THE NORTH 116.36 FEET THEREOF. LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA.
HAVING AN AREA OF 18,215.67 SQR. FT.

NOTES:

a) Title information shown hereon does not imply that the advanced property is or is not free from flooding or damage and does not create liability on the part of the surveyor or surveyor employed thereof for any damages that results from reliance on this information.
b) This survey shows platted easements and right-of-ways. There may exist additional restrictions and/or encumbrances which affect this property.
c) Elevations shown hereon are with reference to the National Geodetic Vertical Datum of 1929 and are established within accuracy of 1/10 foot.
d) Lands shown hereon were surveyed for the exclusive use of those persons, entities or corporations listed hereon. Use of this survey by any other persons is prohibited without written consent of the signing Professional Surveyor and Mapper.
e) Bearings shown hereon are based on the Field Data indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners.
f) The intended use of this survey is for Mortgage purposes only, any other use is not valid without the write consent of the signing Professional Surveyor and Mapper.
g) Fence ownership not determined.
h) No identification cap found on property corner unless otherwise noted.
i) Underground foundations and utilities not located.
j) Elevations shown hereon are referenced to National Geodetic Vertical Datum of 1929 and are established within accuracy of 1/10 foot.
k) Bearings shown hereon are referenced to an assumed meridian.
l) Distance along boundary lines are measured and are intended to be identical to the recorded distance unless otherwise noted.
m) Where scales are depicted, said scale may be altered in reproductions and as such should be considered when planning scaled data.

ABBREVIATIONS:

U/E=Utility Easement	E =Property Line	Conc.=Concrete	P.O.B.=Point of Beginning	F.H.=Fire Hydrant	P.O.C.=Point of Commencement
U/G=Under Ground	B/L=Building Line	P.C.=Point of Curvature	Asph.=Asphalt	W=Watermeter	P.R.M.=Permanent Reference Monument
W/F= Wood Fence	B.C.=Back Corner	P.T.=Point of Tangency	Pav.=Pavement	U/G=Underground	P.C.P.=Permanent Control Point
R=Radius	R/(Rad)=Radial	P.I.=Point of Intersection	R/W=Right of Way	O/S=Off Set	P.U.E.=Public Utility Easement
F.R.=Front Ridge	C.B.S.=Concrete Block Stucco	P.C.C.=Point of Compound Curve	(M&R)=Measured & Record	E&O=Elevation	P.R.V.=Pressure Reducing Valve
A/C=Air Conditioner	C.=Center Line	P.R.C.=Point of Reverse Curve	C.L.F.=Chain Link Fence	F.F.=Finish Floor	P.U.D.=Permanent Reference Monument
T.E.=Top of Bank	Ch.=Chord	R.C.P.=Reinforced Conc. Pipe	Ret.=Retention	F.G.=Finish Grade	P.O.C.=Point of Commencement
T.B.=Toe of Bank	Co.=County	R.=Radius	A/C=Asbestos	I=Invert	P.O.B.=Point of Beginning
					P.R.M.=Permanent Reference Monument

U/E=Utility Easement	E =Property Line	Conc.=Concrete	P.O.B.=Point of Beginning	F.H.=Fire Hydrant	P.O.C.=Point of Commencement
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T.B.=Toe of Bank	Co.=County	R.=Radius	A/C=Asbestos	I=Invert	P.O.B.=Point of Beginning
					P.R.M.=Permanent Reference Monument

NOTES:

This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners.

The intended use of this survey is for Mortgage purposes only, any other use is not valid without the write consent of the signing Professional Surveyor and Mapper.

PROPERTY ADDRESS: 8995 S.W. 158TH STREET, PALMETTO BAY, FLORIDA 33157

LOWEST FLOOR ELEVATION N/A | FLOOD ZONE X | COMM./PANEL No. 12086 C 0602 L | BENCH MARK USED N/A
LOWEST ADJACENT GRADE N/A | BASE FLOOD ELEV. N/A | DATE OF FIRM 09/11/09 | ELEVATION N/A | COUNTY MIAMI-DADE

NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY

I hereby certify that this Survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 of Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.
Field Date: 03/28/18
up-date 07/03/19

GUILLERMO A. GUERRERO
PROFESSIONAL SURVEYOR & MAPPER No. 6453

GUILLERMO A. GUERRERO
Professional Surveyor & Mapper No. 6453
682 East 21st Street, Hialeah, FL 33013
(305)333-3328 Cell
guerreroparm@aol.com

NOTES/REVISIONS | BASIS OF BEARINGS: N/A | SCALE: 1"=20' | JOB No. GG-17-8995

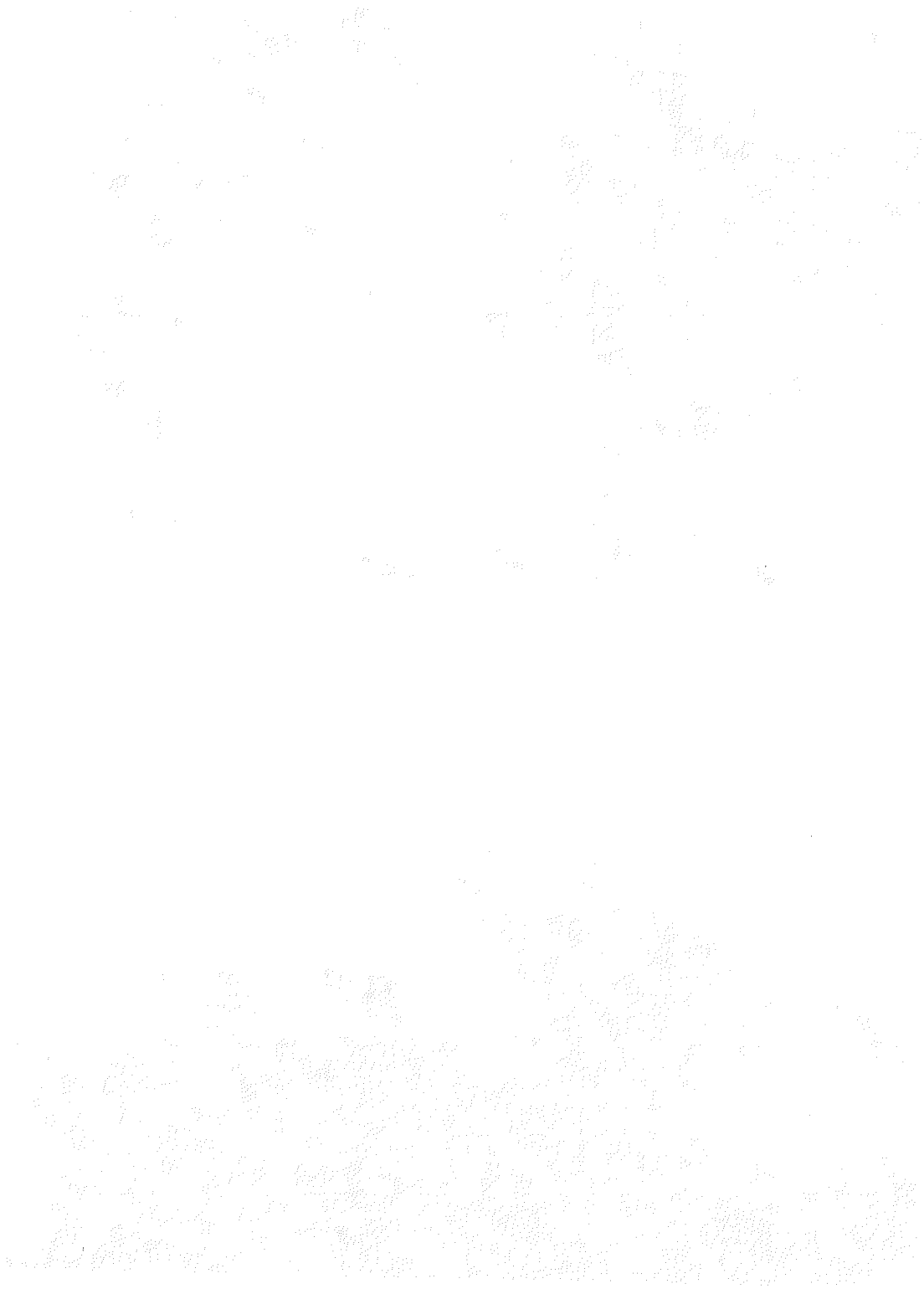
VPB-19-006
8995 SW 150th Street

APPLICANT's PHOTOGRAPHS

Applicant's Photographs
front of property (SW 158th Street)







Applicant's Photographs
front and side of property (SW 158th Street and SW 90th Avenue)





Applicant's Photographs
side of property (SW 90th Avenue)







VPB-19-006
8995 SW 150th Street

ZONING HISTORY

Record Results

Print This Page

Zoning Records Search

Process Number:	Z1946000360
Applicant:	MR. E. L. COTTON
Location:	APPROX. 1300' S. OF 152 ST TO 2600' S. OF 152 ST & EXT E OF FEC RW FOR APX A DEPTH OF 2000'
Legal Description:	APPROX. 1300' S. OF 152 ST TO 2600' S. OF 152 ST & EXT E OF FEC RW FOR APX A DEPTH OF 2000'
Request:	
Application Date:	9/25/1946
Result:	
Result Date:	

Hearings

Board	Resolution	Result	Hearing Date	Item #
ACC	2406	APPROVED	1/28/1947	

Documents

APPLICATION
HEARING PLAN
RESOLUTION
SKETCH
SURVEY
TRANSCRIPTS

IV - 29

APPLICATION FOR HEARING BEFORE COUNTY ZONING COMMISSION OR COUNTY BOARD OF ADJUSTMENT

Date 9-25-46

$2500 cleared 9-25-46 Lyndquist

1. Name of Applicant (print) E L Cotton
2. Post office address of applicant _____
   _____ Tel. No. _____
3. Legal description of property covered by application SW 1/4 NE 1/4 & that part of SE 1/4 of NW 1/4 East of Fed Hwy in Sec 28 T 55 - 40 Coral Gables Homesites
4. Highway boundaries Fed Hwy North of Perrine -
5. When did you obtain title to the property affected by this application? 1943 & 1944 -
6. If the applicant is not owner of all areas to be covered, list names and addresses of said owners _____
7. Names and addresses of owners of adjacent properties within _____ feet and description of property owned See Petition (H H Lewin - Agent + Freeman)
8. Zone classification, present AU
9. Zone classification, desired AU - RU-1 & BU-1
10. What, if any, permit has been applied for? _____
11. Has application been denied? _____
12. Special uses desired which are not permitted by present zone classification or special conditions or reasons believed justifying change of requirements Had permit for Trailer Park on E portion 1945 - now plan new subdivision

APPLICATION FOR HEARING - Page 2

13. Cubic content, present minimum 3000

14. Cubic content, desired minimum 3000

15. Sections and paragraphs of Zoning Regulations affected _____

16. Distances in each direction to, and location of, nearest areas zoned for kind of classification and uses requested _____

17. Size of each area listed in the foregoing _____

18. Is the area affected shown on a recorded plat that has not been revoked? No If not, will a plat be submitted for approval and recording? Yes

19. How far is nearest church? _____ Nearest public park? _____ Nearest airport? _____ Nearest school? _____ Nearest corporate limits? _____

20. Are plans submitted herewith for desired uses within the proposed zone, with letter stating that said uses will be put into effect within six (6) months after any approved zone change? See tentative plat

21. Are waivers of objections from adjacent property owners attached? See petition (to send in)

22. Is list attached of other adjacent property owners contacted who refused to sign petition? _____

23. What efforts have been made to contact owners of adjacent properties for written waivers of objections? _____

24. Is a sketch of the area attached showing the location of existing structures and uses? See plat

25. Does a fee of twenty-five dollars ($25.00) in cash or certified check accompany this application? Yes

26. Is an agreement attached for an escrow deposit covering temporary or other use permit? _____

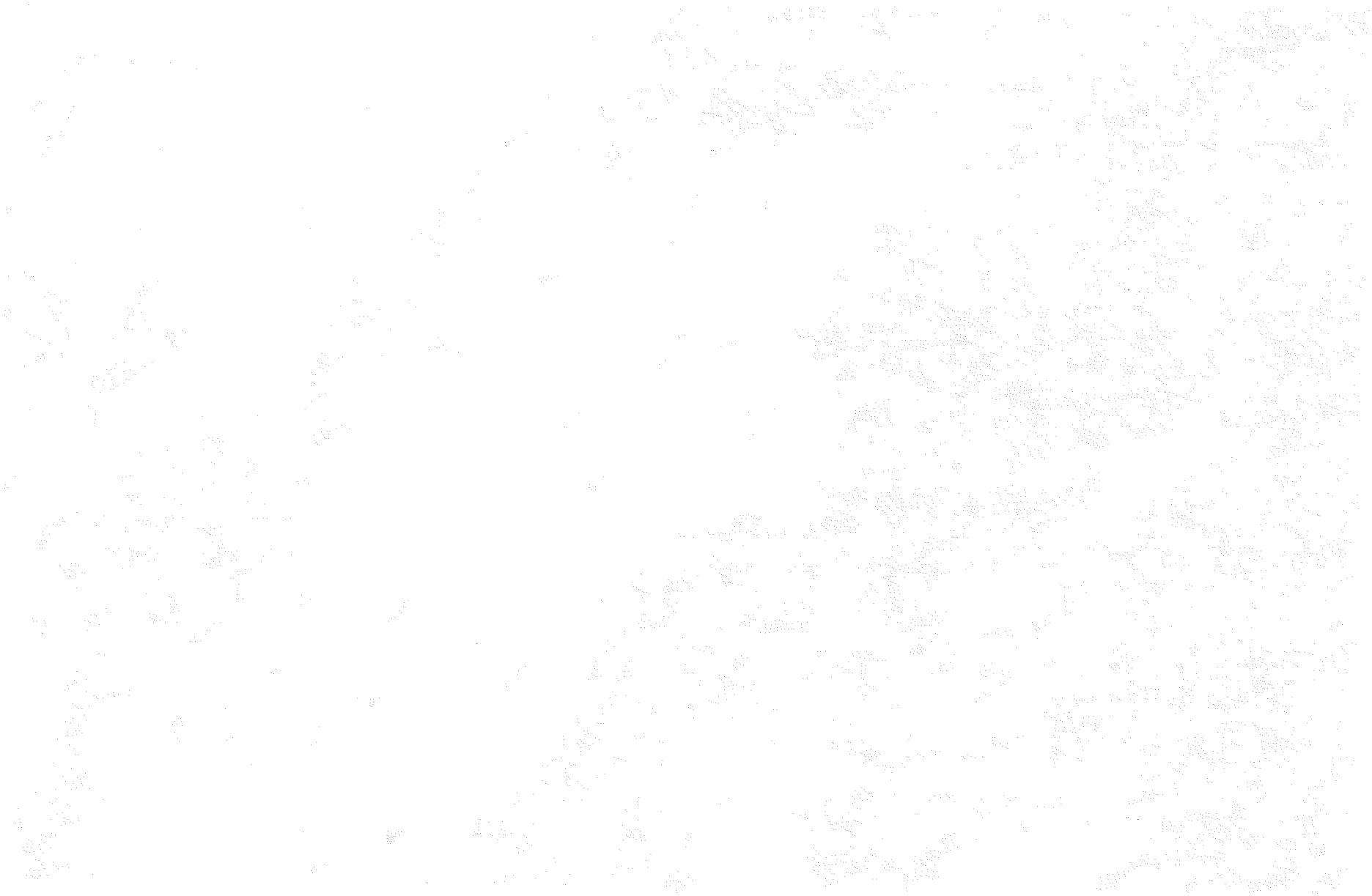
Signed: C. H. Colton

Application checked by:

_____
(County Zoning Department)

5-18 IM 7-46

PROPOSED SUBDIVISION
IN N½ SEC. 28-55-40
FOR E.L. COTTON
Scale 1" = 100'
Crenshaw Engr Co.
Sept 1954
UNIT #1
Clearing 13 Ac.
Paving 1500 Syd.
UNIT #2
Clearing 12 Ac.
Paving 5 Sta. 9 Yds.
Highway 49
100'
Edge Pavement
Edge Pavement
Edge Pavement



RESOLUTION No. 2406

The following resolution was offered by Commissioner _____

_____ and seconded by Commissioner _____ and upon

vote duly adopted:

WHEREAS an application has been filed by Mr. E. L. Cotton to change zone from AU to AU, HU-1 and BU-1 on property extending from approximately 1,300 feet south of Coral Reef Road to 2,600 feet South of Coral Reef Road and extending East of FEC Right-of-Way for approximately a depth of 2,000 feet, legally described as SW¼ of NE¼ and that part of SE¼ of NW¼ lying East of Federal Highway #1 in Section 28-55-40, also known as Coral Reef Homesites; (45-94)

WHEREAS a Public Hearing of the Dade County Zoning Commission was advertised by Zoning Director, as required by law, and after hearing all interested parties, the members of the Zoning Commission present were of the opinion and recommend that change of zone be made as follows on the aforementioned property, also known as CORAL REEF HOMESITES:

FROM: AU to BU-1, 10,000 cubic feet minimum, masonry Construction required, on Blocks 4 to 5.

FROM: AU to HU-3, 7,500 cubic feet minimum on Blocks 3 and 6.

FROM: AU to HU-1, 5,000 cubic feet minimum on rest of proposed subdivision known as CORAL REEF HOMESITES. (45-94)

WHEREAS it appears to this Board that said changes are for the betterment of the Comprehensive Zoning Laws,

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Dade County, Florida, that the zoning on the above property be and the same is hereby approved as recommended by the Zoning Commission.

The Zoning Director is hereby directed to make the necessary changes upon the maps and records of the Dade County Zoning Department.

ADOPTED this 28 day of Jan, 1947

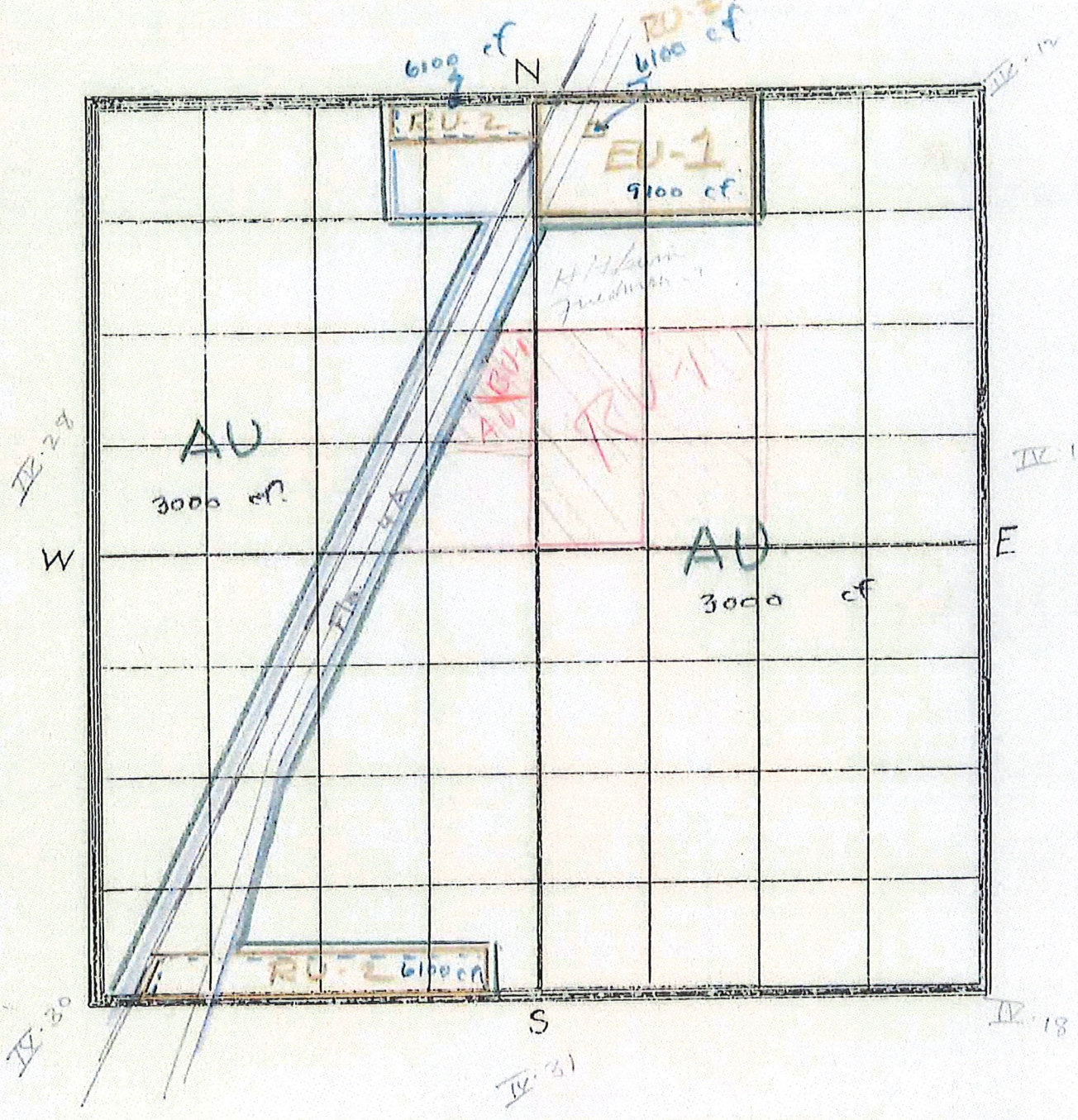
IV 29
Map Revised
1-30-47
IC

Present Zoning IV-29

Section Blank

District No._____

Section 28 Township 56 Range 40



45-94

CORAL REEF HOMESITES

LOCATED IN THE S.W. 1/4 OF THE N.E. 1/4 & THE S.E. 1/4 OF THE N.W. 1/4 SECTION 28-TOWNSHIP 55 SOUTH-RANGE 40 EAST DADE COUNTY-FLORIDA

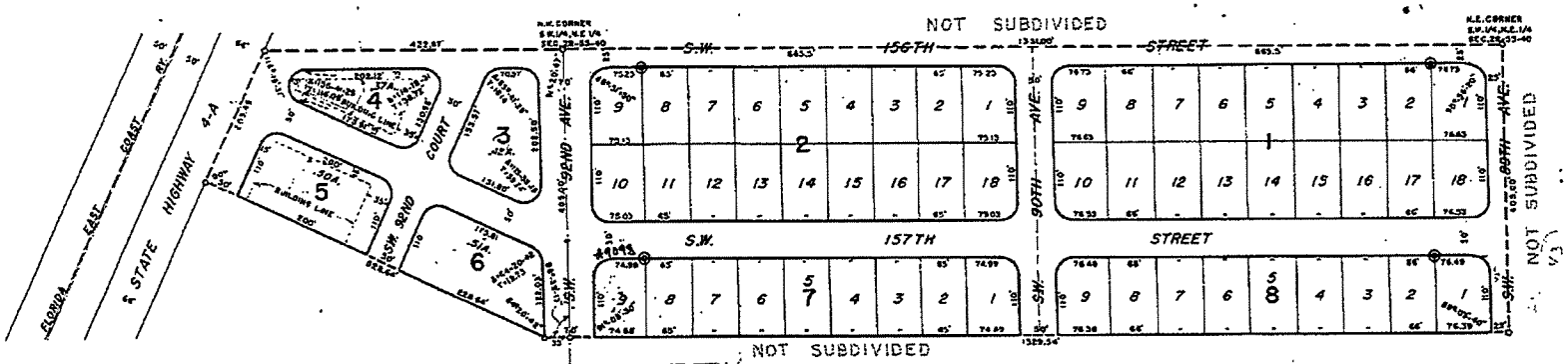
SCALE IN FEET

0 25 50 100 200 300

SCALE 1"=100'

CRAWSHAW ENGINEERING CO. MIAMI-FLA.

OCTOBER 1946



NOTE:

● Denotes Permanent Reference Monuments

All right ans 25' unless otherwise shown.

Distances on lots having rounded corners are to the intersection of lot lines extended unless otherwise shown.

This plat approved by Dade County Zoning Department.

By _____ Director

This plat approved by Resolution passed and adopted by the Board of County Commissioners of Dade County, Florida, this 22 day of October A.D. 1946.

This approval shall not be construed as a commitment by the Board of County Commissioners, aforesaid, to build or maintain the roads and streets shown on said plat.

Attested: E.B. Leatherman, Clerk of Circuit Court

Signed _____ Chairman of Board

By _____ Deputy Clerk

Approved By _____ County Engineer

WE HEREBY CERTIFY That the attached plat of Coral Reef Homesites is true and correct representation of the land recently surveyed and platted by us and that Permanent Reference Monuments were set on the 8TH day of October A.D. 1946 in accordance with Section 1, Chapter 10,275, Laws of the State of Florida.

CRAWSHAW ENGINEERING CO.

_____ Registered Engineer - 1557

Registered Surveyor - 136

Filed for Record this 24 day of October A.D. 1946 at 3:49 P.M. in Book 45 of Plats, Page 94 Public Records of Dade County, Florida. This plat complies with provisions of Chapter 10,275 (No 253) Laws of the State of Florida.

E.B. Leatherman, Clerk of Circuit Court

By _____ Deputy Clerk

KNOW ALL MEN BY THESE PRESENTS:

That John Myers and Mary Jane Myers, his wife, owners and holders of a certain Mortgage dated January 2, 1946 and recorded in Mortgage Book 1634 at Page 551 of the Public Records of Dade County, Florida, Inc same encumbering the land on the attached plat, do hereby agree and consent to the platting and recording of said plat.

IN WITNESS WHEREOF We have hereunto set our hands and seals this 10 day of OCTOBER A.D. 1946.

Witnessed By _____ John Myers

_____ Mary Jane Myers

COUNTY OF DADE
STATE OF FLORIDA

I hereby certify that on this day personally appeared before me, John Myers and Mary Jane Myers his wife to me well known to be the persons who executed the foregoing instrument and who acknowledge that they executed the same freely and voluntarily for the purposes expressed therein.

I further certify that on a separate and private examination made apart from her said husband, the said Mary Jane Myers, known to me to be the wife of the said John Myers, did acknowledge that she executed the same freely and voluntarily without any compulsion, constraint apprehension or fear of or from her said husband.

Witness my hand and official seal this 10 day of OCT A.D. 1946

_____ Notary Public, State of Florida at Large

My Commission expires MAY 23, 1950

KNOW ALL MEN BY THESE PRESENTS:

That Emile L. Colton and Mildred G. Colton, his wife, owners of the north 405 feet of the S.W. 1/4 of the N.E. 1/4 and that part of the S. 1/2 of the N.W. 1/4 described as follows:

Beginning at the Northwest corner of the S.W. 1/4 of the N.E. 1/4; thence westerly along the north line of the S.E. 1/4 of the N.W. 1/4 a distance of 422.67 feet to its intersection with the easterly right of way line of State Highway 4-A; thence southwesterly along said easterly right of way line a distance of 205.45 feet to a point; thence southeasterly at an angle of 90 degrees to the said easterly right of way line a distance of 522.64 feet to a point; thence easterly parallel with the north line of the S.E. 1/4 of the N.W. 1/4 a distance of 35 feet to the west line of the S.W. 1/4 of the N.E. 1/4; thence north along said west line of the S.W. 1/4 of the N.E. 1/4 a distance of 405 feet to the point of beginning; all in Section 28, Township 55 South, Range 40 East Dade County, Florida, have caused to be made the attached plat entitled "Coral Reef Homesites"

The Streets, Avenues, Highway, Courts, as shown together with all existing and future planting, trees and shrubbery thereon, are hereby dedicated to the perpetual use of the Public for proper purposes, reserving to the said Emile L. Colton and Mildred G. Colton, his wife, their heirs, successors or assigns, the reversion or reversions thereof when ever discontinued by law.

Dade County Zoning Regulations as now in effect or as same may be from time to time amended or changed, applicable to the area within which this subdivision is located, shall be observed.

In accordance with covenant by deed of no time shall the land included in this plat or any building erected thereon be occupied by any negro or person of negro extraction. This prohibition, however, does not include the occupancy by a negro servant in approved quarters while employed in or about the premises herein.

IN WITNESS Where of the said Emile L. Colton and Mildred G. Colton, his wife, have hereon to set their hands and seals this 10TH day of OCTOBER A.D. 1946.

Witnessed By _____ Emile L. Colton

_____ Mildred G. Colton

COUNTY OF DADE ss.
STATE OF FLORIDA

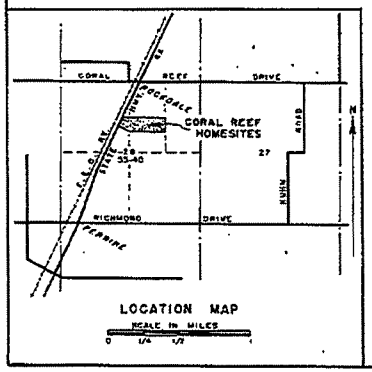
I hereby certify that on this day personally appeared before me, Emile L. Colton and Mildred G. Colton, his wife, to me well known to be the persons who executed the foregoing instrument and who acknowledge that they executed the same freely and voluntarily for the purposes expressed therein.

I further certify that on a separate and private examination made apart from her said husband, the said Mildred G. Colton known to me to be the wife of the said Emile L. Colton, did acknowledge that she executed the same freely and voluntarily without any compulsion, constraint, apprehension of her or from her said husband.

Witness my hand and official seal this 18 day of OCT A.D. 1946

_____ Notary Public, State of Florida at Large

My Commission Expires MAY 23 1950



45-94

34. An application by Mr. E. L. Cotton to change zone from AU to AU, RU-1 and BU-1 on property extending from approx. 1300 feet south of Coral Reef Road to 2600 feet south of Coral Reef Road and extending east of FEC r/w for approx. depth of 2,000 feet, legally described as SW¼ of NE¼ and that part of SE¼ of NW¼ lying east of Federal Highway #1 in Section 28-55-40, also known as Coral Reef Homesites.

Mr. Preston: This subdivision is known as Coral Reef Homesites. Mr. Cotton proposes a step-up from the present agricultural zoning. It is desired to let the minimum cubic content remain 3,000 cubic feet. The new set-up would be better than a trailer park for which permit was issued a year ago to be located there.

Recommended.

In executive session, Mr. Brooks made the motion, seconded by Mr. Bright, and unanimously adopted by the Commission, to recommend approval as follows:

From AU to BU-1, 10,000 cubic feet minimum, masonry construction required, on Blocks 4 to 5.

From AU to RU-3, 7,500 cubic feet minimum on Blocks 3 and 6.

From AU to RU-1, 3,000 cubic feet minimum on rest of proposed subdivision known as Coral Reef Homesites.

45-Qu

Page 44

HEARING NO. 34. An application by Mr. E.L. Cotton to - -

Mr. Preston: This ~~mmmkkm~~ subdivision is known as Coral Reef Homesites. Mr. Cotton proposes a step-up from the present agricultural zoning. ~~mfrm~~ The minimum cubic content ~~is to~~ remain 3000 cubic feet. The new ~~mmkkg~~ set-up would be better than a trailer park ~~which used~~ to be located there.

In executive session, Mr. Brooks made the motion, seconded by Mr. Bright, and unanimously adopted by the Commission, to recommend approval ~~of this application~~.

Record Results

Print This Page

Zoning Records Search

Process Number:	Z1974000758
Applicant:	KILLIAN LEARNING LABORATORY , INC.
Location:	8995 S.W. 158 STREET
Legal Description:	8995 S.W. 158 STREET
Request:	
Application Date:	
Result:	
Result Date:	

Hearings

Board	Resolution	Result	Hearing Date	Item #
BCC	Z20375	DENIED WITHOUT PREJUDICE	7/9/1975	

Documents

APPLICATION
HEARING PLAN
PLANS - REDUCED OR SMALL
LTRS OF INTENT-SCHOOL-SUBSTCOMPLIANCE
RESOLUTION
RECOMMENDATIONS-KITS

METROPOLITAN DADE COUNTY ZONING APPEALS BOARD
APPLICANTION FOR PUBLIC HEARING

RECEIVED
74-751
NOV 21 1974
DADE CO. BLDG. & ZONING DEPT.
By

Date Receipt Stamp

Sec. 28 Twp. 55 Rge. 40 E

RADIUS ASSIGNED 500

This application with all required supplemental data and information, must be completed in accordance with the attached "INSTRUCTIONS FOR FILING APPLICATION", and returned to the METROPOLITAN DADE COUNTY BUILDING & ZONING DEPARTMENT before the same will be advertised for hearing.

DATE 8 November 1974

IMPORTANT - The applicant, or his representative, should be present at the hearing.
TYPE OR PRINT IN INK ALL INFORMATION ON THE APPLICATION LEGIBLE

1. Name of Applicant KILLIAN LEARNING LABORATORY, INC.

   Mailing Add: 8995 S.W. 158th ST. City MIAMI, FLA. Tele. No. Res. 279-7586 Bus. 238-2775

2. Name of Property Owner ~~S. R. Angel (new purchaser-closing to be effected)~~ James CAPELL

   Mailing Add: ~~9800 S. W. 136th Street~~ City ~~Miami~~ Tele. No. Res. 235-5785 Bus. 238-4306

3. Fee Notice to be mailed to KILLIAN LEARNING LABORATORY ATT. T.A. PARIS

   Mailing Add: 8995 S.W. 158th ST. City MIAMI, FLA. Tele. No. Res. 279-7586 Bus. 238-2775

4. LEGAL DESCRIPTION OF THE PROPERTY COVERED BY THE APPLICATION

   W 167.38 ft. of NE ¼ of SW ¼ of NE ¼ less N 405 ft. in sec. 28

   Township 55 S. Range 40 E dade County

5. Address or location of subject property 8995 S.W. 158th ST.

6. Size of property 142.38 ft. x 245.64 ft. Acres 0.79

7. Does the property owner own any contiguous property to that which is the subject matter of this application? If so, give complete legal description of entire contiguous property.

   NO

8. Date SUBJECT property acquired/leased 1st day of SEPTEMBER, 1974.

9. This application is intended to cover: (Cover applicable items).

   ( ) District Boundary Changes (s):

   Present zone classification All. Min. Cubic Content

   Zone classification desired Min. Cubic Content

   ( ) Special Exception
   ( ) Non-Use Special Exception
   ( ) Variance from Airport Regulations
   ( ) Use Variance
   (X) Variance from other than Airport Regulations
   ( ) Modification of previous Resolutions
   ( ) Unusual Use
   ( ) Appeals of Administrative Decisions

173.05-34

239

10. Request: Purpose of Hearing. (Explain in Letter of Intent)

11. Reasons why the application should be approved. (Explain in detail in Letter of Intent)

12. Has a public hearing been held on this property within the last 2 years? NO

If so, in whose name N/A When? N/A

Nature of Hearing N/A

13. Is this Hearing being requested as a result of a violation notice or summons?_____

If so, in whose name was the violation or summons notice served?_____

14. Are there any existing structures on the property? YES If so, what type_____
(CBS, frame, frame-stucco, other)_____

Will the existing structures be demolished? NO If not, explain proposed use in Letter of Intent.

15. Is there any existing use on the property? YES If so, what is the use and when was it established? Use: SCHOOL 1 SEPTEMBER, 1974 Established 1 SEPTEMBER, 1974

****

TENANT OR OWNER AFFIDAVIT

I, Charles R. Angel, being first duly sworn, depose and say that I am the owner/tenant of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised.

Charles R. Angel
SIGNATURE

Sworn to and subscribed to before me this 18th day of November 1974.

Norma C Cole
NOTARY PUBLIC
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 16, 1976
BONDED THRU GENERAL INSURANCE UNDERWRITERS

Commission Expires

****

CORPORATION AFFIDAVIT

We, KILLIAN LEARNING LABORATORY, INC., being first duly sworn depose and say that we are the President/Vice-President, and Secretary/Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the owner/tenant of the property described herein and which is the subject matter of the proposed hearing. We understand this application must be complete and accurate before a hearing can be advertised.

Charles R. Angel
PRESIDENT'S SIGNATURE (Corp. Seal)

ATTEST: Estelle M Angel
SECRETARY'S SIGNATURE

Norma C Cole
NOTARY PUBLIC

Sworn and subscribed to before me this 18th day of November 1974

Commission Expires

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 16, 1976
BONDED THRU GENERAL INSURANCE UNDERWRITERS

123.05-34

OWNER'S SWORN-TO-CONSENT

PERMITTING TENANT TO FILE FOR A HEARING

I, James Cappell, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing do hereby authorize KILLIAN LEARNING LABORATORY to file this application for a public hearing.

James Cappell
Signature

Sworn to and subscribed before me this 5th day of March 19 74

Notary Public

Commission Expires:

Killian Private School
KILLIAN LEARNING LABORATORY / MIAMI EDUCATION CENTER
8995 S. W. 158th Street, Miami, Florida 33157

KILLIAN LEARNING LABORATORY

Application for Public Hearing before the Zoning Appeals Board

CONTENTS

Metropolitan Dade County Zoning Appeals Board Application for Public Hearing.

Questionaire to be Returned with ZAB Application - PRIVATE SCHOOLS

T. A. Fee Estimate Form

Disclosure of Interest Form

Letter of Intent

Six (6) photographs of subject property and structure

Required plot plans and floor plans

DISCLOSURE OF INTEREST

If the property is owned by a CORPORATION list the principal officers and stockholders and the percentage of stock owned by each.

Name	Percentage of Stock
Charles Angel President	No stock - Non profit Corp.
Thomas A. Paris Vice President	No stock - Non profit Corp.
Florelle M. Angel Secretary, Treasurer	No stock - Non profit Corp.

If the property is in the name of a TRUSTEE list the beneficiaries of the trust with percentage of interest.

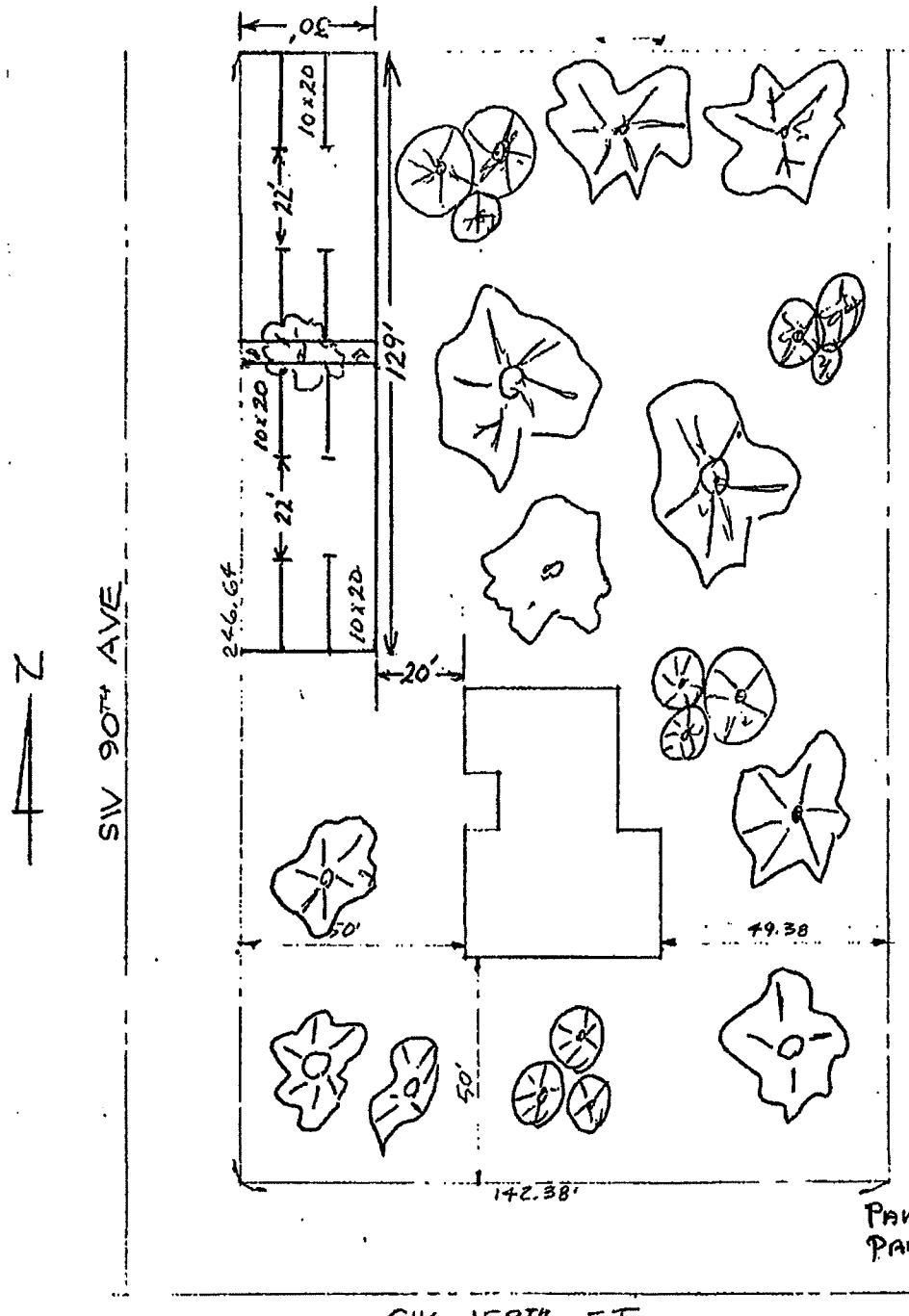
Name	Percentage of Stock

If there is a CONTRACT FOR PURCHASE state for whose behalf the application is being made.

If the PURCHASER is a TRUSTEE or a CORPORATION, the same information must be furnished as indicated above for the applicant CORPORATION or TRUSTEE.

RECEIVED
74-758
NOV 21 1974
DADE CO. BLDG. & ZONING DEPT.
By

NEW FENCE
Revised
SW 159TH ST
SW 90TH AVE
PLOT PLAN
PROPOSED
TOILET F. CLASS RMS
KILLIAN LEARNING LAB
No Physical Change
RECEIVED
NOV 21 1974
DADE CO. BLDG. & ZONING
EXIST. RESIDENCE
FLOOR PLAN
EXIST FAMILY RM
CLASS RM.
Proposed Remodeling Area
CLASS RM
BOYS TOILET
GIRLS TOILET
EXISTING
All Structures
FRONT GARAGE



PARKING Req'd = 6
PARKING Provided = 12

PLOT PLAN SCALE 1"=30'
AND PROPOSED PARKING

REVISED PARKING 4-11-75

PROPOSED TOILET & CLASS RMS for KILLIAN LEARNING LAB

Killian Private School
KILLIAN LEARNING LABORATORY / MIAMI EDUCATION CENTER
8995 S. W. 158th Street, Miami, Fla 33157

RECEIVED
74-758
NOV 21 1974
DADE CO. BLDG. & ZONING DEPT.
By

8 November 1974

LETTER OF INTENT

The following LETTER OF INTENT is an Appendix to the Killian Learning Laboratory's Application for Public Hearing before the Zoning Appeals Board.

Dear Sirs:

As specified in item 9 of the Application for Public Hearing, it is desired that the Killian Learning Laboratory, Inc., be granted a variance to the existing code governing the use and occupancy of designated AU property by a private school. The description of the property, detailed in item 4 of the Application for Public Hearing, does not meet the set-back requirements of the code. A variance to these setback requirements is necessary in order for this private school to gain a proper Certificate of Use and Occupancy.

Denial of a variation to the present AU zoning requirements for private schools, coupled with the subsequent loss of a proper Certificate of Use and Occupancy, would impose a severe hardship to this private school; it would force the school to close its doors permanently.

The Killian Learning Laboratory, founded some thirteen years ago, was established in order to provide a coherent educational program for those children experiencing one or more forms of a learning disability. Since that time, many children have been properly guided and professionally tutored to the ends of overcoming their specific learning disability. Many of these children have gone on into the public school system. Our record of performance has been excellent.

The Killian Learning Laboratory, a non-profit, federally tax exempt private school, had been quartered in the Village Shopping Center, Dixie Highway and S.W. 124th Street. These quarters, although suitable for classroom activities did not provide the type atmosphere one would naturally desire for young children. The subject property located at 8995 S. W. 158th Street, Miami, Florida, meets all environmental requirements.

With the exception of meeting all requirements for a proper Certificate of Use and Occupancy, the Killian Learning Laboratory fully intends to maintain the school environment in its natural setting, thus enhancing the appearance of the general neighborhood. No signs, floodlights, or any other physical structure shall be erected that would tend to commercialize the property.

Killian Private School
KILLIAN LEARNING LABORATORY / MIAMI EDUCATION CENTER
8253 S.W. 124th Street • Miami, Florida 33156 • (305) 238-2795
8995 S. W. 158th Street, Miami, Florida 33157

8 November 1974
LETTER OF INTENT
page two

Purchase commitments have been made to the present owners of the subject property, and closing on the property will take place in the very near future.

In summary, a variation to the existing code governing small private schools on AU zoned property (the setback requirement), is sincerely requested. Without such a grant from Building and Zoning, the Killian Learning Laboratory will be without a proper facility to continue its work with children experiencing learning disabilities. These children, as well as the community will feel its loss.

T. A. Paris
Vice President
Killian Learning Laboratory

QUESTIONAIRE TO BE
RETURNED WITH ZAB
APPLICATION

HEARING FILE NO. 74-158

PRIVATE SCHOOLS

The following are the usual normal conditions that are imposed on the applicant upon the approval of the requested use:

1. That a detailed plot use plan be submitted to and meet with the approval of the Zoning Director; and the same be drawn to scale and must include dimensions to indicate lot size, centerline of streets to property lines, size of building or buildings; said plans shall include but not be limited thereto, offstreet parking areas and driveways, walls, hedges and fences, landscaping, etc. The plot plan shall contain a title block identifying the project, the name, title of person preparing the plan, the date of preparation of plan, and scale of drawing.

2. That the proposed structure or the addition to the existing structure be of a type and character, and meet with the approval of the Zoning Director.

3. That the use be established and maintained in accordance with the approved plan.

4. That the use be approved for and be restricted to a maximum of 45 students.

5. That the uses be conducted on the premises are weekdays only, Monday through Friday inclusive.

6. That the hours of operation shall be from 8:30 a.m. to 3:15 p.m.

7. That the play area, if any, shall be enclosed with a fence of a type and at a location to be approved by the zoning director.

8. That the school will be operated by Killian Learning Laboratory, Inc.

9. That the name of the school will be Killian Learning Laboratory, Inc.

10. That the number of grades will be from 1 to 12

11. That the number of classrooms in each grade will be "Grouped Grades"

12. That the number of students in each "Grouped" grade will be limited to 12

13. That the number of teachers for each grade will be Maximum ratio 12 to 1

14. That proposed school membership will not be affiliated with any private school association at the present time.

15. That proposed school is not accredited by an accrediting association.

16. That proposed school will not have sport facilities on a competitive basis, and there will not be night lights.

17. That transportation to be furnished in connection with the proposed school, will consist of 4 vehicles and shall be of an approved van type; said vehicles to be stored off premises.

18. That the Certificate of Use and Occupancy be automatically renewable annually by the Dade County Building and Zoning Department upon compliance with all terms and conditions and be subject to cancellation upon violation of any of the conditions, or when, in the oponion of the Metropolitan Dade County Zoning Appeals Board after public hearing, it is determined that the use is detrimental and/or incompatible to the surrounding neighborhood

The above answers are true and correct to the best of my knowledge.

8 Nov 74
Date

Killian Learning Laboratory, Inc.
Applicant

28-55-40/74-758

RESOLUTION NO. Z-203-75

The following resolution was offered by Commissioner Sidney Levin, seconded by Commissioner Sandy Rubinstein, and upon poll of members present, the vote was as follows:

Neal Adams	aye	James F. Redford, Jr.	aye
Harry P. Cain	nay	Sandy Rubinstein	aye
Sidney Levin	aye	Harvey Ruvin	aye
Clara Oesterle	aye	Stephen P. Clark	aye
Beverly B. Phillips	aye		

WHEREAS, Killian Learning Laboratory, Inc., has applied for the following:

(1) SPECIAL EXCEPTION to permit a private school.

(2) VARIANCE of setback requirements to permit aforementioned private school to setback 49.38' (75' required) from the side (E) property line.

(3) VARIANCE of setback requirements to permit 12 parking spaces setback 0' - (25' required) from the side street (W) property line.

(4) VARIANCE of lot frontage and area requirements to permit a parcel of land with 142.38' (200' required) lot frontage and area of 34974.2 (0.8 acres) (5 acres required) for the proposed aforementioned private school.

Plans are on file and may be examined in the Zoning Department entitled, "Proposed Toilet and Class Rooms" for Killian Learing Lal as prepared by T.A. Paris, owner, and dated revised 4-11-75.

SUBJECT PROPERTY: W. 167.38' of NE¼ of SW¼ of NE¼ less N. 405' in Section 28-55-40.

LOCATION: 8995 S.W. 150th Street, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception and variances would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested special exception and variances be and the same are hereby denied with prejudice.

The Zoning Director is hereby directed to make the necessary notations upon the records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 9th day of July, 1975.

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
Richard P. Brinker, Clerk
By EDWARD B. [illegible]
Deputy Clerk

Heard 7/9/75
No. 75-7-CC-4
ng

July 23, 1975

Killian Learning Laboratory, Inc.
8995 S.W. 158 Street
Miami, Florida

Re: Hearing No. 75-7-CC-4. Location: 8995 S.W. 158 Street.

Gentlemen:

Enclosed herewith is a copy of Resolution No. Z-203-75, adopted by the Board of County Commissioners, Dade County, Florida, on the 9th day of July, 1975; which denied with prejudice, the requested special exception and variances, on the above described property.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPT.

Chester C. Czebrinski
Assistant Director

CCC:ng

Enc.

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, RICHARD P. BRINKER, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. R-803-75, adopted by the said Board of County Commissioners at its meeting held on July 9, 1975.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 29th day of July, A. D. 1975.

RICHARD P. BRINKER, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By D. K. Walwke
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT

RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS

TO: Honorable Mayor and Members, Board of County Commissioners

FROM: Reginald R. Walters, Director, Planning Department

DATE: July 9, 1975

SUBJECT: Co. Comm. Hearing Item #75-7-CC-4
Killian Learning Laboratory, Inc.
Section 28-55-40

REQUEST:

1. Special Exception to permit a private school.
2. Variance to permit aforementioned private school to set back 49.38" (75' required) from the side (E) property line.
3. Variance to permit 12 parking spaces set back 0' (25' required) from the side street (W) property line.
4. Variance to permit a parcel of land with 142.38' (200' required) lot frontage and area of 34974.2 (0.8 acres) (5 acres required) for the proposed aforementioned private school.

RECOMMENDATION:

DENIAL WITH PREJUDICE. The Applicant is requesting permission to operate a private school which would serve forty-five children, grades 1-12, on an 0.8 acre parcel in an AU zone. He is further requesting variances to setback requirements for a school structure and on-site parking, to lot frontage requirements and to lot area requirements.

The subject property is in the middle of a residential neighborhood which is almost entirely developed at an RU-1 or estate density. Said property is located at the intersection of S.W. 90 Avenue and S.W. 158 Street Street, both of which are intended to be maintained as low-use residential streets.

Approval of the request to allow a private school would essentially constitute "spot zoning". The proposed use would generate a high volume of incompatible traffic the local street system is not intended to handle and would allow a high intensity of on-site activity far too intense for the small subject parcel to handle, both of which would result in creating a substantial negative impact on the area. Furthermore, approval of the variance request to permit a 0' setback for parking, where a 25' setback is required, in a street side yard, would allow twelve cars to back out onto said street - a dangerous and totally unacceptable operation. Said variance request is the result of a self-imposed hardship on the part of the Applicant, in that the subject parcel is too small to properly handle the necessary off-street parking needs of the requested operation, and is unjustifiable.

Staff recommends the entire application be denied with prejudice.

RRW:WFG:DPA:jb
cc: Mr. Robert F. Cook, Director
Building & Zoning Department

12

MEMORANDUM

107.07-17A

12

TO Mr. Robert F. Cook, Director
Building and Zoning Department

DATE

SUBJECT Public hearing set for July 9, 1975, before the Board of County Commissioners

FROM William M. Powell, Ass't. Director
Public Works Department

The following are this Department's recommendations and right of way requirements for the hearings before the Board of County Commissioners:

Hearing No. 75-7-CC-1 HARRY LEVY, TRUSTEE
The dedication and improvements as required by memo dated June 2, 1975.

Hearing No. 75-7-CC-3 SHORES DEVELOPMENT, INC.
The dedication of an additional 15 feet of right of way including the construction of sidewalks for Coral Reef Drive (S.W. 152nd Street) and the improvements for County Drive, Royal Palm Drive and Olive Street are required.

✓ Hearing No. 75-7-CC-4 KILLIAN LEARNING LABORATORY, INC.
The dedication of a 25 foot radius corner at S.W. 158th Street and S.W. 90th Avenue are required.

Hearing No. 75-7-CC-5 FIRST BAPTIST CHURCH OF PERRINE
The dedication of an additional 5 feet of right of way for S.W. 168th Street and the dedication and improvements of the East 25 feet for S.W. 89th Avenue are required.

Hearing No. 75-7-CC-6 FIRST BAPTIST CHURCH OF PERRINE
The dedication of an additional 5 feet of right of way for S.W. 168th Street is required.

Hearing No. 75-7-CC-7 S. OSAK INVESTMENT, LTD.
This is to advise you that this Department will require that this land must be platted. We will also require a variance of Subdivision regulations to face on private drives. The dedication and improvements including the construction of sidewalks on the South 40 feet for S.W. 168th Street and the East 25 feet for S.W. 109th Avenue and the West 35 feet for S.W. 112th Avenue.

Hearing No. 75-7-CC-9 COLEMAN F. CARROL, AS ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI.
The dedication including the construction of sidewalks on the North 40 feet for S.W. 184th Street are required. We will also require an additional 5 feet of right of way and the construction of sidewalks for S.W. 97th Avenue.

ZONING DIRECTOR'S WRITTEN RECOMMENDATION June 25, 1975

Hearing No. 7-9-75

75-7-CC-4
Hearing Number

KILLIAN LEARNING LABORATORY, INC.
Applicant

Location of Property: 8995 SW 158 Street

Size of Property: 142.38' X 245.64'. Present Zoning: AU (Agricultural)

Request:

(1) SPECIAL EXCEPTION to permit a private school.

(2) VARIANCE of Setback Requirements to permit aforementioned private school to setback 49.38' (75' required) from the side (E) property line.

(3) VARIANCE of Setback Requirements to permit 12 parking spaces setback 0' (25' required) from the side street (W) property line.

(4) VARIANCE of Lot Frontage and Area Requirements to permit a parcel of land with 142.38' (200' required) lot frontage and area of 34974.2 (0.8 acres) (5 acres required) for the proposed aforementioned private school.

RECOMMENDATION: Application should be denied with prejudice.

The request to convert this small single family residence on .8 acres into a private school for 45 children would be disruptive and would be incompatible with the existing zoning and development in this area, which is basically single family with AU, RU-1 and EU-M zoning. Establishment of the requested school in this area would create noise, traffic and activity unsuitable to an area of many individual homes to the East, West and North of the subject property. This area is earmarked for single family residential development of which a good portion is already developed. The requested use should be located on an arterial collector street rather than on a neighborhood street. In addition, there is no legal justification to warrant the granting of the numerous requested variances.

RFC:HAP:ng

cc: Reginald R. Walters, Director
Planning Department

R. F. Cook, Director
METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPT.

12

July 9 Mi Richmond 12

107.07-17A

MEMORANDUM

TO Mr. Robert F. Cook, Director
Building & Zoning Department

DATE May 7, 1975

SUBJECT P.H. #74-758
Applicant: Killian Learning Lab, Inc.
Location: 8995 SW 158 St.
Section: 28-55-40

FROM
Eugene L. Simm, Director
Department of Traffic & Transportation

The D.O.T.T. has no objection to granting the Special Exception to permit a private school on this site.

As regards the Variance to permit 12 parking spaces setback 0' (25' required) from the SW 90 Avenue right-of-way line, it is our opinion that, in this case, such setback will be acceptable for the following reason:

1. This portion of SW 90 Avenue is a two lane road in a 50' right-of-way. It is only 1,350'± in length and is blocked from extending north by a large development and from extending south by a canal. It is very unlikely that this portion of SW 90 Avenue will require widening.

The site plan for this proposed use by T. A. Paris and dated "revised 4/11/75" is acceptable to the D.O.T.T.

ELS/KES/jtp

cc: Russell Kelly, Public Works Dept.
Dennis Crowley, Planning Dept.
Kevin MacNaughton, D.O.T.T.

AGENDA ITEM NO. 5.C

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: April 21, 2025

SUBMITTED BY: Javier Gonzalez, Community and Economic Development

ITEM TYPE: Resolution

AGENDA SECTION: **PUBLIC HEARING ITEMS**

SUBJECT:

Applicant: PALMETTO VENTURE PARTNERS, LLC
Location: 9500 SW 174TH STREET
Folio No.: 33-5033-000-0650
Application No.: PL-25-001
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-80, PLATTING AND SUBDIVISIONS, APPROVING THE PARK VIEW AT AT PALMETTO BAY FINAL PLAT FOR THE PROPERTY LOCATED AT 9500 SW 174TH STREET; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez)*

SUGGESTED ACTION:

ATTACHMENTS:
PL-25-001- Park View at Palmetto Bay Final Plat Staff Report.docx
PL-25-001 Park View at Palmetto Bay Final Plat Resolution.docx
Exhibit A - Park View at Palmetto Bay Final Plat.pdf
Attachment A - Final Plat Application.pdf
Attachment B - Legal Advertisement & Public Notices.pdf
Attachment C - Resolution no. 2020-13.pdf

Attachment D - Final Plat & MDC Approval.pdf

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 21, 2025

To: Honorable Mayor and Village Council

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

Subject: Park View at Palmetto Bay Final Plat

Application: PL-25-001

GENERAL INFORMATION

Owner / Applicant	Palmetto Venture Partners LLC
Property Address	9500 SW 174 Street
Site Acreage	3.56 Acres (155,229 sq. ft.)
Folio Number	33-5033-000-0650
Future Land Use Map Designation	Franjo Activity Center
Zoning District	Downtown Neighborhood Sector
Existing Land Use	Multifamily

APPLICATION REQUEST

Palmetto Venture Partners LLC (the "Applicant") is seeking approval from the Mayor and Council for the Park View at Palmetto Bay Final Plat. The subject property, located at 9500 SW 174 Street in Palmetto Bay, Florida (the "Property"), is situated within the Downtown Neighborhood Sector Zoning District and is currently developed with a 233-unit multifamily residential building. The application is provided in Attachment A.

NOTICE REQUIREMENTS

The Village of Palmetto Bay Land Development Code requires the following public notice procedures for all plats:

1. Notice must be published in a local newspaper 30 days prior to the hearing.
2. Notice must be mailed to property owners within a radius of the affected property. The required radius varies depending on the property size. In this case, the applicable radius is 1,500 feet.
3. Notice must be posted on the subject property 20 days prior to the hearing.

The legal advertisement and public notices are attached as Attachment B.

BACKGROUND

Florida Statute Chapter 177, Part I, sets statewide standards for land platting. The Village of Palmetto Bay implements these standards through Section 30-80.1 of its Land Development Code, which details the plat approval process by the Village Council. Although a formal interlocal agreement with

Miami-Dade County, which facilitated this process, expired in 2003, the County has continued to provide critical support, including the professional surveyor review mandated by Florida Statute 177.081(1). This is due to the Village's current lack of staffing or consultant resources to perform this review. The County's surveyor review is a prerequisite for Village Council approval. Once approved, the County handles the final step of recording the plat.

Miami-Dade County's Platting and Traffic Section approved the tentative plat (T-24001) on April 4, 2019, and the Village Council approved the final plat on January 27, 2020 (Resolution No. 2020-13). A copy of Resolution no. 2020-13 is provided in Attachment C. However, as the County surveyor's approval under Chapter 177, Florida Statutes, occurred later on January 13, 2025, the County now requires re-approval of the plat by the Village Council prior to recording.

PLAT REVIEW

Staff reviews all proposed final plats (legal documents that provide precise property boundaries and easements) to ensure compliance with the Village's adopted Comprehensive Plan and Land Development Code. The subject final plat application has been found to be in conformity with these requirements. In addition, the technical plat review by Miami-Dade County's Department of Regulatory and Economic Resources, Platting and Traffic Division, was completed and granted approval on January 13, 2025. A copy of the Final Plat and Miami-Dade County Final Plat approval are provided in Attachment D.

RECOMMENDATION

Staff recommends that the Mayor and Council approve the proposed Park View at Palmetto Bay Final Plat.

ATTACHMENTS

Attachment A – Application
Attachment B – Legal Advertisement and Public Notices
Attachment C – Resolution No. 2020-13
Attachment D – Final Plat and Miami-Dade County Approval

RESOLUTION NO. 2025-____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-80, PLATTING AND SUBDIVISIONS, APPROVING THE PARK VIEW AT PALMETTO BAY FINAL PLAT FOR THE PROPERTY LOCATED AT 9500 SW 174 STREET; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning & Zoning Director, Javier Gonzalez)*

WHEREAS, the applicant, "Parkview at Palmetto Bay LLC" filed an application to plat certain lands within the Village of Palmetto Bay, located at 9500 SW 174 Street; and

WHEREAS, the applicant previously requested and received Village Council approval of the final plat on January 27, 2020, by Resolution No. 2020-13; and

WHEREAS, a necessary condition for recording the plat is the approval of the plat by a professional surveyor and mapper; and

WHEREAS, Miami-Dade County has continued to provide this service pursuant to Florida Statute 177.081(1) on behalf of the Village, notwithstanding the expiration of the formal interlocal agreement; and

WHEREAS, the Miami-Dade County Surveyor provided such approval on January 13, 2025; and

WHEREAS, because the Village Council's initial approval (Resolution No. 2020-13) preceded the County Surveyor's approval, Miami-Dade County has requested re-approval of the plat by the Village Council prior to recording; and

WHEREAS, the Village Council of the Village of Palmetto Bay has considered this matter and determined that re-approval of the plat is appropriate.

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

Section 1. Reaffirmation of Findings. The Village Council hereby reaffirms its previous findings of fact and conclusions of law as stated in Resolution No. 2020-13, which are incorporated herein by reference.

Section 2. Approval. The Village Council hereby re-approves the application for the Final Plat "Park View at Palmetto Bay", for the property located at 9500 SW 174 Street, Palmetto Bay, Florida further identified by folio number 33-5033-000-0650. This is as depicted in Exhibit A, which includes the final plat showing the lot, dedicated right-of-way, and other relevant platting information.

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

PASSED AND RESOLVED this 21st day of April, 2025.

Attest: _____ _____

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

John C. Dellagloria
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 ____

RECEIPT FOR TRANSMITTAL OF PLAT TO THE VILLAGE OF PALMETTO BAY

NAME OF PLAT PARK VIEW AT PALMETTO BAY

TENTATIVE NO. 24001

NAME OF PERSON DELIVERING PLAT TO VILLAGE Mercy Arce

SIGNATURE M Arce

DATE JANUARY 14, 2025

RECEIVED BY VILLAGE OF PALMETTO BAY:

NAME _____

SIGNATURE _____

TITLE _____

DATE _____

PREPARED BY:

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 YAMATO ROAD, SUITE 105
BOCA RATON, FLORIDA 33431 · 561.392.0221
CA26258 · LB7924

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

PARK VIEW AT PALMETTO BAY

A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.

FEBRUARY 2020

PLATTING

KNOW ALL MEN BY THESE PRESENTS:

THAT PALMETTO VENTURE PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED PARK VIEW AT PALMETTO BAY, THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

THE WEST 150 FEET OF THE EAST 278 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE NORTH 25 FEET OF SAID LAND FOR PUBLIC ROAD PURPOSES.

AND

THE EAST 151 FEET OF THE WEST 391 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE NORTH 25 FEET THEREOF FOR ROAD.

AND

THE EAST 185 FEET OF THE WEST 240 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE NORTH 25 FEET.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

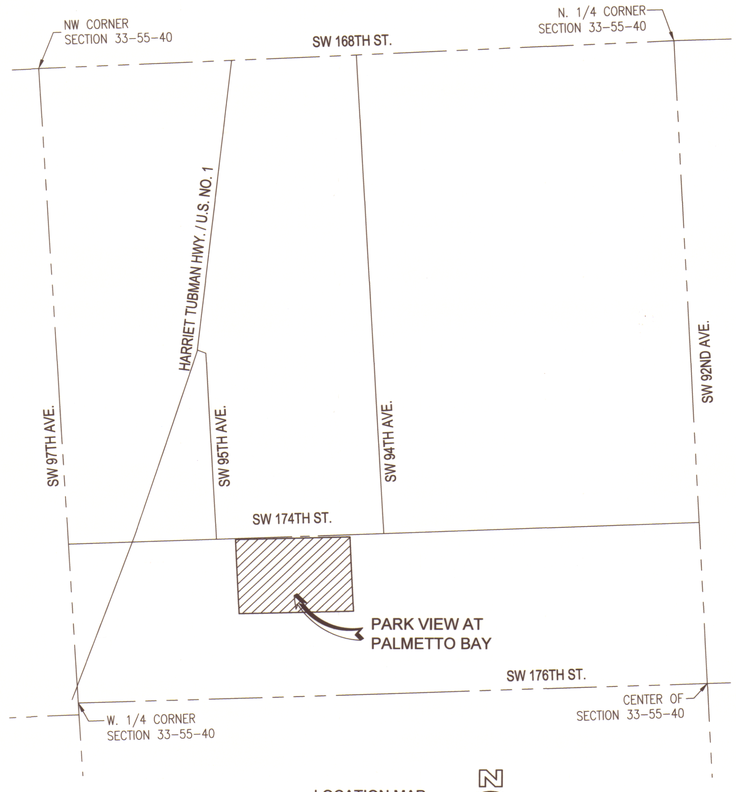
THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

VILLAGE OF PALMETTO BAY PLAT RESTRICTIONS:

THAT SW 174TH STREET AND SW 95TH AVENUE AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.



LOCATION MAP
(SCALE: 1"=300')

NW 1/4 OF SECTION 33,
TOWNSHIP 55 SOUTH, RANGE 40 EAST
VILLAGE OF PALMETTO BAY
MIAMI-DADE COUNTY, FLORIDA.

VILLAGE OF PALMETTO BAY APPROVALS:

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE CITY COMMISSION OF THE VILLAGE OF PALMETTO BAY, FLORIDA, THIS _____ DAY OF _____, A.D. 20____.

SIGNED: _____ MAYOR ATTEST: _____

MIAMI-DADE COUNTY APPROVAL:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE CERTIFIED THIS _____ DAY OF _____, A.D., 20____. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.081(1) IF THE FLORIDA STATUTES.

SIGNED: _____ DIRECTOR

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 20____ AT _____ _.M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

JUAN FERNANDEZ- BARQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA

BY: _____ DEPUTY CLERK

IN WITNESS WHEREOF:

IN WITNESS WHEREOF: THAT SAID PALMETTO VENTURES PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY RICHARD D. AARONSON, MANAGER OF PALMETTO REALTY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 18th DAY OF September A.D., 2024.

WITNESS: _____
PRINT NAME: BENJAMIN D. CURRAN
WITNESS: _____
PRINT NAME: S Evans

PALMETTO VENTURE PARTNERS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: PALMETTO REALTY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: _____
RICHARD D. AARONSON
MANAGER

ACKNOWLEDGEMENT:

STATE OF Georgia)
COUNTY OF Cobb) SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, RICHARD D. AARONSON, MANAGER OF PALMETTO REALTY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF PALMETTO VENTURE PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF September, A.D., 2024.

MY COMMISSION EXPIRES: 8/8/28
COMMISSION NO.: N/A

BY: _____
NOTARY PUBLIC
PRINT NAME: Aubrey Dooley
STATE OF Georgia

AUBREY DOOLEY NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES 08/08/2028

SPECIAL EXCEPTIONS: (CONTINUED ON SHEET 2 OF 2)

THERE ARE AGREEMENTS, EASEMENTS AND RESTRICTIONS RECORDED IN:

COVENANT RUNNING WITH THE LAND IN FAVOR OF METROPOLITAN DADE COUNTY RECORDED JUNE 9, 1987 IN OFFICIAL RECORDS BOOK 13306, PAGE 3141.

MATTERS APPEARING ON THAT SURVEY PREPARED BY HSQ GROUP, INC., DATED SEPTEMBER 20, 2017 AND REVISED OCTOBER 15, 2019 UNDER JOB NUMBER 190428.

UNITY OF TITLE RECORDED FEBRUARY 5, 2020 IN OFFICIAL RECORDS BOOK 31807, PAGE 4708.

APPLICATION AND ACCEPTANCE OF CONDITIONAL BUILDING PERMIT AND ESTOPPEL NOTICE RECORDED SEPTEMBER 3, 2020 IN OFFICIAL RECORDS BOOK 32085, PAGE 2206.

APPLICATION AND ACCEPTANCE OF CONDITIONAL BUILDING PERMIT AND ESTOPPEL NOTICE RECORDED SEPTEMBER 11, 2020 IN OFFICIAL RECORDS BOOK 32093, PAGE 4039.

POSSIBLE MECHANICS LIENS ARISING OUT OF THAT CERTAIN NOTICE OF COMMENCEMENT RECORDED DECEMBER 15, 2020 IN OFFICIAL RECORDS BOOK 32242, 1381.

AGREEMENT FOR WATER AND SEWER FACILITIES RECORDED DECEMBER 17, 2020 IN OFFICIAL RECORDS BOOK 32246, PAGE 3168.

GRANT OF EASEMENT RECORDED JULY 9, 2021 IN OFFICIAL RECORDS BOOK 32608, PAGE 4046.

ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

ALL AS MAY BE AMENDED.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS AS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PARK VIEW AT PALMETTO BAY, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DEPICTED HEREON, AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION; ALSO THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES AND, THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENTS CONTROL POINTS INDICATED HEREON WERE SET.

_____ 08|30|2024
NOLIETTE J. ALVAREZ, PSM FOR THE FIRM DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7273
STATE OF FLORIDA
HSQ GROUP, LLC
1001 YAMATO RD., SUITE 105
BOCA RATON, FL 33431
CERTIFICATE OF AUTHORIZATION NO. LB7924

NOLIETTE J. ALVAREZ LICENSED LS7273 STATE OF FLORIDA

Z:\SURVEY PROJECTS\2019\190428S PARKVIEW\DWG\190428FINALPLAT.DWG

PREPARED BY:

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 YAMATO ROAD, SUITE 105
BOCA RATON, FLORIDA 33431 · 561.392.0221
CA26258 · LB7924

PLAT BOOK _____ PAGE _____

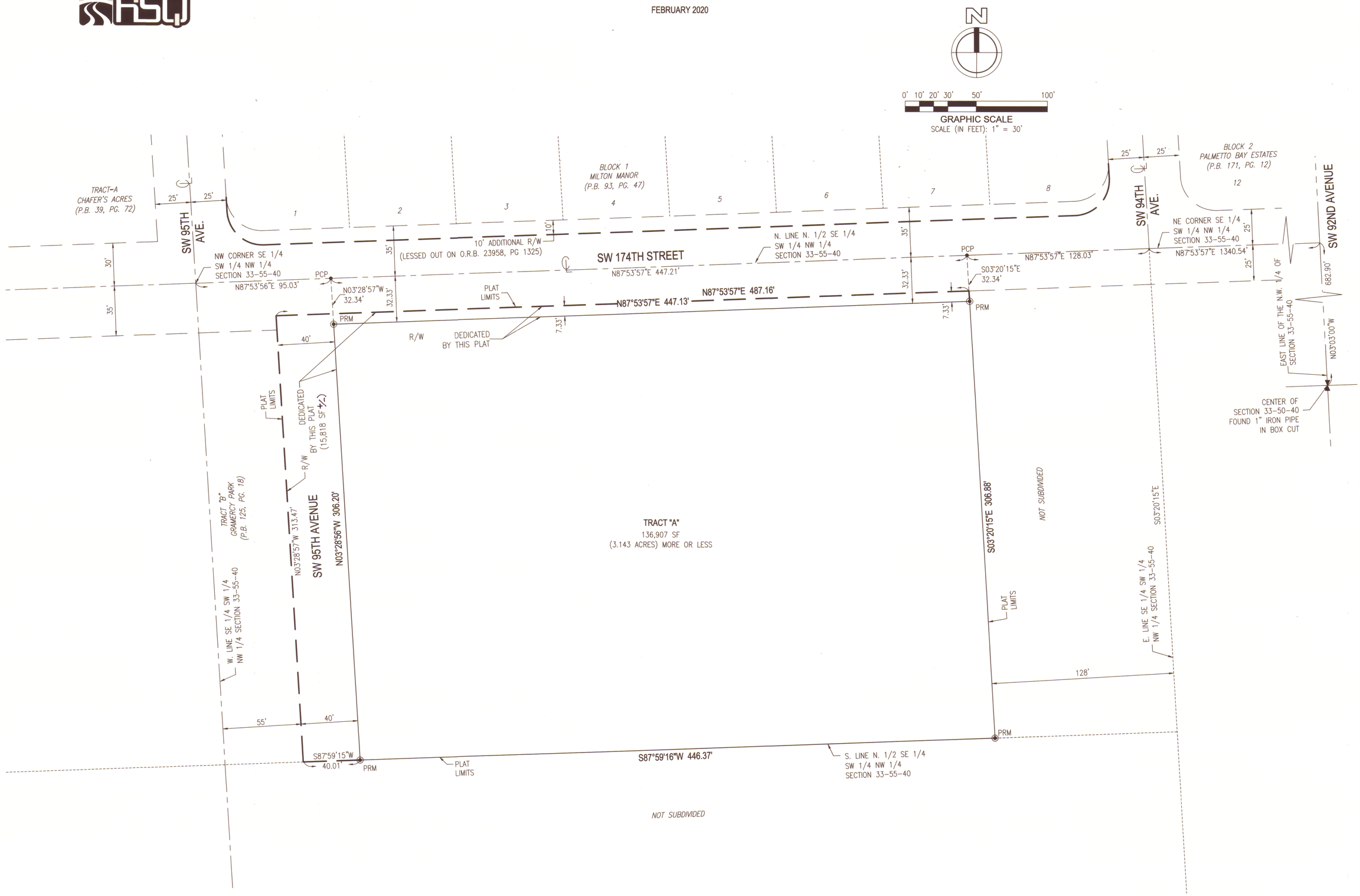
SHEET 2 OF 2

PLATTING

PARK VIEW AT PALMETTO BAY

A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.

FEBRUARY 2020



LEGEND

℄	CENTERLINE
•	PCP
◉	PRM

ABBREVIATIONS

LB	=	LICENSED BUSINESS
NO.	=	NUMBER
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
PCP	=	PERMANENT CONTROL POINT
PRM	=	PERMANENT REFERENCE MONUMENT
R/W	=	RIGHT-OF-WAY
SF	=	SQUARE FEET
+/-	=	MORE OR LEES

SECTION 33-55-40 = SECTION 33, TOWNSHIP 55 SOUTH RANGE 40 EAST.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, HAVING AN ASSUMED BEARING OF NORTH 87°53'56" EAST.

2. THERE ARE EASEMENTS RECORDED IN:
O.R.B. 32608, PAGE 4046 AND O.R.B. 32915 PAGE 210, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THAT AFFECT THIS PARCEL BUT ARE NOT PLOTTED HEREON, ALL AS MAY BE AMENDED.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 20____ AT _____ .M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

JUAN FERNANDEZ BARQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTRY, FLORIDA

BY: _____ DEPUTY CLERK

Z:\SURVEY PROJECTS\2019\190428S PARKVIEW\DWG\190428FINALPLAT.DWG

PL	Village of Palmetto Bay APPLICATION FOR PLAT / SUBDIVISION

Date: 2/10/2025
Application No: _____
PURPOSE OF APPLICATION: ☐ Tentative Plat ■ Final Plat ☐ Other Plat

Petitioner / Applicant: Palmetto Venture Partners LLC

Petitioner / Applicant Address: 3500 Lenox Road, Suite 1250, Atlanta, GA 30326

Phone: 770-462-4627 E-mail: ecademartori@atlanticresi.com

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner: N/A

Address of Owner: Same as above.

Signature of Petitioner: Soler Ramos, Miriam (MIA - X27530) Digitally signed by Soler Ramos, Miriam (MIA - X27530) Date: 2025.02.10 16:19:23 -05'00'

Proposed Plat / Subdivision Name: _____

Address of Property: 9420, 9450, and 9500 SW 174 Street, Palmetto Bay, Florida

Folio: 33-5033-000-0650/0680/0670

SUBMITTAL REQUIREMENTS:

- Letter of Intent
- 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.
  f. 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.
  g. Bearings and distances to the nearest established street lines, section corners or other recognized permanent monuments which shall be accurately described on the plat.
  h. Municipal, township, county or section lines accurately tied to the lines of the subdivision by distance and bearing.
  i. Accurate location of all monuments.
  j. Length of all arcs, radii, internal angles, points of curvature and tangent bearings.
  k. Date of field survey, north point and geographic scale.
- 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.
- 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.
- 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."
- A location map at the scale of one-inch equals 300 feet showing existing and proposed rights-of-way.

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner/agent of the subject lands described above in the application for Plat/Subdivision Approval, 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 11 day of February 20__, by Miriam Soler Ramos.

☒ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public _____

Type or Print Name Jacqueline C. Portal

JACQUELINE C. PORTAL
MY COMMISSION # HH 596628
EXPIRES: January 22, 2029

FOR STAFF USE ONLY
Fee Paid: _____ Date: _____
Zoning Hearing Date: _____ ( ) Approved ( ) Denied ( ) Approved with conditions Resolution: _____

Revised 11/2022

OPINION OF TITLE

To: MIAMI-DADE COUNTY

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as an inducement for acceptance and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a tentative or final plat covering the real property, hereinafter described, it is hereby certified that I have examined a complete Title Search Report prepared by First American Title Insurance Company, No. 7222-6509790, covering the period from the date of Policy 5011412-2021-4276415E-0, through December 27, 2024 at 8:00 a.m., inclusive, of the following described real properties:

Legal Description – Attached hereto as Exhibit "A"

All title instruments, policies, and documents referenced above are collectively referred to as the "Title Evidence". I know of no reason that the Title Evidence is inaccurate or incomplete.

I am of the opinion that on the last-mentioned date, the fee simple title to the above-described real property was vested in:

Palmetto Venture Partners LLC, a Delaware limited liability company (the "Owner")

Further, I am of the opinion that Richard D. Aaronson, as Manager of Palmetto Realty Partners LLC, a Georgia limited liability company, the Owner's Managing Member, is authorized to execute the Plat on behalf of the Owner.

Subject to the following encumbrances, liens, and other exceptions:

1. **RECORDED MORTGAGES:**

None.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

1. Claim of Lien recorded April 22, 2022 in Book 33148, Page 3755.

2. Satisfaction of Claim of Lien recorded May 5, 2022 in Book 33170, Page 3760. (Re: Book 32995, Page 4099).

3. Release of Lien recorded May 12, 2022 in Book 33184, Page 2823. (Re: Book 33148, Page 3755).

4. Claim of Lien recorded October 4, 2022 in Book 33407, Page 4901.

5. Discharge of Lien recorded October 18, 2022 in Book 33427, Page 1078. (Re: Book 33407, Page 4901).

6. Claim of Lien recorded January 20, 2023 in Book 33548, Page 3891.

7. Claim of Lien recorded February 15, 2023 in Book 33583, Page 2565.

8. Claim of Lien recorded June 13, 2023 in Book 33746, Page 4323.

9. Claim of Lien recorded August 30, 2023 in Book 33859, Page 4637.

10. Claim of Lien recorded September 15, 2023 in Book 33881, Page 2359.

11. Claim of Lien recorded October 5, 2023 in Book 33914, Page 3342.

12. Satisfaction of Lien recorded November 17, 2023 in Book 33973, Page 4063. (Re: Book 33881, Page 2359).

13. Claim of Lien recorded February 6, 2024 in Book 34082, Page 3631.

14. Satisfaction of Lien recorded February 12, 2024 in Book 34090, Page 2009. (Re: 33914, Page 3342).

3. **GENERAL EXCEPTIONS**:

A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.

B. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

C. Standard Exceptions:

i. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

ii. Rights or claims of parties in possession not shown by the public r ecords.

iii. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

iv. Taxes or assessments which are not shown as existing liens in the public records.

v. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

D. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

4. **SPECIAL EXCEPTIONS:**

1. Unity of Title recorded February 5, 2020, in Official Records Book 31807, Page 4708.

2. Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded September 3, 2020, in Official Records Book 32085, Page 2206.

3. Application and Acceptance of Conditional Building Permit and Estoppel Notice recorded September 11, 2020, in Official Records Book 32093, Page 4039.

4. Notice of Commencement recorded December 15, 2020, in Official Records Book 32242, Page 1381.

5. Agreement for Water and Sanitary Sewer Facilities recorded December 17, 2020, in Official Records Book 32246, Page 3168.

6. Grant of Easement recorded July 9, 2021, in Official Records Book 32608, Page 4046.

7. Easement recorded December 20, 2021, in Official Records Book 32915, Page 210.

NOTE: ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the plat.

Therefore, it is my opinion that the following parties must join in the plat in order to make a valid and binding covenant on the lands described herein.

Name	Interest
Palmetto Venture Partners LLC	Owner

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the tentative plat.

I, the undersigned, further certify that I am attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 7th day of January, 2025.

By: _____

Alejandro J. Arias, Esq.
Florida Bar No. 102518
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131
Telephone: (305) 789-7446

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [X] or online notarization [ ] by Alejandro J. Arias, as counsel for Palmetto Venture Partners LLC. He is personally known to me.

Witness my signature and official seal this 7th day of January, 2025, in the County and State aforesaid.

_____
Signature
Notary Public-State of Florida
Siuby Fleites
Print Name

My Commission Expires:

SIUBY FLEITES
MY COMMISSION EXPIRES
APRIL 16, 2025
#HH 092035
Notary Public Underwriters
Bonded thru
NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT "A"
LEGAL DESCRIPTION

THE WEST 150 FEET OF THE EAST 278 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE NORTH 25 FEET OF SAID LAND FOR PUBLIC ROAD PURPOSES.

AND

THE EAST 151 FEET OF THE WEST 391 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE NORTH 25 FEET THEREOF FOR ROAD.

AND

THE EAST 185 FEET OF THE WEST 240 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE NORTH 25 FEET.

VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, APRIL 21, 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 Second Reading are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Original Applicant: JUAN CARLOS SANZ / FAIRCHILD BAY SUBDIVISION, LLC
Current Owner: MARCOS AND ANNE BECARI
Location: 9000 SW 174 STREET
Folio No.: 33-5033-000-0220
Application No.: RZ-25-001
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO A ZONING CLASSIFICATION; REDESIGNATING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 9000 SW 174TH STREET, FOLIO NO. 33-5033-000-0220, FROM ITS CURRENT AGRICULTURAL DESIGNATION TO AN ESTATE MODIFIED SINGLE FAMILY DESIGNATION; APPROVING THE APPLICATION OF THE THEN OWNER OF THE PROPERTY, FAIRCHILD BAY SUBDIVISION, LLC; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: GEORGE CASALI
Location: 8995 SW 168TH STREET & 16755 SW 90TH AVENUE
Folio No.: 33-5028-000-0150 & 33-5028-000-0164
Application No.: VPE-10-006
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-19.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") FOR THE PROPERTY LOCATED AT 8995 SW 168TH STREET AND 16755 SW 90TH AVENUE, PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Applicant: PALMETTO VENTURE PARTNERS, LLC
Location: 9500 SW 174TH STREET
Folio No.: 33-5033-000-0630
Application No.: PL-25-001
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30, PLATTING AND SUBDIVISIONS, APPROVING THE PARK VIEW AT PALMETTO BAY FINAL PLAT FOR THE PROPERTY LOCATED AT 9500 SW 174 STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: JOSE LOPEZ
Location: 8701 SW 148 STREET
Folio No.: 33-5021-004-0250
Application No.: V-25-001
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6 VARIANCES, AND SECTION 30-30.2, FENCES, WALLS AND HEDGES, TO PERMIT THE CONSTRUCTION OF AN 8-FOOT FENCE EXCEEDING THE 6-FOOT MAXIMUM FOR THE PROPERTY LOCATED AT 8701 SW 148 STREET; AND PROVIDING AN EFFECTIVE DATE.

Applicant: MOYRA ZIMERMAN & MATEO MIJKOTA
Location: 17071 SW 86 AVENUE
Folio No.: 33-5034-007-0170
Applicant: V-25-002
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-30.4, E-M ZONING DISTRICT, TO PERMIT THE ENCLOSURE OF AN EXISTING NONCONFORMING BOAT CANOPY STRUCTURE ENCROACHING ON THE REQUIRED SIDE SETBACK, TO BE USED AS AN ART STUDIO, FOR THE PROPERTY LOCATED AT 17071 SW 86 AVENUE; AND PROVIDING AN EFFECTIVE DATE.

All persons are invited to appear and be heard. The documents pertaining to this Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

This meeting will be conducted using a teleconferencing platform and broadcast live. **Members of the public may attend the meeting at the physical meeting location and/or watch the virtual meeting via the Village's official Facebook page and/or our Granicus web stream on www.palmettobay-fl.gov.**

For people wishing to participate virtually and provide public comments, please refer to the options described below:

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this address: **https://www.palmettobay-fl.gov/FormCenter/Public-Comments-Form-10/Public-Comments-Form-Updated-March-3-202-73.** 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 device. Residents will need to create an account and log into the system and from there, residents can leave comments on agenda items and read other comments.

Public comments forum (Option 3): Public attendees wishing to provide real-time, audible public comments during the meeting may do so using GoToWebinar's desk-top, laptop, tablet, or smartphone app. Once registered, attendees will receive GTW session information and call-in telephone numbers for those wishing to use a tele-phone. 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 live 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/2014309742775104 86

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 for 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

Miami-Dade County Domestic Violence Oversight Board elects new officers

TO MIAMI'S COMMUNITY NEWSPAPERS

The Miami-Dade County Domestic Violence Oversight Board (DVOV) elected its chair, first vice chair and second vice chair to serve a one-year term.

Chair Dr. Cecile Houry, PhD, is the grants manager and one of the LGBTQIA+ liaisons for the City of Miami Beach Police Department, where she previously supervised the department's Victim Services Unit. Her experience includes serving as director of student programs for the Honors College at Florida International University, assistant vice president for Engagement, and assistant dean of the College of Public Health and Social Work.

Born and raised in France, Houry earned a bachelor's degree in English from the University of Orléans in 1999 and a master's degree in English from the same institution in 2002. That same year, she received a master's degree in history, and in 2011, a doctorate degree in history, both from the University of Miami. In 2022, she received a master's degree in public safety from the University of Virginia.

Her academic interests include sports history and gender studies. Her dissertation focused on American women and the modern Summer Olympic Games, examining the obstacles they faced in their struggle for participation and equality. More recently, she has shifted her focus to various aspects of law enforcement.



First vice chair Isabela Corzo, MPA, is an accomplished policy and administration professional in both the private and public sectors, having experience in Washington, DC; Miami, and South Korea. As director of public policy at United Way Miami, she advocates for underserved communities, focusing on financial stability, education, and health policy. Her previous roles include chief of staff and director of executive affairs at Carnival Cruise Line and director of public affairs at Florida International University (FIU).

Corzo holds a bachelor's degree in biological science and a master's degree in public administration with a concentration in emergency management, both from FIU.

She also is an advocate for young women, mentoring through her role as a director and board member for the Miss Miami Scholarship Competition. Corzo actively volunteers with various South Florida organizations, particularly those addressing food insecurity and homelessness.

Second vice chair Marivi Betancourt, RN, BSN, is a dedicated healthcare professional, mother, wife, and community advocate with deep roots in Miami-Dade County. She has worked as an emergency room nurse since 2007, serving in Level 1 trauma centers and witnessing firsthand the critical role of emergency medicine in saving lives. Before that, she worked in case management at a private institution, navigating complex care coordination for vulnerable patients and ensuring their access to essential medical resources.

Coming from a family devoted to public safety, Betancourt understands the demands and sacrifices of service. Since joining the Miami-Dade County Domestic Violence Oversight Board in 2023, she has played a vital role in advancing initiatives that support survivors and strengthen victim services. Fluent in English and Spanish, she continues to be a strong advocate for healthcare access and community resilience.

She and her husband, also a public servant, are raising their son in Miami-Dade, where they remain committed to serving and protecting their community.

Call Lori Nussbaum
for all your advertising needs



786-200-9907
Lori@cnews.net

MIAMI'S COMMUNITY NEWS

Village of Palmetto Bay | Department of Planning & Zoning
9705 East Hibiscus Street, Palmetto Bay, FL 33157

Affidavit Attesting to Public Hearing Mailed Notification

Property Owner or Authorized Representative: Miriam Soler Ramos, Esq.

Property Address and Folio Number(s): 33-5033-000-0650

In compliance with Village of Palmetto Bay Code of Ordinances Section 30-30.11, I, as property owner or Authorized Representative of the above described property attest that on (date) 03/07/2025, I sent by U.S. Mail to each person on the list of names and addresses attached a true copy of the attached notice letter.

I hereby certify that all information attached to this Affidavit is true and accurate. Under penalty of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

Affiant's Printed Name: Miriam Soler Ramos

Affiant's Signature: MSR

Date: 3/20/25

Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 20th day of March, 2025, personally appeared Miriam Soler Ramos, being personally known to me ( ) or having produced as identification _____, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary: JCP

Print Name: Jacqueline C. Portal

Notary Public Stamp:

JACQUELINE C. PORTAL
MY COMMISSION # HH 596628
EXPIRES: January 22, 2029

My Commission Expires: 1/22/2029

Village of Palmetto Bay Florida
Attn: Planning & Zoning Department
9705 E Hibiscus Street
Palmetto Bay , FL 33157

PALMETTO BAY FL 330
20 FEB 2025 PM 1 L

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Village Of Palmetto Bay Fla
9705 E Hibiscus St
Palmetto Bay, FL 33157-5606

VILLAGE OF PALMETTO BAY

PUBLIC NOTICE

APPLICANT: PALMETTO VENTURE PARTNERS LLC (OWNER/APPLICANT)
APPLICATION NO.: PL-25-001 **FOLIO: 33-5033-000-0650**
LOCATION: 9500 SW 174 STREET
REQUEST: THE APPROVAL OF THE FINAL PLAT FOR PARK VIEW AT PALMETTO BAY

THE ZONING HEARING SHALL BE HELD AT VILLAGE HALL MUNICIPAL CENTER, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FLORIDA 33157 ON MONDAY, MARCH 24TH, 2025 AT 7:00 P.M. THIS MEETING WILL BE CONDUCTED USING A TELECONFERENCING PLATFORM AND BROADCAST LIVE. MEMBERS OF THE PUBLIC MAY ATTEND THE ZONING HEARING IN PERSON OR WATCH VIA THE VILLAGE'S OFFICIAL FACEBOOK PAGE, INCLUDING OUR GRANICUS WEB STREAM ON WWW.PALMETTOBAY-FL.GOV .

For all persons wishing to participate and provide public comment, please refer to the Village of Palmetto Bay's website for additional information. You may contact the Planning and Zoning Division at (305) 259-1234 to schedule an appointment to inspect all zoning documents. Please call the Village Clerk for ADA needs (or hearing impaired) no later than seven (7) days prior to the hearing. The application may change and be modified during the hearing process. Any meeting may be opened and continued, and additional legal notice would not be provided.


ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE
HELD AT VILLAGE HALL
ADDRESS 9705 EAST HIBISCUS STREET
PURPOSE OF HEARING:
VILLAGE OF PALMETTO BAY
NOTICE OF ZONING HEARING
Monday, April 21st, 2025, at 7:00 p.m.
at Village Hall, 9705 East Hibiscus Street,
Council Chambers, Palmetto Bay, FL.
LOCATION: 9500 SW 174 STREET
PROPERTY FOLIO: 33-5031-000-0650
APPLICANT: PALMETTO BAY VENTURE PARTNERS, LLC
ZONING APPLICATION: PL-25-001
REQUEST: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-65, PLATTING AND SUB-DIVISIONS, APPROVING THE PARK VIEW AT PALMETTO BAY PRELIMINARY PLAT FOR THE PROPERTY LOCATED AT 9500 SW 174 STREET; AND PROVIDING FOR AN EFFECTIVE DATE.
VILLAGE OF
Palmetto Bay
Est. 2002
FLORIDA
DATE:
APRIL 21, 2025
TIME:
7:00 PM
HEARING No:
PL-25-001
FOR FURTHER DETAILS CALL:
305-259-1234
VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING


NO PARKING LOADING ZONE
ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT
VILLAGE HALL
ADDRESS
9705 EAST HIBISCUS STREET
PURPOSE OF HEARING:
VILLAGE OF PALMETTO BAY
NOTICE OF ZONING HEARING
Monday, April 21st, 2025, at 7:00 p.m.
at Village Hall, 9705 East Hibiscus Street,
Council Chambers, Palmetto Bay, FL
LOCATION: 8520 SW 174 STREET
PROPERTY FOLIO: 33-5033-000-0022
APPLICANT: PALMETTO BAY VENTURE PARTNERS, LLC
ZONING APPLICATION: PL-25-001
REQUEST: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 28-60, PLATTING AND SUB-DIVISIONS, APPROVING THE PARK VIEW AT PALMETTO BAY FINAL PLAT FOR THE PROPERTY LOCATED AT 8520 SW 174 STREET; AND PROVIDING FOR AN EFFECTIVE DATE
DATE:
APRIL 21, 2025
TIME:
7:00 PM
HEARING No:
PL-25-001
FOR FURTHER DETAILS CALL:
305-259-1234
VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING

DocuSign Envelope ID: 7C0B0F31-F074-4D28-B985-CBF01A4F74A3

RESOLUTION NO. 2020-13

ZONING APPLICATION VPB-16-016

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-80, PLATTING AND SUBDIVISIONS, APPROVING THE FINAL PLAT OF CERTAIN LANDS WITHIN THE VILLAGE LOCATED AT 9420, 9450, and 9500 SW 174th STREET BY CREATING THE PLAT OF A SINGLE PARCEL AND DEDICATING CERTAIN RIGHT-OF-WAY TO THE VILLAGE, THE SAME BEING CONSISTENT WITH THE ORIGINAL SITE PLAN APPROVAL BY RESOLUTION 2017-80 OF THE "PARK VIEW AT PALMETTO BAY" DEVELOPMENT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the applicant, "Park View at Palmetto Bay, LLC" filed an application to plat certain lands within the Village of Palmetto Bay, located at 9420, 9450 and 9500 SW 174th Street; and

WHEREAS, the applicant is now requesting that the Mayor and Village Council approve the plat request so that the applicant may record the plat with Miami-Dade County; and

WHEREAS, the application accepted by the Village was for a 3.5-acre site that includes folios 33-5033-000-0650, 33-5033-000-0680, and 33-5033-000-0670; and

WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial hearing on the application at Village Hall, 9705 East Hibiscus Street on January 27, 2020; and

WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence in the record, that the application for the modification to the approved site plan is consistent with the Village of Palmetto Bay Comprehensive Plan and the applicable Land Development Regulations; and

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WHEREAS, based on the foregoing, the Mayor and Village Council determined to grant the application

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

Section 1. A public hearing on the application was held on January 27, 2020 in accordance with the Village's "Quasi-judicial Hearing Procedures". Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law and final order.

Section 2. Findings of fact.

1. The requested site plan is consistent with the Village's Comprehensive Plan, as further specified in the analysis section of the Village's staff report.

2. After hearing testimony from staff, the applicant, the applicant's experts, and the public, the Village Council found the plat request is consistent with the plat criteria at Section 30-80.1 of the Village's Land Development Code.

3. The Village adopts and incorporates by reference the Planning & Zoning Division staff report, which expert report is considered competent substantial evidence.

4. The Village Council did not have any substantive disclosures regarding ex-parte communications and the public did not raise any objections as to the form or content of any disclosures by the Council.

6. The applicant has agreed to all proposed modifications and conditions in the section entitled "Order".

Section 3. Conclusions of law.

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The requested plat was reviewed pursuant to Section 30-80.1 of the Village's Land Development Regulations and was found to be consistent with the Village's Comprehensive Plan and Zoning Ordinances.

Section 4. Order.

The Village Council grants the site plan approval request as it would be in keeping with the applicable Land Development Regulations with the Village's Comprehensive Plan. The Village Council, pursuant to Section 30-30.5(j)(1), 30-50.23, and 30-80.1 approves the plans entitled "Park View at Palmetto Bay" as prepared by MSA Architects consisting of 13 sheets, dated July 12, 2019.

Section 5. Record.

The record shall consist of the notice of hearing, the Village of Palmetto Bay Staff Report, the applications and, documents submitted by the applicant and the applicants' representatives to the Village of Palmetto Bay Division of Planning and Zoning in connection with the applications, the testimony of sworn witnesses and documents presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained by the Village Clerk.

Section 6. This resolution shall take effect immediately upon approval.

PASSED AND RESOLVED this 27th day of January, 2020.

Attest:

DocuSigned by:
Missy Arocha
6EDC211E5E8C48C...
Missy Arocha
Village Clerk

DocuSigned by:
Karyn Cunningham
35B93CD2D0CB470...
Karyn Cunningham
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

DocuSigned by:
John C. Dellaglorida
D9A00D7B8A4B4B8...
John Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore	YES
Council Member David Singer	ABSENT
Council Member Marsha Matson	YES
Vice Mayor John DuBois	YES
Mayor Karyn Cunningham	YES

VILLAGE OF PALMETTO BAY
INCORPORATED
2002

March 28, 2024

This is a certified copy of Resolution No. 2020-13.

Melissa Dodge
Administrative Assistant -
Office of the Village Clerk

RECEIPT FOR TRANSMITTAL OF PLAT TO THE VILLAGE OF PALMETTO BAY

NAME OF PLAT PARK VIEW AT PALMETTO BAY

TENTATIVE NO. 24001

NAME OF PERSON DELIVERING PLAT TO VILLAGE Mercy Arce

SIGNATURE M Arce

DATE JANUARY 14, 2025

RECEIVED BY VILLAGE OF PALMETTO BAY:

NAME _____

SIGNATURE _____

TITLE _____

DATE _____

PREPARED BY:

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 YAMATO ROAD, SUITE 105
BOCA RATON, FLORIDA 33431 · 561.392.0221
CA26258 · LB7924

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

PARK VIEW AT PALMETTO BAY

A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.

FEBRUARY 2020

PLATTING

KNOW ALL MEN BY THESE PRESENTS:

THAT PALMETTO VENTURE PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED PARK VIEW AT PALMETTO BAY, THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

THE WEST 150 FEET OF THE EAST 278 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE NORTH 25 FEET OF SAID LAND FOR PUBLIC ROAD PURPOSES.

AND

THE EAST 151 FEET OF THE WEST 391 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE NORTH 25 FEET THEREOF FOR ROAD.

AND

THE EAST 185 FEET OF THE WEST 240 FEET OF THE NORTH 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE NORTH 25 FEET.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

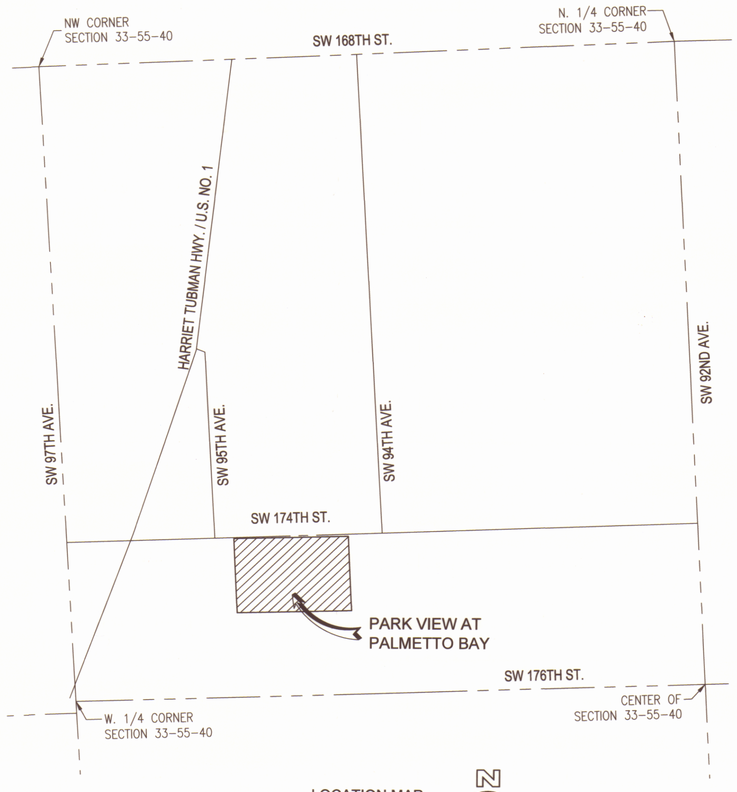
THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

VILLAGE OF PALMETTO BAY PLAT RESTRICTIONS:

THAT SW 174TH STREET AND SW 95TH AVENUE AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.



LOCATION MAP
(SCALE: 1"=300')

NW 1/4 OF SECTION 33,
TOWNSHIP 55 SOUTH, RANGE 40 EAST
VILLAGE OF PALMETTO BAY
MIAMI-DADE COUNTY, FLORIDA.

VILLAGE OF PALMETTO BAY APPROVALS:

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE CITY COMMISSION OF THE VILLAGE OF PALMETTO BAY, FLORIDA, THIS _____ DAY OF _____, A.D. 20____.

SIGNED: _____ MAYOR ATTEST: _____

MIAMI-DADE COUNTY APPROVAL:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE CERTIFIED THIS_____ DAY OF _____.A.D., 20____. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.081(1) IF THE FLORIDA STATUTES.

SIGNED:_____ DIRECTOR

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 20____ AT _____ .M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

JUAN FERNANDEZ- BARQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA

BY: _____ DEPUTY CLERK

IN WITNESS WHEREOF:

IN WITNESS WHEREOF: THAT SAID PALMETTO VENTURES PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY RICHARD D. AARONSON, MANAGER OF PALMETTO REALTY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 18th DAY OF September, A.D., 2024:

WITNESS: _____
PRINT NAME: BENJAMIN D. CURRAN
WITNESS: _____
PRINT NAME: S Evans

PALMETTO VENTURE PARTNERS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: PALMETTO REALTY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: _____
RICHARD D. AARONSON
MANAGER

ACKNOWLEDGEMENT:

STATE OF Georgia)
COUNTY OF Cobb) SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, RICHARD D. AARONSON, MANAGER OF PALMETTO REALTY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF PALMETTO VENTURE PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF September, A.D., 2024.

MY COMMISSION EXPIRES: 8/8/28

COMMISSION NO.: N/A

BY: _____
NOTARY PUBLIC
PRINT NAME: Aubrey Dooley
STATE OF Georgia

AUBREY DOOLEY NOTARY PUBLIC EXPIRES GEORGIA 08/08/2028 COBB COUNTY

SPECIAL EXCEPTIONS: (CONTINUED ON SHEET 2 OF 2)

THERE ARE AGREEMENTS, EASEMENTS AND RESTRICTIONS RECORDED IN:

COVENANT RUNNING WITH THE LAND IN FAVOR OF METROPOLITAN DADE COUNTY RECORDED JUNE 9, 1987 IN OFFICIAL RECORDS BOOK 13306, PAGE 3141.

MATTERS APPEARING ON THAT SURVEY PREPARED BY HSQ GROUP, INC., DATED SEPTEMBER 20, 2017 AND REVISED OCTOBER 15, 2019 UNDER JOB NUMBER 190428.

UNITY OF TITLE RECORDED FEBRUARY 5, 2020 IN OFFICIAL RECORDS BOOK 31807, PAGE 4708.

APPLICATION AND ACCEPTANCE OF CONDITIONAL BUILDING PERMIT AND ESTOPPEL NOTICE RECORDED SEPTEMBER 3, 2020 IN OFFICIAL RECORDS BOOK 32085, PAGE 2206.

APPLICATION AND ACCEPTANCE OF CONDITIONAL BUILDING PERMIT AND ESTOPPEL NOTICE RECORDED SEPTEMBER 11, 2020 IN OFFICIAL RECORDS BOOK 32093, PAGE 4039.

POSSIBLE MECHANICS LIENS ARISING OUT OF THAT CERTAIN NOTICE OF COMMENCEMENT RECORDED DECEMBER 15, 2020 IN OFFICIAL RECORDS BOOK 32242, 1381.

AGREEMENT FOR WATER AND SEWER FACILITIES RECORDED DECEMBER 17, 2020 IN OFFICIAL RECORDS BOOK 32246, PAGE 3168.

GRANT OF EASEMENT RECORDED JULY 9, 2021 IN OFFICIAL RECORDS BOOK 32608, PAGE 4046.

ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

ALL AS MAY BE AMENDED.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS AS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF PARK VIEW AT PALMETTO BAY, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DEPICTED HEREON, AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION; ALSO THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES AND, THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENTS CONTROL POINTS INDICATED HEREON WERE SET.

_____ 08|30|2024
NORIETTE ALVAREZ, PSM FOR THE FIRM DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7273
STATE OF FLORIDA
HSQ GROUP, LLC
1001 YAMATO RD., SUITE 105
BOCA RATON, FL 33431
CERTIFICATE OF AUTHORIZATION NO. LB7924

NORIETTE ALVAREZ LS7273 STATE OF FLORIDA

Z:\SURVEY PROJECTS\2019\190428S PARKVIEW\DWG\190428FINALPLAT.DWG

PLATTING AS

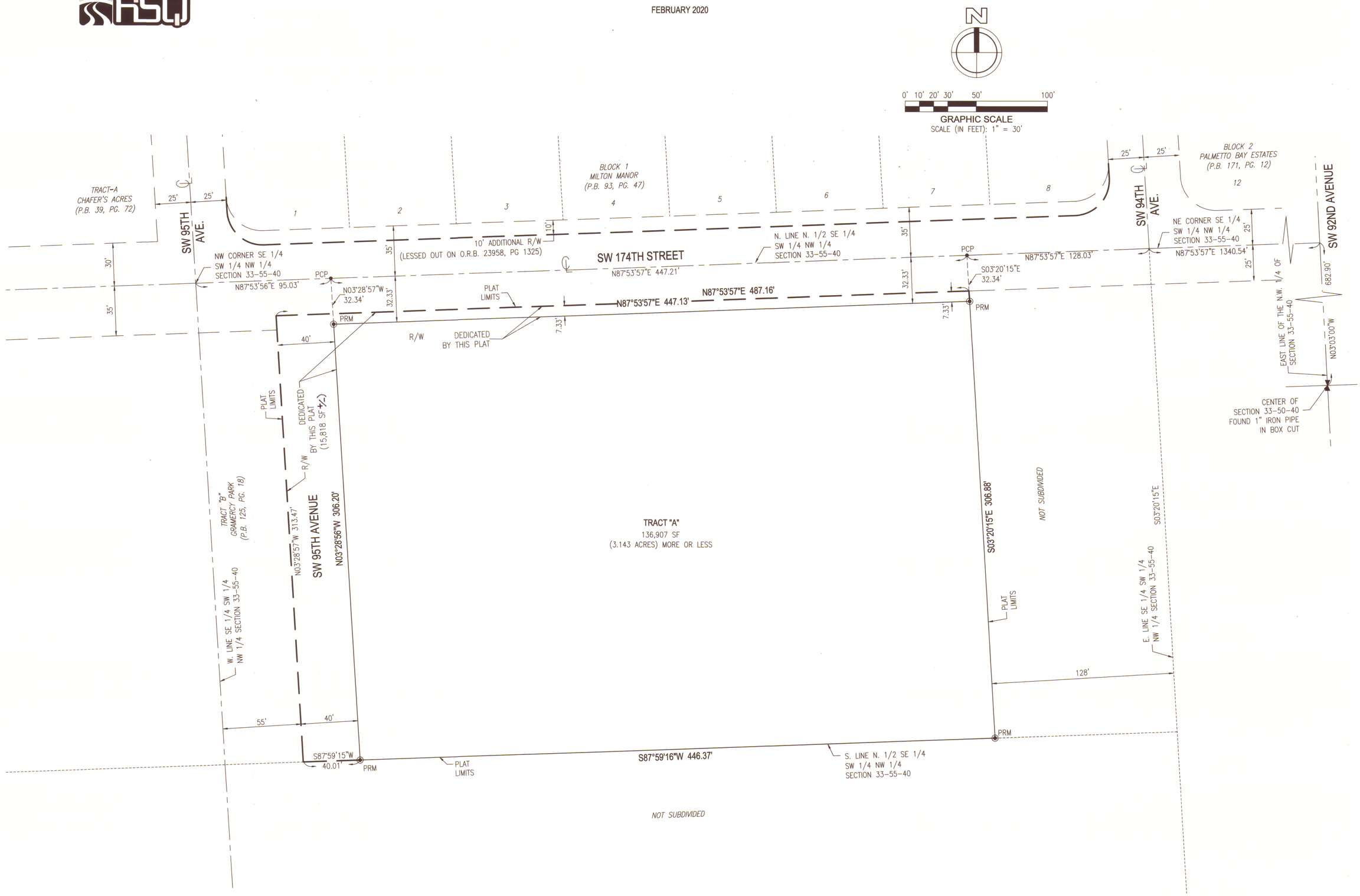
PREPARED BY:
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 YAMATO ROAD, SUITE 105
BOCA RATON, FLORIDA 33431 · 561.392.0221
CA26258 · LB7924

PARK VIEW AT PALMETTO BAY

PLAT BOOK _____ PAGE _____

A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.

FEBRUARY 2020



LEGEND

℄	CENTERLINE
•	PCP
◉	PRM

ABBREVIATIONS

LB	=	LICENSED BUSINESS
NO.	=	NUMBER
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
PCP	=	PERMANENT CONTROL POINT
PRM	=	PERMANENT REFERENCE MONUMENT
R/W	=	RIGHT-OF-WAY
SF	=	SQUARE FEET
+/-	=	MORE OR LEES

SECTION 33-55-40 = SECTION 33, TOWNSHIP 55 SOUTH RANGE 40 EAST.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, HAVING AN ASSUMED BEARING OF NORTH 87°53'56" EAST.

2. THERE ARE EASEMENTS RECORDED IN:
O.R.B. 32608, PAGE 4046 AND O.R.B. 32915 PAGE 210, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THAT AFFECT THIS PARCEL BUT ARE NOT PLOTTED HEREON, ALL AS MAY BE AMENDED.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 20____ AT _____ .M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

JUAN FERNANDEZ BARQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTRY, FLORIDA

BY: _____ DEPUTY CLERK

Z:\SURVEY PROJECTS\2019\190428S PARKVIEW\DWG\190428FINALPLAT.DWG

From:	Ubieta, Jorge (RER)
To:	"Noriette Alvarez"
Cc:	Pino, Raul (RER); Suarez, Abel (RER); Lewis, Annette (RER); Garcia, Marlene E. (RER); Cobb, Steven (RER); Cucalon, Lissette (RER); "Tony Quevedo"; Dionisio Torres; "ssealy@atlanticresi.com"; "Juan.Mayol@hklaw.com"
Subject:	PARK VIEW AT PALMETTO BAY, T-24001
Importance:	High

Good morning, Noriette,

Our office's legal/technical review of the final plat entitled **PARK VIEW AT PALMETTO BAY, T-24001,** was completed and your office has addressed all necessary plat revisions. Therefore, the plat can now be picked up and delivered to the Village of Palmetto Bay for its commission approval and execution.

Before the final plat can be considered for recordation, this office will require the following:

- The return of the same original final plat mylars to our office, executed and approved by the Village of Palmetto Bay.
- A certified copy of the Village resolution approving said final plat.
- An updated opinion of title (only valid for 45 days past the opinion's last verification date). The recordation of the plat must occur within the 45-day approval window period of the last opinion of title to be submitted.
- Cashier's check or money order in the amount of $54.50, payable to the Clerk of the Circuit Court, for the recordation of the plat.

Once the above-mentioned process is complete and our office reviews the above items, the plat will be submitted to the Director of the Miami-Dade County Regulatory and Economic Resources Department for her signature, followed by the plat's recordation in the public records.

Please let me know if you need any additional information regarding these matters.

Jorge Ubieta, Jr., P.S.M., Supervisor, Platting Section
Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street o 11th Floor o Miami, FL 33128-1970
305-375-2141 Phone 305-375-4974 Fax

"Delivering Excellence Every Day"

Miami Dade County is a public entity subject to Chapter 119 of the Florida Statutes concerning public records.
E-Mail messages are covered under such laws and thus subject to disclosure.

AGENDA ITEM NO. 5.D

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: April 21, 2025

SUBMITTED BY: Javier Gonzalez, Community and Economic Development

ITEM TYPE: Resolution

AGENDA SECTION: **PUBLIC HEARING ITEMS**

SUBJECT:

Applicant: JOSE LOPEZ
Location: 8701 SW 148TH STREET
Folio No.: 33-5021-004-0250
Application No.: V-25-001
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-60.2, FENCES, WALLS AND HEDGES, TO PERMIT THE CONSTRUCTION OF AN 8-FOOT FENCE EXCEEDING THE 6-FOOT MAXIMUM FOR THE PROPERTY LOCATED AT 8701 SW 148TH STREET; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez)*

SUGGESTED ACTION:

ATTACHMENTS:
V-25-001 - Variance for Fence Height Staff Report.docx
Resolution No. 2025-XX - Variance Request for Fence Height.docx
Exhibit A â€“ Boundary Survey & Fence Details.pdf
Attachment A â€“ Application.pdf
Attachment B â€“ Legal Advertisement & Public Notices.pdf

Attachment C â€“ Boundary Survey & Fence Details.pdf
Attachment D â€“ Variance Neighbor Approval Form.pdf

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 21, 2025
To:	Honorable Mayor and Village Council
From:	Javier Gonzalez, AICP, CFM, Planning and Zoning Director
Subject:	Variance – 8-Foot Fence Request
Application:	V-25-001 | Jose Lopez

REQUEST

Jose Lopez (the "Applicant"), seeks a variance to construct an 8-foot-high PVC fence along the northern boundary of his property at 8701 SW 148 St. This request deviates from the Village's maximum allowed fence height of 6 feet (Sec. 30-60.2). The Applicant cites the need for enhanced privacy and safety due to ongoing civil disputes with the adjacent property owner to the north (14700 SW 87 Ave). The existing 6-foot wooden fence requires replacement. A copy of the application is provided in Attachment A.

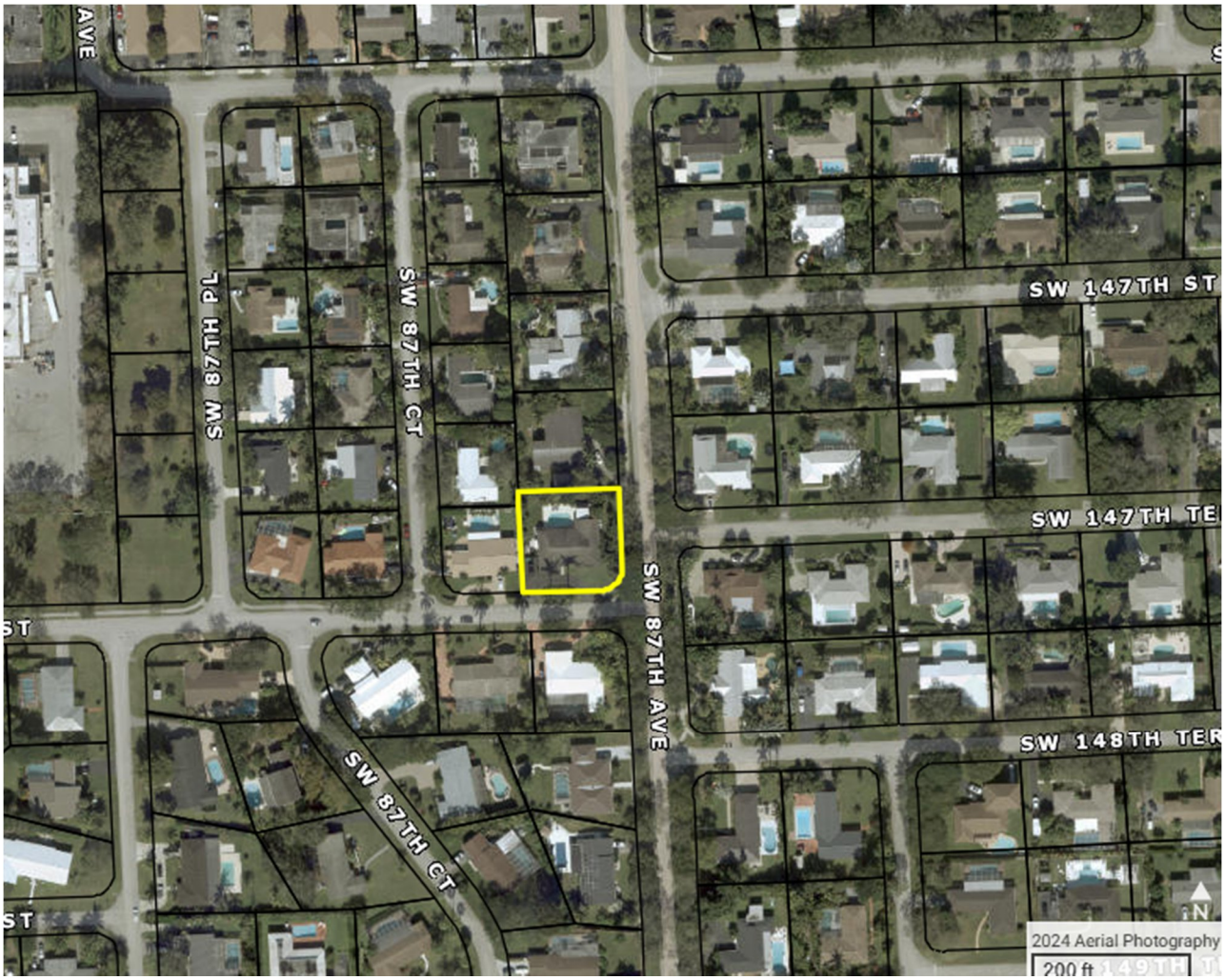
GENERAL INFORMATION

Owner / Applicant	Jose Lopez
Property Address	8701 SW 148 St
Site Acreage	0.35 Acres (15,129 sq. ft.)
Folio Number	33-5021-004-0250
Future Land Use	Estate Density Residential
Zoning District	E-M, Estate Modified Single-Family District
Existing Land Use	Residential – Single-Family

ADJACENT FUTURE LAND USE MAP AND ZONING DISTRICT CLASSIFICATION

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

An aerial map depicting the property is shown below:



Current conditions of the fence:







NOTICE REQUIREMENTS

The Village of Palmetto Bay Land Development Code requires public notice for all variances. The following requirements must be met:

1. Publication in a local newspaper 30 days prior to the hearing.
2. Mailed to property owners within a 500-foot radius of the affected property at least 30 days prior to the public hearing.
3. Posted on the property 20 days prior to the hearing.

The legal advertisement and mailing notices are attached as Attachment B.

BACKGROUND

The Village of Palmetto Bay received an application to allow the construction of a residential fence that is higher than the maximum allowed per Sec. 30-60.2. This property is a single-family house originally built in 1981, prior to the Village's incorporation. Per Property Appraiser's records, the subject lot is 15,129 square feet and the living area of the existing house is 3,383 square feet.

The Applicant intends to replace a deteriorating 6-foot wooden fence with an 8-foot PVC fence. Building permit BLD-2024-11329 for a 6-foot fence was initially issued but subsequent work was obstructed by escalating disputes with the northern neighbor. The survey (Attachment C) demonstrates the proposed fence location and property line.

VARIANCE APPROVAL CRITERIA

Per Sec. 30-30.6(e), the Village Council may consider a variance application under the requirements of practical difficulty as set forth in the referenced section. Any approval or approval with modification and/or conditions, of a variance, requires a majority vote of the members of the Council present at the meeting. The Council must balance the rights of property owners in the Village against the individual property owner's need to deviate from the code requirements, based on an evaluation of the following factors. *All these factors must be considered and given their due weight; however, no single factor is dispositive*:

a. Whether the village has received written support of the specifically identified variance requests from adjoining property owners;
b. Whether approval of the variance would be compatible with development patterns in the village;
c. Whether the essential character of the neighborhood would be preserved;
d. Whether the variance can be approved without causing substantial detriment to adjoining properties;
e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief;
f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome; and
g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.
h. No variance shall be granted without the concurrence of the owner of property contiguous to the property line requiring the variance, unless a hardship exists.

EVALUATION

Variance: Request approval to build an 8-foot-high PVC fence in the north boundary of the subject property, where a maximum height of 6 feet is allowed per Sec. 30-60.2.

While the need for an increased fence height may not arise from conditions strictly peculiar to the physical characteristics of the property itself, staff acknowledges the existence of a significant special circumstance: the documented history of disputes between the applicant and the immediately adjacent northern property owner. This has created a unique situation where the standard 6-foot fence height is deemed insufficient to provide the necessary sense of security and privacy. This documented history of discord directly necessitates a more substantial barrier to ensure the peaceful enjoyment of both the applicant's and the northern neighbor's property and to foster a more stable neighborly environment.

Approval Criteria Evaluation

a. Whether the village has received written support of the specifically identified variance requests from adjoining property owners.

Applicant's Response: The applicant has provided the Village of Palmetto Bay with a list of adjoining property owners' consent that have expressed a 'no objection' to this variance request.

Staff Evaluation: The Applicant has submitted a Variance Neighbor Approval Form to the Village of Palmetto Bay, indicating support from adjacent property owners. Furthermore, the Village has received separate written confirmation of support from the northern property owner.

Attachment D contains a copy of the form and the written confirmation, demonstrating unanimous support for the requested variance from all directly affected neighbors. CRITERION MET.

b. Whether approval of the variance would be compatible with development patterns in the village.

Applicant's Response: The approval of this variance is compatible with development patterns in the village as it matches the same style and materials of surrounding properties and adjoining fences. Current fence is detrimental to the appearance, development patterns, and function dictated by the VPB building ordinances.

Staff Evaluation: While the 8-foot fence exceeds the established 6-foot limit, the applicant has documented concerns regarding safety and privacy due to ongoing neighborly issues that warrant a deviation. The proposed PVC material and style align with surrounding properties. CRITERION PARTIALLY MET. This criterion is partially met because the height exceeds the code; however, the material and style match the neighborhood, and the applicant's documented concerns justify the height deviation.

c. Whether the essential character of the neighborhood would be preserved.

Applicant's Response: The essential character of the neighborhood will be preserved and even enhanced by using the existing architectural styles and materials from neighboring properties. The current fence is detrimental to the neighborhood's appearance and contradicts the character of the village due to its dilapidated nature.

Staff Evaluation: The proposed PVC fence will improve the neighborhood's appearance by replacing the current dilapidated structure. The increased height is consistent with the essential residential character of the area. Furthermore, the fence will be located along the northern property line, away from the street. As a condition of approval, the Applicant has agreed to a tiered height, reducing the fence to six feet for the initial six linear feet along the side bordering SW 87th Avenue. CRITERION MET.

d. Whether the variance can be approved without causing substantial detriment to adjoining properties.

Applicant's Response: The variance can be approved without causing substantial detriment to adjoining properties. Adjoining properties will benefit both financially and aesthetically from having a visually pleasing, reliable, code approved and properly located fence which complies with the architectural patterns of the village.

Staff Evaluation: The Applicant has provided a Variance Neighbor Approval Form and written confirmation confirming unanimous support for the variance request from all adjoining property owners. This includes the previously non-concurring neighbor at 14700 SW 87 Ave. Given the unanimous written consent of all adjoining property owners and the proposed fence type and material, there is no indication of substantial detriment to these properties. CRITERION MET.

e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief.

Applicant's Response: The variance would do substantial justice to the property owner as well as to surrounding property owners, justifying the relaxation of this chapter in the interest of

public safety and preservation of the neighborhood character by ensuring that only approved fences are in place and lot boundaries are respected.

Staff Evaluation: The variance provides a necessary safety barrier benefitting the applicant, addressing documented concerns. With the written consent now secured from all adjoining property owners, there is a clear indication that the proposed 8-foot fence is not perceived as unjust or unduly impacting their properties. The unanimous support from the directly affected neighbors further justifies the relaxation of the fence height regulation in this specific circumstance, providing substantial relief to the applicant while respecting the interests of the surrounding property owners. CRITERION MET.

f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome.

Applicant's Response: The plight of the applicant is due to unique circumstances of the current fence location within the property line which interferes with the plat lot boundaries which will need to render conformity with the strict requirements of this chapter unnecessarily burdensome if not approved.

Staff Evaluation: Staff acknowledges the applicant's attempts to legally replace the existing fence with a new 6-foot-high wood fence (i.e., BLD-2024-11329). The applicant has documented unique circumstances related to ongoing neighborly issues that create an unnecessary burden in adhering strictly to the 6-foot height limitation. CRITERION MET.

g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

Applicant's Response: The special conditions and circumstances which exist are the result of actions beyond the control of the applicant which have been documented by the VPB Police Department.

Staff Evaluation: The applicant has described ongoing neighborly disputes that have created a situation where the standard 6-foot fence is considered insufficient to ensure the security and peaceful enjoyment of their property. These persistent issues, as described by the applicant, are circumstances beyond their direct control. The need for a higher fence arises from these external factors impacting the applicant's property. CRITERION MET.

h. No variance shall be granted without the concurrence of the owner of property contiguous to the property line requiring the variance unless a hardship exists.

Applicant's Response: All surrounding residents have now consented to this variance, including the previously non-concurring neighbor at 14700 SW 87th Ave. Initially, tensions existed due to ongoing disputes that impacted our ability to complete fence and landscape work as well as secure our property and ensure our privacy, making the standard 6-foot fence inadequate. While the situation has shown signs of improvement, the need for a more substantial, immediate barrier remains prudent to prevent potential future issues and ensure the peaceful enjoyment of our home. Notwithstanding its recent improvement, and by the recommendation of the VPB police unit, the pre-existing dispute continues to warrant the approval of this variance request.

Staff Evaluation: The Applicant has obtained approvals from all three property owners contiguous to his property. Previously, tensions existed, as described by the applicant, due to ongoing neighborly disputes that affected their property's security and privacy, rendering the standard fence height insufficient. While the applicant indicates that this situation has shown signs of improvement, the initial dispute provides justification for the variance request. With the full concurrence of all contiguous property owners now secured, this criterion is fully met. CRITERION MET.

RECOMMENDATION

Staff finds that the variance request fully meets seven of the eight evaluation criteria, with Criterion B being partially met.

Considering the unanimous support of all adjoining property owners, the documented special circumstances necessitating an increased barrier for security and peace of enjoyment, and the project's overall compatibility with the neighborhood, staff believes that granting this variance is in the best interest of all parties and aligns with the intent of the Village's regulations to allow for reasonable deviations in unique situations. Therefore, based on the documented concerns, the unanimous support from all adjoining property owners, and the unique circumstances of the situation, staff recommends that the Mayor and Council approve the application.

CONDITIONS

Should the Mayor and Village Council approve the requested variance, Staff recommends the following conditions be attached to the approval:

1. Any necessary tree and/or vegetation removal required for the fence installation shall be subject to and contingent upon obtaining all required approvals from Miami-Dade County, in accordance with applicable environmental regulations. The Applicant must provide copies of the approvals (if applicable) to the Village prior to the issuance of the final zoning inspection.
2. The Applicant shall provide a certified survey, stamped by a licensed surveyor, showing the exact location of the property line and the proposed fence alignment prior to permit issuance, to ensure there are no encroachments.
3. The construction of the white eight-foot-high, PVC fence, as depicted in the plans provided in Attachment C, shall be in strict conformance with those plans. Any deviation from these approved plans require prior approval from the Mayor and Village Council
4. The Applicant shall be responsible for the ongoing maintenance of the fence, ensuring it remains in good condition and free from deterioration, and shall take reasonable steps to address any maintenance-related concerns raised by adjoining property owners
5. All construction activities related to the fence installation shall strictly adhere to the requirements of the current edition of the Florida Building Code.
6. The fence design shall incorporate a tiered height, reducing to a maximum of six (6) feet for the initial six (6) linear feet of the fence commencing at the easternmost point facing SW 87 Avenue.
7. The Applicant and the adjoining property owner to the north (14700 SW 87 Ave) may engage in good faith communication and cooperation to resolve any issues related to the fence installation and its ongoing maintenance, with the aim of maintaining a positive neighborly relationship. They may choose to enter into a separate written agreement outlining specific terms of cooperation if they deem it beneficial.

8. This variance shall expire and be rendered void if construction or other action requiring the variance does not commence within 180 days of the development order issuance, unless a development permit application has been filed within that period.

ATTACHMENTS
Attachment A – Application
Attachment B – Legal Advertisement & Public Notices
Attachment C – Boundary Survey & Fence Details
Attachment D – Variance Neighbor Approval Form

RESOLUTION NO. 2025-_____

RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-60.2, FENCES, WALLS AND HEDGES, TO PERMIT THE CONSTRUCTION OF AN 8-FOOT FENCE EXCEEDING THE 6-FOOT MAXIMUM FOR THE PROPERTY LOCATED AT 8701 SW 148 STREET; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning & Zoning Director, Javier Gonzalez)*

WHEREAS, Jose Lopez (the "Applicant"), has applied for a variance to construct an 8-foot-high PVC fence along the northern boundary of his property at 8701 SW 148 Street, which exceeds the Village's maximum allowed fence height of 6 feet; and

WHEREAS, the subject property is located at 8701 SW 148 Street and is designated as folio number 33-5021-004-0250; and

WHEREAS, the property is designated "E-M, Estate Modified Single-Family District" on the Village of Palmetto Bay Zoning Map; and

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a public hearing on the application on April 21, 2025; and

WHEREAS, the Village Council finds, based on substantial competent evidence in the record, that the application for the variance, subject to conditions, is consistent with the Village of Palmetto Bay's Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, based on the foregoing finding, the Village Council determined to approve with conditions the application, as provided in this Resolution.

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

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

Section 2. **Public Hearing and Procedures**. A public hearing on the present application was held on April 21, 2025, in accordance with the Village's "Quasi-judicial Hearing Procedures". Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law, and final order.

Section 3. Findings of fact.

1. That the subject property is located at 8701 SW 148 Street, Palmetto Bay, FL 33176 and is designated as folio number 33-5021-004-0250.

2. After hearing testimony from Village Staff, the Applicant and the public, the Village Council accepted the findings of Village Staff as it relates to the following provisions of the Village's Code of Ordinances: Section 30-30.6, "Variances" and Section 30-60.2, "Fence Regulations".

3. The application for the variance, subject to conditions, is found consistent with the Village's Land Development Code, as specified in the Planning and Zoning Department Staff Report.

4. The Village Council adopts and incorporates by reference the Planning and Zoning Department Staff Report.

Section 4. Conclusions of Law. The application for the variance was reviewed pursuant to Section 30-30.6, "Variances" and Section 30-60.2, "Fence Regulations".

Section 5. Order. The Village Council conditionally approves the application for Variance V-25-001, to allow for the construction of an 8-foot-high PVC fence along the northern boundary of the property located at 8701 SW 148 Street, Palmetto Bay, FL 33176, designated as folio number 33-5021-004-0250, based upon review of Section 30-30.6 "Variances" and Section 30-60.2 "Fence Regulations" of the Village Zoning Code, as more particularly described in the attached application that is included in the public hearing package, subject to the following conditions:

1. Any necessary tree and/or vegetation removal required for the fence installation shall be subject to and contingent upon obtaining all required approvals from Miami-Dade County, in accordance with applicable environmental regulations. The Applicant must provide

copies of the approvals (if applicable) to the Village prior to the issuance of the final zoning inspection.

2. The Applicant shall provide a certified survey, stamped by a licensed surveyor, showing the exact location of the property line and the proposed fence alignment prior to permit issuance, to ensure there are no encroachments.

3. The construction of the white eight-foot-high, PVC fence, as depicted in the plans provided in Attachment C, shall be in strict conformance with those plans. Any deviation from these approved plans require prior approval from the Mayor and Village Council

4. The Applicant shall be responsible for the ongoing maintenance of the fence, ensuring it remains in good condition and free from deterioration, and shall take reasonable steps to address any maintenance-related concerns raised by adjoining property owners

5. All construction activities related to the fence installation shall strictly adhere to the requirements of the current edition of the Florida Building Code.

6. The fence design shall incorporate a tiered height, reducing to a maximum of six (6) feet for the initial six (6) linear feet of the fence commencing at the easternmost point facing SW 87 Avenue.

7. The Applicant and the adjoining property owner to the north (14700 SW 87 Ave) may engage in good faith communication and cooperation to resolve any issues related to the fence installation and its ongoing maintenance, with the aim of maintaining a positive neighborly relationship. They may choose to enter into a separate written agreement outlining specific terms of cooperation if they deem it beneficial.

8. This variance shall expire and be rendered void if construction or other action requiring the variance does not commence within 180 days of the development order issuance, unless a development permit application has been filed within that period.

Section 6. Effective Date. This Resolution shall take effect immediately upon approval.

Section 7. Recording. This Resolution shall be recorded on the public records of Miami-Dade County at the cost of the Applicant.

PASSED AND ADOPTED this 21st day of April, 2025.

Attest:

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

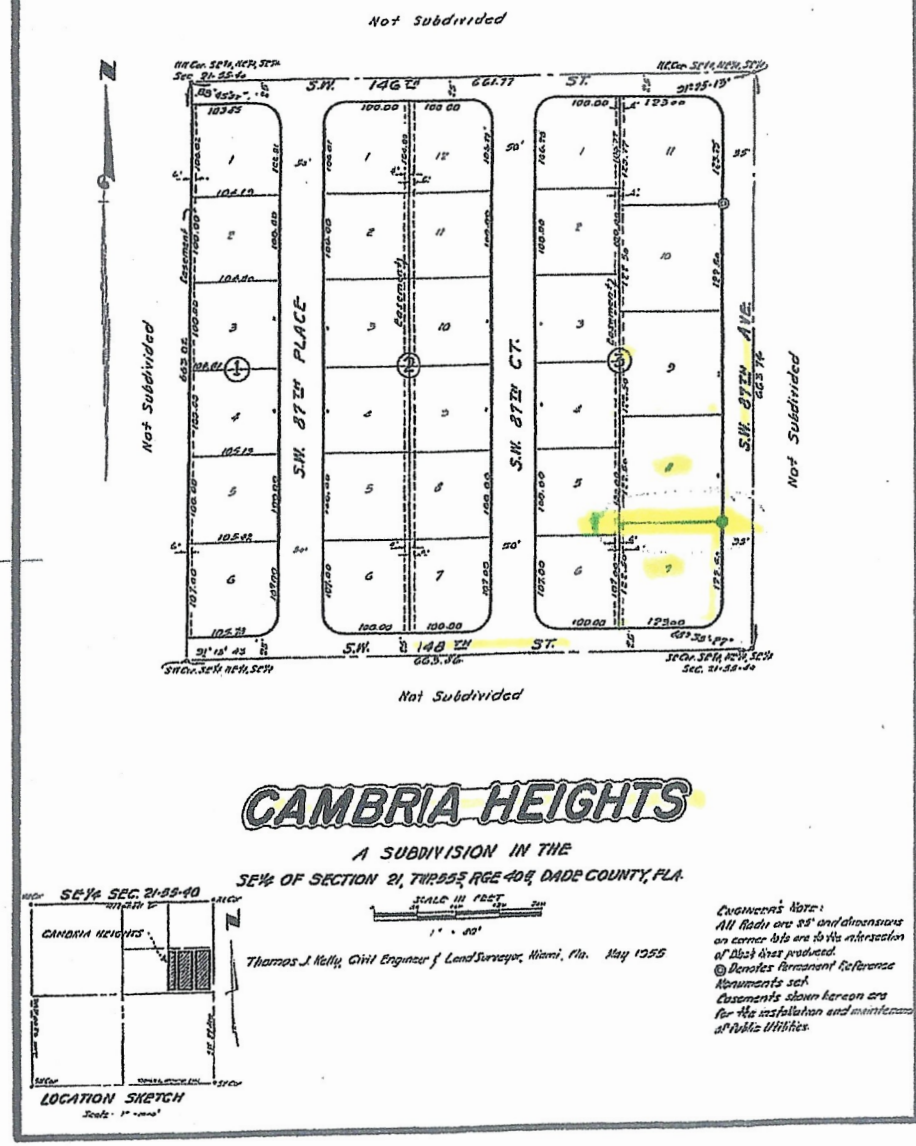
John C. Dellagloria, Esq.
Village Attorney

FINAL VOTE AT ADOPTION:

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

EXHIBIT A

61-44



KNOW ALL MEN BY THESE PRESENTS:
That Eugene Fleisher and Lucille Fleisher, his wife, have caused to be made the attached plat entitled "CAMBRIA HEIGHTS" the same being a subdivision of the S.E¼ of the N.E¼ of the S.E¼ of Section 21, Twp. 55 S, Rge. 40 E, Dade County, Florida.
The Avenue, Streets, Court and Place shown hereon, together with all existing and future planting, trees and shrubbery thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to themselves, their heirs, successors and assigns the reversions or reversions thereof whenever discontinued by law.
The official Zoning Regulations now in effect or as the same may be from time to time changed or amended applicable to the area within which this subdivision is located shall be observed.
In Witness Whereof: We have hereunto set our hands and seals at Miami, Florida, this 22nd day of June A.D. 1955.
Witnessed:
W. E. Randel
Eugene Fleisher
Lucille Fleisher Seal
Lucille Fleisher

STATE OF FLORIDA
COUNTY OF DADE S.S.
Before me this day personally appeared Eugene Fleisher and Lucille Fleisher, his wife, to me well known to be the persons described in and who executed the foregoing instrument, and who upon being duly sworn acknowledged that they executed the same freely and voluntary.
WITNESS my hand and notarial seal this 22nd day of June A.D. 1955 at Miami, Florida.
My Commission expires: 3-2-1959
Lillian A. Saunders
Notary Public State of Florida.

KNOW ALL MEN BY THESE PRESENTS:
That Ryan Realty Co., a Florida Corporation, owners and holders of that certain mortgage dated 9-30-54 and recorded in Mortgage Book 3216 at Page 216 of the Public Records of Dade County, Florida, does hereby consent to this plat and join in the dedication.
Witness our hands and corporate seal this 8th day of June A.D. 1955
RYAN REALTY CO.
Signed William R. Ryan President. Attest Matthew M. Ryan Assistant Secretary

STATE OF FLORIDA
COUNTY OF DADE S.S.
Before me this day personally appeared William R. Ryan, President and Matthew M. Ryan, Assistant Secretary, of Ryan Realty Co., a Florida Corporation, to me well known to be the persons described in and who executed the foregoing instrument and who, upon being duly sworn, acknowledged that they executed the same freely and voluntary, that they affixed thereto the official seal of said corporation and that this is the free act and deed of said corporation.
Witness my hand notarial seal at Miami, Florida, this 8th day of June A.D. 1955
My Commission expires: Feb. 3 1956
Leo E. Kopaska
Notary Public State of Florida.

I Hereby Certify: That the attached Plat of "CAMBRIA HEIGHTS" is a true and correct representation of the land as recently surveyed and platted under my direction, I also certify that the Permanent Reference Monuments shown hereon were set on the 3rd day of June 1955 in accordance with Section 7, Chapter 10125 (No. 292) Laws of State of Florida.
Thomas J. Kelly
Registered Engineer No. 2181, Registered Land Surveyor No. 666
State of Florida

This Plat was approved by the Dade County, Florida, Zoning, Planning and Building Department, this 15 day of June A.D. 1955.
By R. E. Veale Director.

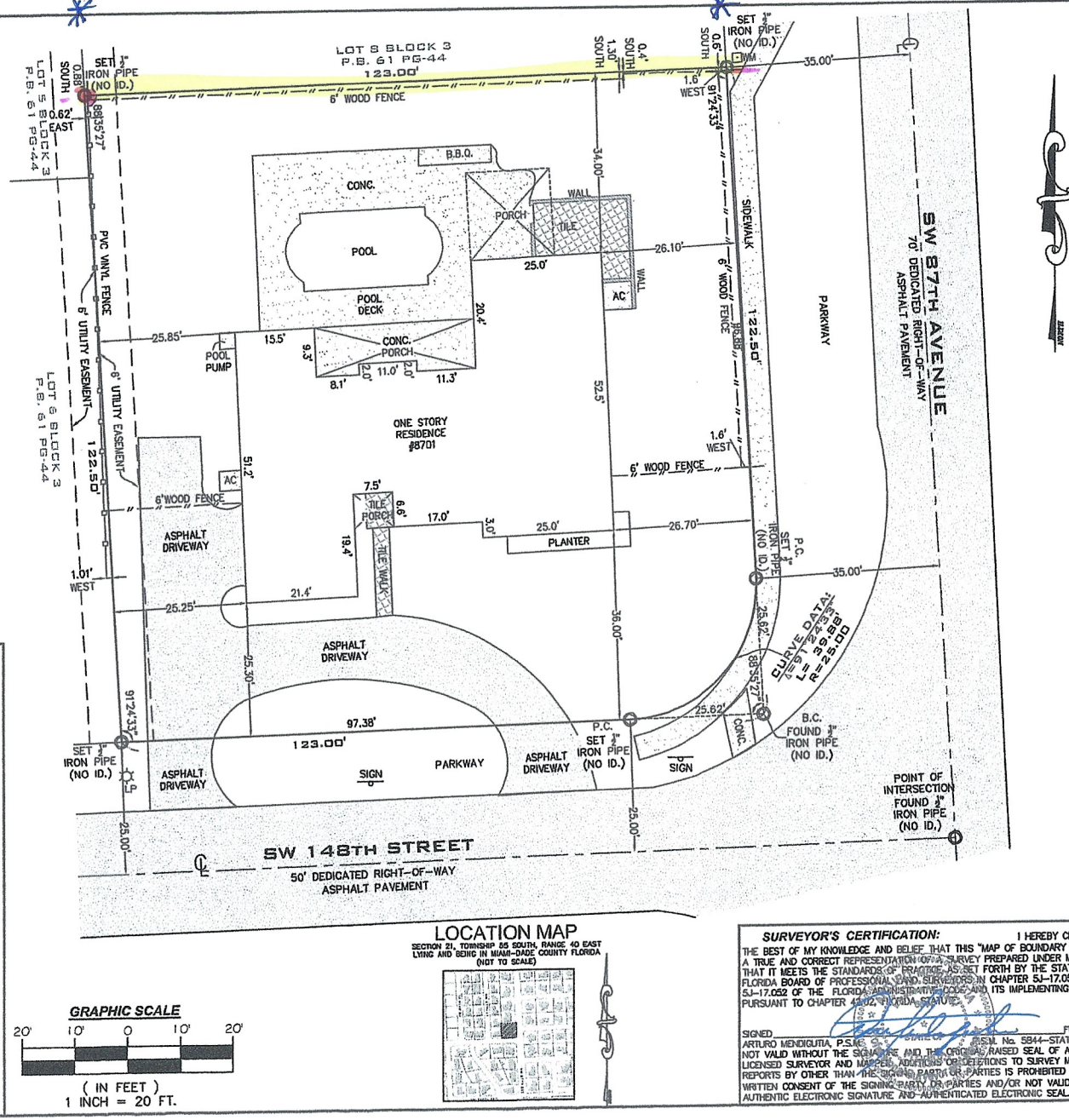
This Plat was approved and the foregoing dedication was accepted and approved by Resolution passed and adopted by the Board of County Commissioners of Dade County, Florida, this 7th day of July A.D. 1955.
Attest: E.D. Leatherman Clerk of the Circuit Court
Signed: Jerry Thomas Vice Chairman
Approved: E.D. Austin County Engineer
by R. E. Veale Deputy Clerk

Filed for Record this 7th day of July A.D. 1955 at 4:38 P.M. in Book 61 of Plats at Page 44 of the Public Records of Dade County, Florida. This Plat complies with the provisions of Laws of State of Florida.
E.D. Leatherman, Clerk of the Circuit Court
by E. M. Sehrt Deputy Clerk

New Fence

*Replace existing wood Fence

MAP OF BOUNDARY SURVEY



LEGAL DESCRIPTION:

LOT 7, BLOCK 3, OF "CAMBRIA HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 33-5021-0040250

8701 S.W 148 STREET,
PALMETTO BAY, FLORIDA 33176

AREA OF PROPERTY: 7,500 SQUARE FEET AND/OR 0.172 ACRES MORE OR LESS.

CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-JOSE M. LOPEZ AND MICHELLE NIETO

SURVEYOR'S NOTES:

1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBERANCES. ABSTRACT NOT REVIEWED.
3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL", THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
6.) TYPE OF SURVEY: BOUNDARY SURVEY
7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
14.) WALL TIES ARE TO THE FACE OF THE WALL.
15.) FENCE OWNERSHIP NOT DETERMINED.
16.) BEARINGS REFERENCED TO LINE NOTED AS B.R.
17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
19.) THE SOURCES OF DATE USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "CAMBRIA HEIGHTS" RECORDED IN PLAT BOOK 61, AT PAGE 44.
20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

GRAPHIC SCALE

20' 10' 0 10' 20'

(IN FEET)
1 INCH = 20 FT.

LOCATION MAP

SECTION 21, TOWNSHIP 55 SOUTH, RANGE 40 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 472.027, FLORIDA STATUE.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M.S. No. 6544 STATE OF FLORIDA S.M. No. 5844-STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

LANDMARK SURVEYING & ASSOCIATES, INC.
LB No. 7633
PROFESSIONAL SURVEYORS AND MAPPERS
8532 S.W. 8th STREET, SUITE "282"
MIAMI, FL 33144
PHONE: (305) 555-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
C	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
-//-	=DENOTES WOOD FENCE
-x-	=DENOTES CHAIN LINK FENCE
-o-	=DENOTES IRON FENCE
○	=DENOTES FOUND IRON PIPE (NO ID.)
△	=DENOTES FOUND NAIL AND DISC
	=DENOTES ASPHALT PAVEMENT
X.XX	=DENOTES ELEVATIONS
	=DENOTES BRICK
	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:	X
ELEVATION:	N/A
COMMUNITY:	120687
PANEL:	12086C0464
DATE OF FIRM:	09-11-2009
SUFFIX:	L
ORIGINAL FIELD WORK SURVEY DATE	08-21-2019
BENCH MARK:	N/A
ELEVATION:	N/A

DATE	DRAWN BY	SCALE
08-22-2019	J.FEE	1"=20'

REVISION / UPDATE OF SURVEY

DATE	DRAWN BY	DESCRIPTION
04-14-2024	E.SS	UPDATE

JOB No.
1908-0147-01

(XX) COMPONENT SCHEDULE

ID	DESCRIPTION	SIZE	REMARKS
AF	Aluminum Frame	2" x 2" 0.125"	Aluminum Frame bolted to Gate Frame (GF)
BD	Board	7/8" x 6"	Tongue & Groove (OPTIONAL: 7/8" x 11.3")
CF1	Concrete Footing	16"Ø x 40"	Post Footing (2,500 psi)
CF2	Concrete Footing	12"Ø x 12"	Drop Rod Footing (2,500 psi) with (RE) Receiver
DR	Drop Rod (Lockable)	3/8"Ø x 24"	Rod with guide, (4) self tapping #10 x 3/4" Hex Head screws
GF	Gate Frame	2" x 6"	Fully Mitered & Welded Corners
GP	Gate Post	5" x 5" x 144"	-
HI	Hinge	4" x 4"	Self Closing, (4) SMS #10 x 3/4" Hex Head screws
HR	Horizontal Rail	1-1/2" x 5-1/2"	Smooth or Ribbed (OPTIONAL: 2" x 6")
LA	Latch	4" x 4"	Self-Latching, (4) self tapping #10 x 3/4" Hex Head screws
LP	Line Post	5" x 5" x 144"	-
PS	Post Stiffener	5" x 5" x 106"	Aluminum Post Stiffeners (Eastern Metal Supply 65-63-001)
RE	Reciever	3/4" x 6"	Steel, Galvanized Pipe
RS	Rail Stiffener	5" x 5" x 106"	Aluminum Rail Stiffener (Eastern Metal Supply 65-63-036)
SP	Steel Pin	1/4"Ø x 8"	Galvanized or Stainless Steel Pin
UC	U-Channel	1" x 7/8"	-

POST TYPES:
Line posts can be selected from Standard or Heavy. Gate must be Heavy Wall or with Aluminum Insert stiffener.
Line Post (LP) - 0.135" Wall post with Post Stiffener (PS)
Gate Post - Heavy Wall (GP) - 0.250" Wall post or 0.135" Wall post with Post Stiffener (PS)

DESIGN GENERAL NOTES:

GENERAL:
- Design (Decorative barrier at grade) complies with the requirements of the **FBC 2023, 8th Edition Section 1616.2 & ASCE 7-22**, for a maximum of Vult = 155 MPH (Risk Category I, 3 second gust), Exposure D.
- This design complies with FBC 4501.17 when used around pools for self-closing and self-latching & latch height at 54" aff minimum.
- The design of this fence is to be used for perimeter enclosure of spaces **at grade** only and shall not be used for applications that require safety rails or barriers.
- No changes are allowed without written authorization from the Architect.
- All exposed visible ends shall be provided with caps or covers.
- All rails shall be notched twice on each side.

POOL CODE DESIGN NOTES:

HARDWARE:
- **LATCHES:** Shall be a minimum of 54" above finished floor, lockable and self-latching.
- **HINGES:** Shall be self-closing allowing the latch to fully engage securing the gate leaf.
- **DROP RODS:** Shall be lockable on the inactive leaf.

RAILS:
- Horizontal rails shall have rail stiffeners and are to be spaced so that the top of rails shall exceed 45".

PICKETS:
- The typical gap spacing shall be 4 inches or less. When horizontal rails are less than 45 inches apart at the top rails then the gap spacing shall be no less than 1-1/2".

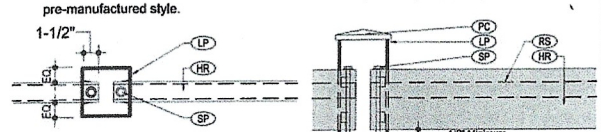
GATES:
- Gate shall be securely locked in place during High Velocity Wind Events > 75 mph.
- All gate corners are to be fully welded.

INSTALLATION GENERAL NOTES:

1. **POSTS: @ GRADE:** Anchored in (2,500 psi) concrete (See Footing Schedule for sizing).
2. **RAILS:** Insert (SP) steel pin to secure top rail to posts.
3. **U CHANNEL:** Use Clear PVC Cement or structural silicone full length or #10 x 3/4" @ 18" o.c. & 6" maximum from ends.
4. **PICKETS:** May be installed vertically or horizontally. If Horizontal, use U Channel and screw (#8 x 1/2" SS Pan Head) each picket @ center.
5. **GF TO AF:** Attach PVC Gate Frame (GF) to the Aluminum Frame (AF) using 1/4"Ø x 5" carriage bolts with washers and nuts @ 18" o.c.

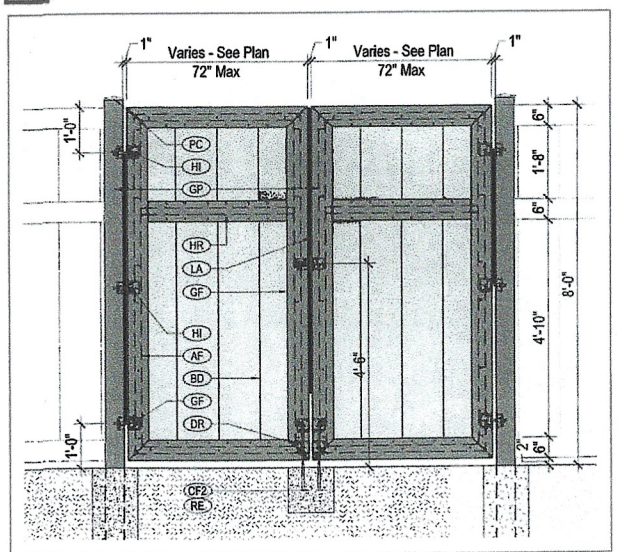
MATERIALS GENERAL NOTES:

PVC: All PVC extrusions shall be made of PVC Resin ASTM 1784 unless noted otherwise. Flexural Strength = 9,700 psi.
CONCRETE: All concrete used for footings or post grout shall reach a compressive strength of 2,500 psi within 7 days.
SOIL: All surrounding soil used for structural installation purposes shall be well compacted to optimal density and shall be free of deleterious or organic materials.
FASTENERS & ACCESSORIES: All fasteners shall be A300 non-magnetic alloy, stainless steel, or other corrosion resistant material unless specified otherwise. Any hinge or latch shall be of structural quality molded polymers or or zinc coated metal and shall be installed in accordance with manufacturers recommendations. Drop rod may be pipe style or pre-manufactured style.

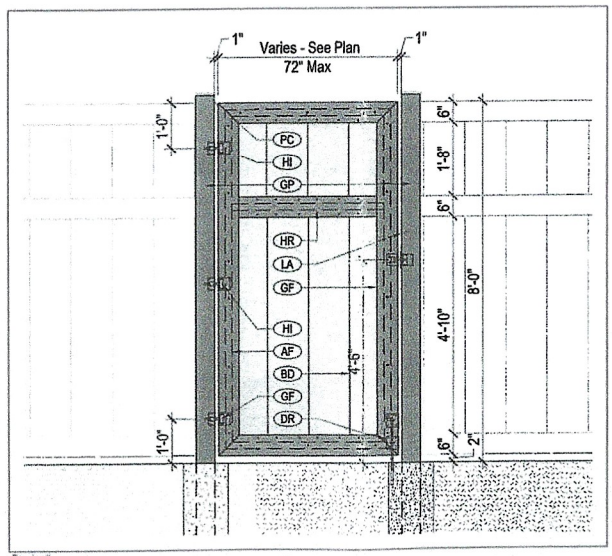


Rail Detail: Plan — Rail Detail: Section

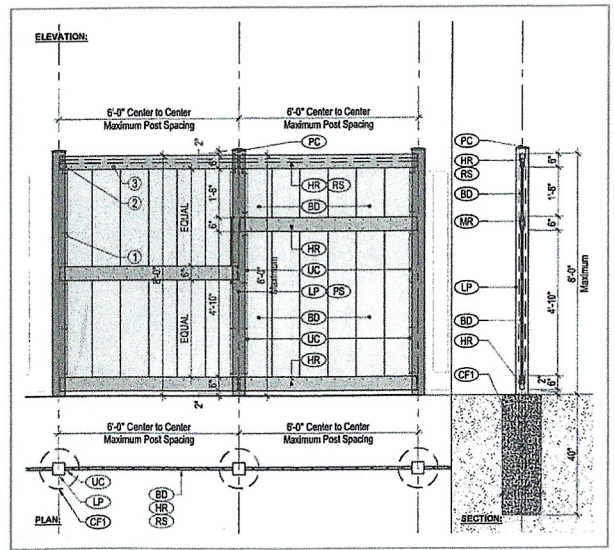
Drawing # 6 — Component Schedule and General Notes
Scale: Not to Scale.



Drawing # 3 — Double Swing Gate Details
Scale: 3/8" = 1'-0" (Typical)



Drawing # 2 — Single Swing Gate Details
Scale: 3/8" = 1'-0" (Typical)



Drawing # 1 — Fencing Details
Scale: 3/8" = 1'-0" (Typical)

'No Gates'

'No Gates'

'Linear Privacy PVC Fence'

Lopez
POOL SW 17th ST
Palmetto Bay, FL 33157

John Scott Conner, AIA
AR #91737
ARCURB
200 Diplomat Parkway, Suite 220
Hallandale Beach, Florida 33009
Phone: 954.933.5280
Orders@ArcUrb.com
OIC: 719.246.6162
1320 Stirling Road, Suite 5A, Dania Beach, Florida 33004
Email: Info@PVCFences.com

Client:
Street Address:
City, State Zip:
PVC FenceWholesale

Permit Drawing

FILE NO.	2024Fence-P2&T&G
DRAWN BY	JSC
PROJECT NO.	2024Fencing
DATE	03/13/24
REVISION	

PVC Fencing:
Privacy (T&G) - 8 Ft
FBC 2023, 8th Edition

P2.0

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ATTACHMENT A

V	**Village of Palmetto Bay** APPLICATION FOR VARIANCE (PUBLIC HEARING)

Date: January 13, 2025
Application No: _____

Petitioner / Applicant: Jose M Lopez

Petitioner / Applicant Address: 8701 SW 148th Street Palmetto Bay FL 33176

Phone: 9546008240 E-mail: lopezjosem@gmail.com

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: 8701 SW 148th Street Palmetto Bay FL 33176

Signature of Petitioner: _____

Address of Property: 8701 SW 148th Street Palmetto Bay FL 33176

Folio: 33-5021-004-0250

SUBMITTAL REQUIREMENTS:

- Letter of Intent outlining the variance request and how the request meets the review criteria in Section 30-30.6(e) of the Village's Land Development Regulations.
- Current Survey of Site including legal description
- Building elevations, site plan, and landscape plan, if applicable
- Signature approval card signed by contiguous neighbors (preferred)

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner/agent of the subject lands described above in the application for variance, 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 3rd day of February 2025, by Jose M Lopez.

☐ He/She is personally known to me or

☒ He/She has presented Florida Driver License as identification.

NOTARY PUBLIC

JOSTYN MIRANDA
Notary Public, State of Florida
Commission# HH 317794
My comm. expires Jan. 14, 2027

Signature of Notary Public _____
Type or Print Name Jostyn Miranda

FOR STAFF USE ONLY
Fee Paid: _____ Date: _____
Zoning Hearing Date: _____ ( ) Approved ( ) Denied ( ) Approved with conditions

Revision 12/2022

Jose Lopez &
Michelle Nieto

8701 SW 148th Street
Palmetto Bay, FL 33176

January 29, 2025

Village of Palmetto Bay Community & Economic Development
Planning and Zoning Division
9705 East Hibiscus Street
Palmetto Bay, FL 33157

Dear Planning and Zoning Director,

Thank you for the opportunity to present this request for a Variance for our residential fence project. We seek to replace 123'ft of 6' crumbling and unstable wooden fence that is encroaching into the north boundary line of our lot, as recorded in Plat Book 61 at page 44 of the public records of Miami Dade county, with a Dade County approved 8' fence under building permit BLD-2024-11329. The current fence is detrimental to the appearance and character of the village and a safety hazard for my family and pets. The requested fence height variance of 2' falls within the maximum height of 8' as depicted in section 33-11(j)(1) of the Miami Dade County Building code.

Please find enclosed responses for each item listed under the Palmetto Bay Code of Ordinances, Article II, **Sec. 30-30.6. (E)(1) Variances** for which the planning and zoning director shall consider during the review process:

a. Whether the village has received written support of the specifically identified variance requests from adjoining property owners;
   - ❖ The applicant has provided the village of Palmetto Bay with a list of adjoining property owners' consent that have expressed a 'no objection' to this variance request.

b. Whether approval of the variance would be compatible with development patterns in the village;
   - ❖ The approval of this variance is compatible with development patterns in the village as it matches the same style and materials of surrounding properties and adjoining fences. Current fence is detrimental to the appearance, developmental patterns and function dictated by the VPB building ordinances.

c. Whether the essential character of the neighborhood would be preserved;

- ❖ The essential character of the neighborhood will be preserved and even enhanced by using the existing architectural styles and materials from neighboring properties. The current fence is detrimental to the neighborhood's appearance and contradicts the character of the village due to its dilapidated nature.

d. Whether the variance can be approved without causing substantial detriment to adjoining properties;
   - ❖ The variance can be approved without causing substantial detriment to adjoining properties. Adjoining properties will benefit both financially and aesthetically from having a visually pleasing, reliable, code approved and properly located fence which complies with the architectural patterns of the village.

e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief;
   - ❖ The variance would do substantial justice to the property owner as well as to surrounding property owners, justifying the relaxation of this chapter in the interest of public safety and preservation of the neighborhood character by ensuring that only approved fences are in place and lot boundaries are respected.

f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome; and
   - ❖ The plight of the applicant is due to unique circumstances of the current fence location within the property line which interferes with the plat lot boundaries which will need to render conformity with the strict requirements of this chapter unnecessarily burdensome if not approved.

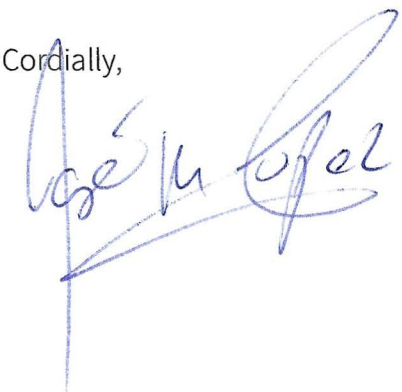
g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.
   - ❖ The special conditions and circumstances which exist are the result of actions beyond the control of the applicant which have been documented by the VPB police department.

h. No variance shall be granted without the concurrence of the owner of property contiguous to the property line requiring the variance, unless a hardship exists.
   - ❖ All surrounding residents have now consented to this variance, including the previously non-concurring neighbor at 14700 SW 87th Ave. Initially, tensions existed due to ongoing disputes that impacted our ability to complete fence and landscape work as well as secure our property and ensure our privacy, making the standard 6-foot fence inadequate. While the situation has shown signs of improvement, the need for a more substantial, immediate barrier remains prudent to prevent potential future issues and ensure the peaceful enjoyment of our home. Notwithstanding its recent improvement, and by the recommendation of the VPB

police unit, the pre-existing dispute continues to warrant the approval of this variance request.

Thank you in advance for your considerate attention and we seek your approval to proceed. Should you or the council have any questions, please do not hesitate to reach out to us.

Cordially,



VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, APRIL 21, 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 Second Reading are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Original Applicant: JUAN CARLOS SANZ / FAIRCHILD BAY SUBDIVISION, LLC
Current Owner: MARCOS AND ANNE BECARI
Location: 9000 SW 174 STREET
Folio No.: 33-5033-000-C220
Application No.: RZ-25-001
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO A ZONING CLASSIFICATION; REDESIGNATING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 9000 SW 174TH STREET, FOLIO NO. 33-5033-000-0220, FROM ITS CURRENT AGRICULTURAL DESIGNATION TO AN ESTATE MODIFIED SINGLE FAMILY DESIGNATION; APPROVING THE APPLICATION OF THE THEN OWNER OF THE PROPERTY, FAIR CHILD BAY SUBDIVISION, LLC; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: GEORGE CASALI
Location: 8995 SW 168TH STREET & 15755 SW 90TH AVENUE
Folio No.: 33-5028-000-C150 & 33-5028-000-0164
Application No.: VPE-19-006
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-19.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") FOR THE PROPERTY LOCATED AT 8995 SW 168TH STREET AND 15755 SW 90TH AVENUE, PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Applicant: PALMETTO VENTURE PARTNERS, LLC
Location: 9500 SW 174TH STREET
Folio No.: 33-5033-000-C630
Application No.: PL-25-001
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30, PLATTING AND SUBDIVISIONS, APPROVING THE PARK VIEW AT PALMETTO BAY FINAL PLAT FOR THE PROPERTY LOCATED AT 9500 SW 174 STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: JOSE LOPEZ
Location: 8701 SW 148 STREET
Folio No.: 33-5021-004-C250
Application No.: V-25-001
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6 VARIANCES, AND SECTION 30-30.2, FENCES, WALLS AND HEDGES, TO PERMIT THE CONSTRUCTION OF AN 8-FOOT FENCE EXCEEDING THE 6-FOOT MAXIMUM FOR THE PROPERTY LOCATED AT 8701 SW 148 STREET; AND PROVIDING AN EFFECTIVE DATE.

Applicant: MOYRA ZIMERMAN & MATEO MIJKOTA
Location: 17071 SW 86 AVENUE
Folio No.: 33-5034-007-C170
Applicant: V-25-002
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-30.4, E-M ZONING DISTRICT, TO PERMIT THE ENCLOSURE OF AN EXISTING NONCONFORMING BOAT CANOPY STRUCTURE ENCROACHING ON THE REQUIRED SIDE SETBACK, TO BE USED AS AN ART STUDIO, FOR THE PROPERTY LOCATED AT 17071 SW 86 AVENUE; AND PROVIDING AN EFFECTIVE DATE.

All persons are invited to appear and be heard. The documents pertaining to this Hearing may be inspected at the Department of Planning & Zoning at Village Hall, 9705 East Hibiscus Street, Palmetto Bay, Florida, during regular working hours. Any meeting may be opened and continued, and, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall for more information.

This meeting will be conducted using a teleconferencing platform and broadcast live. **Members of the public may attend the meeting at the physical meeting location and/or watch the virtual meeting via the Village's official Facebook page and/or our Granicus web stream on www.palmettobay-fl.gov.**

For people wishing to participate virtually and provide public comments, please refer to the options described below:

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this address: **https://www.palmettobay-fl.gov/FormCenter/Public-Comments-Form-10/Public-Comments-Form-Updated-March-3-202-73.** 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 device. Residents will need to create an account and log into the system and from there, residents can leave comments on agenda items and read other comments.

Public comments forum (Option 3): Public attendees wishing to provide real-time, audible public comments during the meeting may do so using GoToWebinar's desk-top, laptop, tablet, or smartphone app. Once registered, attendees will receive GTW session information and call-in telephone numbers for those wishing to use a tele-phone. 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 live 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/2014309742775104 86

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

Miami-Dade County Domestic Violence Oversight Board elects new officers

TO MIAMI'S COMMUNITY NEWSPAPERS

The Miami-Dade County Domestic Violence Oversight Board (DVOV) elected its chair, first vice chair and second vice chair to serve a one-year term.

Chair Dr. Cecile Houry, PhD, is the grants manager and one of the LGBTQIA+ liaisons for the City of Miami Beach Police Department, where she previously supervised the department's Victim Services Unit. Her experience includes serving as director of student programs for the Honors College at Florida International University, assistant vice president for Engagement, and assistant dean of the College of Public Health and Social Work.

Born and raised in France, Houry earned a bachelor's degree in English from the University of Orléans in 1999 and a master's degree in English from the same institution in 2002. That same year, she received a master's degree in history, and in 2011, a doctorate degree in history, both from the University of Miami. In 2022, she received a master's degree in public safety from the University of Virginia.

Her academic interests include sports history and gender studies. Her dissertation focused on American women and the modern Summer Olympic Games, examining the obstacles they faced in their struggle for participation and equality. More recently, she has shifted her focus to various aspects of law enforcement.



First vice chair Isabela Corzo, MPA, is an accomplished policy and administration professional in both the private and public sectors, having experience in Washington, DC; Miami, and South Korea. As director of public policy at United Way Miami, she advocates for underserved communities, focusing on financial stability, education, and health policy. Her previous roles include chief of staff and director of executive affairs at Carnival Cruise Line and director of public affairs at Florida International University (FIU).

Corzo holds a bachelor's degree in biological science and a master's degree in public administration with a concentration in emergency management, both from FIU.

She also is an advocate for young women, mentoring through her role as a director and board member for the Miss Miami Scholarship Competition. Corzo actively volunteers with various South Florida organizations, particularly those addressing food insecurity and homelessness.

Second vice chair Marivi Betancourt, RN, BSN, is a dedicated healthcare professional, mother, wife, and community advocate with deep roots in Miami-Dade County. She has worked as an emergency room nurse since 2007, serving in Level 1 trauma centers and witnessing firsthand the critical role of emergency medicine in saving lives. Before that, she worked in case management at a private institution, navigating complex care coordination for vulnerable patients and ensuring their access to essential medical resources.

Coming from a family devoted to public safety, Betancourt understands the demands and sacrifices of service. Since joining the Miami-Dade County Domestic Violence Oversight Board in 2023, she has played a vital role in advancing initiatives that support survivors and strengthen victim services. Fluent in English and Spanish, she continues to be a strong advocate for healthcare access and community resilience.

She and her husband, also a public servant, are raising their son in Miami-Dade, where they remain committed to serving and protecting their community.

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MIAMI'S COMMUNITY NEWS

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March 21, 2025

Village of Palmetto Bay
Planning & Zoning Division
9705 E Hibiscus Street
Palmetto Bay, FL 33157

Re: Property owners within 500 feet of:
SUBJECT: 8701 SW 148 Street, Palmetto Bay, FL 33176
FOLIO NUMBER: 33-5021-004-0250
LEGAL DESCRIPTION: CAMBRIA HGTS PB 61-44 LOT 7 BLK 3

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office. Notices to blocked addresses, if existing with the radius, have been sent to the site address addressed to "Current Property Owner". No folio number or Legal Description is available as part of public records for blocked addresses. One postcard was added and addressed to: Village of Palmetto Bay, Attn: Village Clerk, 9705 E Hibiscus Street, Palmetto Bay, FL 33157.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **67, including 0 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

Village of Palmetto Bay | Department of Community & Economic Development
9705 East Hibiscus Street, Palmetto Bay, FL 33157

Affidavit Attesting to Public Hearing Mailed Notification

Property Owner or Authorized Representative: Diana Rio

Property Address and Folio Number(s):

8701 SW 148 ST 33-5021-004-0250

In compliance with Village of Palmetto Bay Code of Ordinances Section 30-30.11, I, as property owner or Authorized Representative of the above described property attest that on (date) 3/20/2025, I sent by U.S. Mail to each person on the list of names and addresses attached a true copy of the attached notice letter.

I hereby certify that all information attached to this Affidavit is true and accurate. Under penalty of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

Affiant's Printed Name: Diana Rio

Affiant's Signature:

Date: 3/20/2025

Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 20th day of March, 20 25, personally appeared Diana Rio, being personally known to me (✓) ~~or~~ having produced as identification _____, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary:

Print Name: Mabel Rio

Notary Public Stamp: Mabel Rio Comm.: HH 456211 Expires: Dec. 15, 2027 Notary Public - State of Flor.

My Commission Expires: 12-15-2027.

NAME 1	NAME 2	NAME 3	ADDRESS	CITY	STATE	ZIP	COUNTRY
A CESAR SAAVEDRA &W	DIANNA SAAVEDRA		8705 SW 149 TERR	PALMETTO BAY	FL	33176	USA
ALEJANDRO ANIBAL PENAGOS LONDONO	LILIANA BARRERA GALAN		14845 SW 88 AVE	PALMETTO BAY	FL	33176	USA
ANA CRISTINA PORRY	WILLIAM JOSEPH PORRY		14865 SW 88 AVE	PALMETTO BAY	FL	33176	USA
ANTONIO R THOMAS	JOAN B THOMAS		14850 SW 87 AVE	PALMETTO BAY	FL	33176	USA
APOLINAR D AGUILAR JR LE	ROSALINA R AGUILAR LE	REM AMALIA AGUILAR ESTRELLADO	14900 SW 86 AVE	PALMETTO BAY	FL	33158	USA
ASHLEY E AHEARN			14840 SW 87 CT	PALMETTO BAY	FL	33176	USA
BEATRIZ ELENA MENDOZA			14641 SW 87 CT	PALMETTO BAY	FL	33176	USA
BRIAN D BUSH			8565 SW 148 TERR	PALMETTO BAY	FL	33158	USA
BRIDGETTE MARIE HART			8761 SW 148 ST	PALMETTO BAY	FL	33176	USA
CARLOS E LUENGO	MARIA D ROMERO SELLANES		14721 SW 87 PL	PALMETTO BAY	FL	33176	USA
CHARLES F PELL LE	MIRIAM PELL LE	REM CHARLES F PELL CO TRS	8765 SW 149 TER	PALMETTO BAY	FL	33176	USA
CHRISTOPHER KOKORUDA	NYANA MILLER		14865 SW 87 CT	PALMETTO BAY	FL	33176	USA
CYNTHIA ANN KOHANEK TRS	CYNTHIA ANN KOHANEK AND ANN MARIE	D' ELIA REVOCABLE LIVING TRUST	8721 SW 148 ST	PALMETTO BAY	FL	33176	USA
DANIEL C COY TRS	DANIEL C COY AND LORRAINE COY	JOINT REVOC LIVING ENTIRETIES TR	8525 SW 147 TER	PALMETTO BAY	FL	33158	USA
DARIAN FONTICIELLA	CLAUDIA SIERRA		8605 SW 147 TER	PALMETTO BAY	FL	33158	USA
DAVID EFREN FERNANDEZ	ROSE MARIE FERNANDEZ		8585 SW 148 TER	PALMETTO BAY	FL	33158	USA
DAVID MEDINA	BELKYS MEDINA		14901 SW 87 AVE	PALMETTO BAY	FL	33176	USA
DAVID N FOSTER			8605 SW 147 ST	PALMETTO BAY	FL	33158	USA
DEBORAH DICK WAH CHOI	CHRISTOPHER WING YAN CHEUNG		14860 SW 87 CT	PALMETTO BAY	FL	33176	USA
DENNIS PASTRANA &W CLAUDIA N			8620 SW 147 TERR	PALMETTO BAY	FL	33158	USA
DOMINIC BOON	LISA BOON		14845 SW 87 CT	PALMETTO BAY	FL	33176	USA
DWRIGHT REYNOLDS & JANICE MASTERS			8600 SW 147 ST	PALMETTO BAY	FL	33158	USA
EDSEL DAVID TYRE TRS	EDSEL DAVID TYRE AND	SHERIL ANN TYRE REVOCABLE TR	14600 SW 87 CT	PALMETTO BAY	FL	33176	USA
EDUARDO ENCINOSA			8600 SW 147 TER	PALMETTO BAY	FL	33158	USA
EUFEMIANO R L CARDOSO TRUSTEES	CARDOSO FAMILY LIVING TRUST	SUSHILA CARDOSO TRUSTEES	14620 SW 87 AVE	PALMETTO BAY	FL	33176	USA
FERNANDO A LAMAS &W KAREN D			8520 SW 147 ST	PALMETTO BAY	FL	33158	USA
GILDA G CABRERA			14625 SW 87 PL	PALMETTO BAY	FL	33176	USA
GISLEA BEATRIZ SALOMON			8545 SW 147 ST	PALMETTO BAY	FL	33158	USA
GONZALO R ALMADA VERA &W	GABRIELA VILLAR		8562 SW 148 TERR	PALMETTO BAY	FL	33158	USA
JACK PLINER			14620 SW 87 CT	PALMETTO BAY	FL	33176	USA
JAMES REED			8540 SW 147 ST	PALMETTO BAY	FL	33158	USA
JAY T REPINE &W AMY D			8605 SW 148 TERR	PALMETTO BAY	FL	33158	USA
JESUS ORNELAS	LINA FABIOLA TORRES		8620 SW 146 ST	PALMETTO BAY	FL	33158	USA
JINGYU HUANG			8700 SW 146 ST	PALMETTO BAY	FL	33176	USA
JOHN C ADAMS &W MONICA Q			8600 SW 146 ST	PALMETTO BAY	FL	33158	USA
JORDAN FINKELMAN	ANDREA FINKELMAN		8700 SW 148 ST	PALMETTO BAY	FL	33176	USA
JOSE M LOPEZ &W MICHELLE NIETO			8701 SW 148 ST	PALMETTO BAY	FL	33176	USA
KAI HUANG	YINGHUI LI		8540 SW 147 TERR	PALMETTO BAY	FL	33158	USA
KEVIN SARSFIELD &W	LILLIAM SARSFIELD		14640 SW 87 CT	PALMETTO BAY	FL	33176	USA
KONSTANTINOS KAVALLIERATOS			14700 SW 87 AVE	PALMETTO BAY	FL	33176	USA
LARRY CASTILLO	ANA ZUNIGA		14700 SW 87 CT	PALMETTO BAY	FL	33176	USA
LUIS TORRES CHAVEZ	JOSELYN M SOSA ROMERO		14830 SW 87 AVE	PALMETTO BAY	FL	33176	USA
LYNDA MAGUIRE			8735 SW 149 TERR	PALMETTO BAY	FL	33176	USA
MARIELE BACON JONES			14725 SW 87 CT	PALMETTO BAY	FL	33176	USA
MAXIMO HERNANDEZ	JEANNE MORAL HERNANDEZ		8740 SW 148 ST	PALMETTO BAY	FL	33176	USA
MINERVINO ARGUELLES &W HELENA C			8760 SW 148 ST	PALMETTO BAY	FL	33176	USA
NATALIE MARIE DIAZ CABRERA	MATTHEW S DEVIVO		8520 SW 147 TER	PALMETTO BAY	FL	33158	USA
OCEAN SIDE INVESTMENTS INC			13520 SW 73 CT	PALMETTO BAY	FL	33156-6819	USA
ORLANDO SANABRIA	ZENIA MORALES		8625 SW 147 ST	PALMETTO BAY	FL	33158	USA
PETER A ROBERTS LE	REM EARL RAY ROBERTS		14930 SW 86 AVE	PALMETTO BAY	FL	33158	USA
PHILIPPE BELLANDE &W	ELIZABETH MALLOY BELLANDE		8625 SW 147TH TERR	PALMETTO BAY	FL	33158	USA
PUBLIX SUPER MARKETS INC	% EXPENSE PAYABLES LEASE		PO BOX 32018	LAKELAND	FL	33802	USA
RENE DAHDAH	LOURDES DAHDAH		14601 SW 87 CT	PALMETTO BAY	FL	33176	USA
RENE I JR &W ALICIA SANTA MARIA			14720 SW 87 CT	PALMETTO BAY	FL	33176	USA
RICHARD A LAVINA	VANESSA LAVINA		14921 SW 87 AVE	PALMETTO BAY	FL	33176	USA
RICHARD E SWIFT TRS	RICHARD E AND PATRICIA A SWIFT	REVOCABLE LIVING TRUST	14641 SW 87 PL	PALMETTO BAY	FL	33176	USA
ROBERT COOGAN	ANNIE FRITH		14640 SW 87 AVE	PALMETTO BAY	FL	33176	USA

ROBERTO RUIZ CORDERO	SANDRA CONTRERAS		14601 SW 87 PL	PALMETTO BAY	FL	33176	USA
SEBASTIEN PHILIPPE DIETRICH			14821 SW 87 AVE	PALMETTO BAY	FL	33176	USA
SK FLORIDA HOMES LLC			2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
STEVEN NELSON &W MELISSA			8620 SW 147 ST M1	MIAMI	FL	33158	USA
THOMAS C WYSS TRS			13621 DEERING BAY DR APT 1004	CORAL GABLES	FL	33158	USA
VILLAGE OF PALMETTO BAY			9705 E HIBISCUS ST	PALMETTO BAY	FL	33157	USA
VILLAGE OF PALMETTO BAY	ATTN: VILLAGE CLERK		9705 E HIBISCUS ST	PALMETTO BAY	FL	33157	USA
ZUNLI MO	LIJING MO		8720 SW 148 ST	PALMETTO BAY	FL	33176	USA
CURRENT PROPERTY OWNER			8545 SW 147 TERR	PALMETTO BAY	FL	33158	USA
CURRENT PROPERTY OWNER			8781 SW 148 ST	PALMETTO BAY	FL	33176	USA

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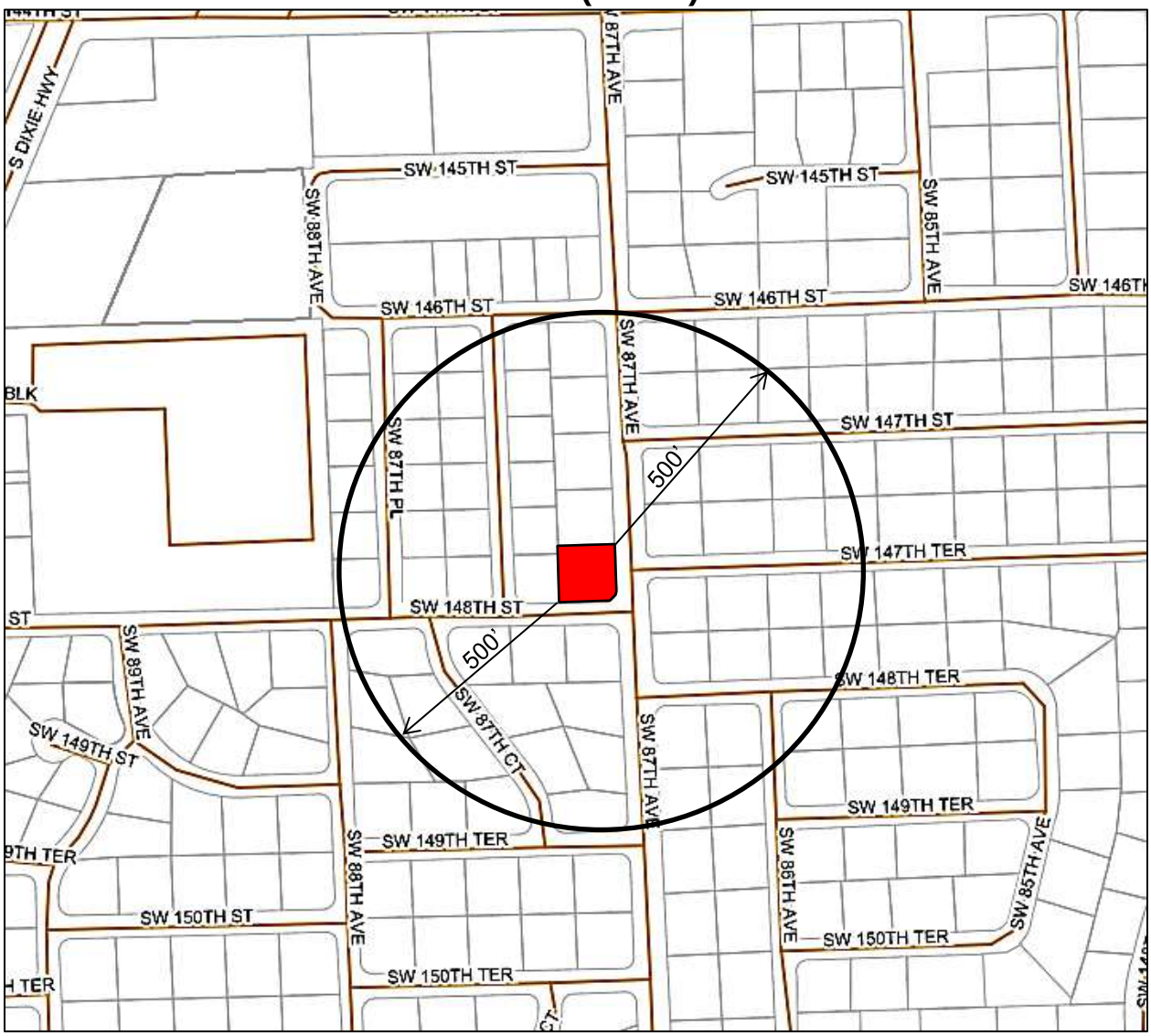
500' RADIUS MAP (N.T.S.)



SUBJECT: 8701 SW 148 Street, Palmetto Bay, FL 33176
FOLIO NUMBER: 33-5021-004-0250
LEGAL DESCRIPTION: CAMBRIA HGTS PB 61-44 LOT 7 BLK 3

VILLAGE OF PALMETTO BAY

PUBLIC NOTICE

APPLICANT: JOSE LOPEZ

APPLICATION NO.: V-25-001 **FOLIO NUMBER: 33-5021-004-0250**

LOCATION: 8701 SW 148 STREET

REQUEST: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-60.2, FENCES, WALLS AND HEDGES, TO PERMIT THE CONSTRUCTION OF AN 8-FOOT FENCE EXCEEDING THE 6-FOOT MAXIMUM FOR THE PROPERTY LOCATED AT 8701 SW 148 STREET; AND PROVIDING AN EFFECTIVE DATE.

THE ZONING HEARING SHALL BE HELD AT VILLAGE HALL MUNICIPAL CENTER, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157 ON MONDAY, APRIL 21, 2025 AT 7:00 P.M.

THIS MEETING WILL BE CONDUCTED USING A TELECONFERENCING PLATFORM AND BROADCAST LIVE. MEMBERS OF THE PUBLIC MAY ATTEND THE ZONING HEARING IN PERSON OR WATCH VIA THE VILLAGE'S OFFICIAL FACEBOOK PAGE, INCLUDING OUR GRANICUS WEB STREAM ON WWW.PALMETTOBAY-FL.GOV

For all persons wishing to participate and provide public comment, please refer to the Village of Palmetto Bay's website for additional information. You may contact the Planning and Zoning Division at (305) 259-1234 to schedule an appointment to inspect all zoning documents. Please call the Village Clerk for ADA needs (or hearing impaired) no later than seven (7) days prior to the hearing. The application may change and be modified during the hearing process. Any meeting may be opened and continued, and additional legal notice would not be provided.


ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE
HELD AT VILLAGE HALL
ADDRESS 9705 EAST HIBISCUS STREET
PURPOSE OF HEARING:
DATE: APRIL 21, 2025
TIME: 7:00PM
HEARING No: V-25-001
FOR FURTHER DETAILS CALL:
305-259-1234
VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING
8701

SPEED HUMP AHEAD

ZONING HEARING

PERTAINING TO THIS PROPERTY TO BE HELD AT: VILLAGE HALL

ADDRESS: 9705 EAST HIBISCUS STREET

PURPOSE OF HEARING:

VILLAGE OF PALMETTO BAY
NOTICE OF ZONING HEARING
Monday, April 21st, 2025, at 7:00 p.m.
at Village Hall, 9705 East Hibiscus Street,
Council Chambers, Palmetto Bay, FL.

LOCATION: 8791 SW 148 STREET

PROPERTY FOLIO: 33-5921-004-0250

APPLICANT: JOSE LOPEZ

ZONING APPLICATION: V-25-001

REQUEST: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-35.9, VARIANCES; AND SECTION 30-60.2, FENCES, WALLS AND HEDGES, TO PERMIT THE CONSTRUCTION OF AN 8-FOOT FENCE EXCEEDING THE 6-FOOT MAXIMUM FOR THE PROPERTY LOCATED AT 8791 SW 148 STREET; AND PROVIDING AN EFFECTIVE DATE.

DATE: APRIL 21, 2025

TIME: 7:00 PM

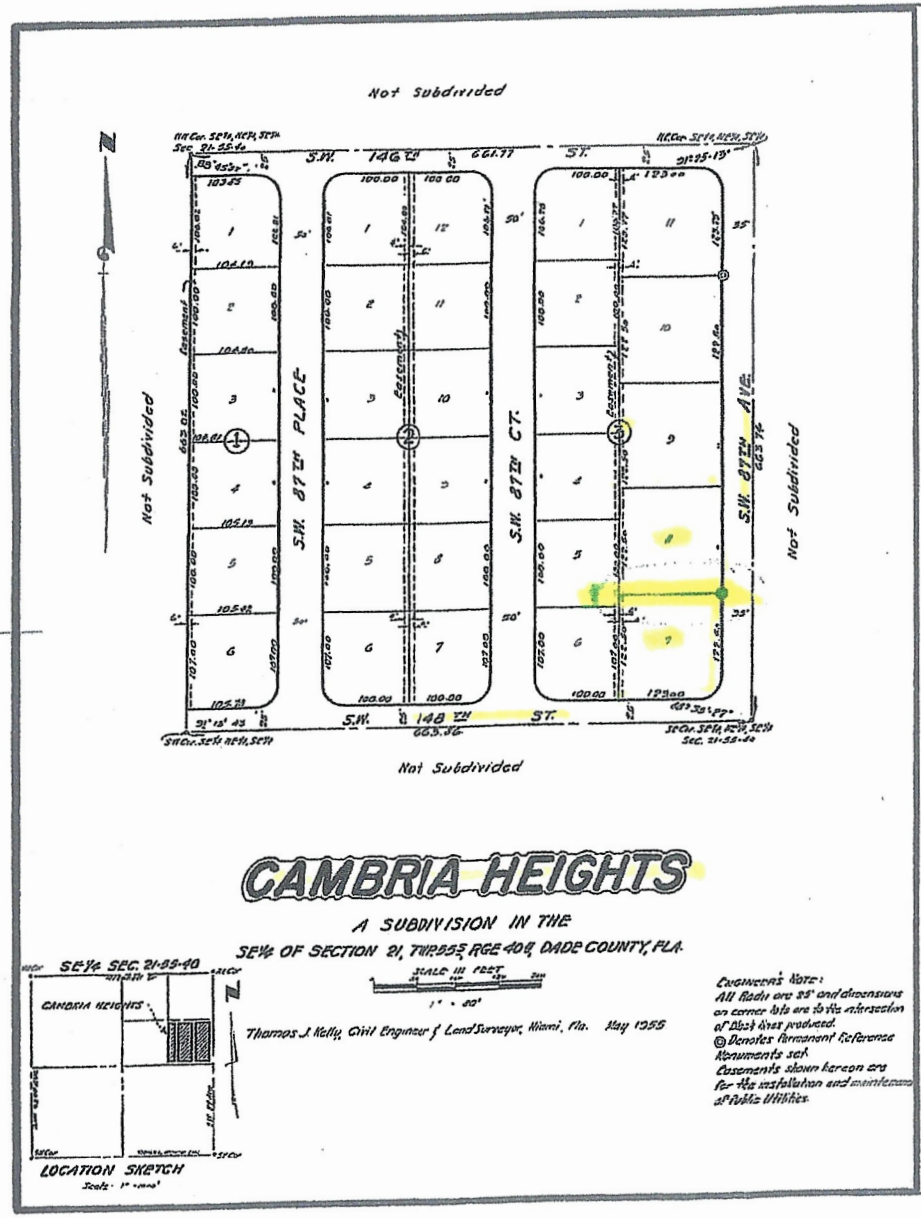
HEARING No: V-25-001

FOR FURTHER DETAILS CALL: 305-259-1234

VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING

ATTACHMENT C

61-44



KNOW ALL MEN BY THESE PRESENTS:
That Eugene Fleisher and Lucille Fleisher, his wife, have caused to be made the attached plat entitled "CAMBRIA HEIGHTS" the same being a subdivision of the SE¼ of the NE¼ of the SE¼ of Section 21, Twp. 55 S. Rge 40 E. Dade County, Florida
The Avenue, Streets, Court and Place shown hereon, together with all existing and future planting, trees and shrubbery thereon, are hereby dedicated to the perpetual use of the public for proper purposes reserving to themselves, their heirs, successors and assigns the reversions or reversions thereof whenever discontinued by law
The official Zoning Regulations now in effect or as the same may be from time to time changed or amended applicable to the area within which this subdivision is located shall be observed.
In Witness Whereof: We have hereunto set our hands and seals at Miami, Florida, this 22nd day of June A.D. 1955.
Witnessed:
W. E. Randall
Eugene Fleisher
Lucille Fleisher Seal
Lucille Fleisher

STATE OF FLORIDA
COUNTY OF DADE S.S.
Before me this day personally appeared Eugene Fleisher and Lucille Fleisher, his wife, to me well known to be the persons described in and who executed the foregoing instrument, and who upon being duly sworn acknowledged that they executed the same freely and voluntary.
WITNESS my hand and notarial seal this 22nd day of June A.D 1955 at Miami, Florida.
My Commission expires 2-2-1959
Lillian A. Franklin
Notary Public State of Florida.

KNOW ALL MEN BY THESE PRESENTS:
That Ryan Realty Co, a Florida Corporation, owners and holders of that certain mortgage dated 9-30-54 and recorded in Mortgage Book 3316 at Page 328 of the Public Records of Dade County, Florida, does hereby consent to this plat and join in the dedication.
Witness our hands and corporate seal this 22nd day of June A.D 1955
RYAN REALTY CO.
Signed William R. Ryan President. Attest Matthew Gerstel Assistant Secretary

STATE OF FLORIDA
COUNTY OF DADE S.S.
Before me this day personally appeared William R. Ryan, President and Matthew Gerstel, Secretary, of Ryan Realty Co, a Florida Corporation, to me well known to be the persons described in and who executed the foregoing instrument and who, upon being duly sworn, acknowledged that they executed the same freely and voluntary, that they affixed thereto the official seal of said corporation and that this is the free act and deed of said corporation.
Witness my hand notarial seal at Miami, Florida, this 8th day of June A.D. 1955
My Commission expires: Feb. 26, 1956
W. E. Randall
Notary Public State of Florida.

I HEREBY CERTIFY: That the attached Plat of "CAMBRIA HEIGHTS" is a true and correct representation of the land as recently surveyed and platted under my direction, I also certify that the Permanent Reference Monuments shown hereon were set on the 23rd day of June 1955 in accordance with Section 7, Chapter 10275 (No. 292) Laws of State of Florida.
Thomas J. Kelly
Thomas J. Kelly
Registered Engineer No. 2151, Registered Land Surveyor No. 666
State of Florida

This Plat was approved by the Dade County, Florida, Zoning, Planning and Building Department, this 12 day of July A.D 1955.
By R. F. Boak Director.

This Plat was approved and the foregoing dedication was accepted and approved by Resolution passed and adopted by the Board of County Commissioners of Dade County, Florida, this 6th day of July A.D. 1955.
Attest: E.D. Leatherman
Clerk of the Circuit Court
Approved: E.D. Hartenstein
County Engineer
by R. F. de Bell Deputy Clerk
Signed: Vice Chairman

Filed For Record this 7th day of July A.D 1955 at 4:38 P.M. in Book 61 of Plats at Page 44 of the Public Records of Dade County, Florida. This Plat complies with the provisions of laws of State of Florida
E.D. Leatherman, Clerk of the Circuit Court
by E. M. Selwyn Deputy Clerk

New Fence

*Replace existing wood Fence

MAP OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 7, BLOCK 3, OF "CAMBRIA HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 33-5021-0040250

8701 S.W 148 STREET,
PALMETTO BAY, FLORIDA 33176

AREA OF PROPERTY: 7,500 SQUARE FEET AND/OR 0.172 ACRES MORE OR LESS.

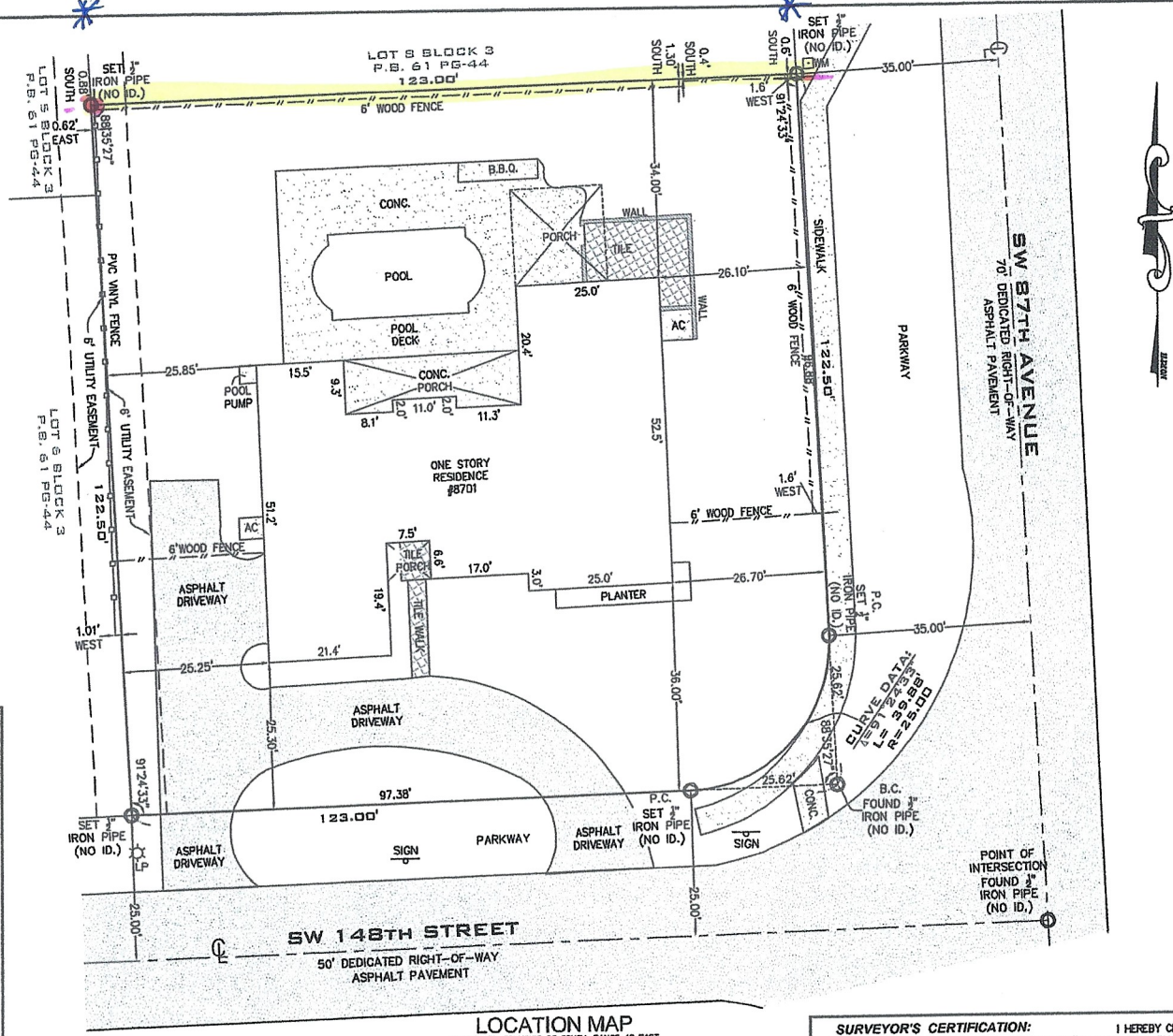
CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-JOSE M. LOPEZ AND MICHELLE NIETO

SURVEYOR'S NOTES:

1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL", THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
6.) TYPE OF SURVEY: BOUNDARY SURVEY
7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
14.) WALL TIES ARE TO THE FACE OF THE WALL.
15.) FENCE OWNERSHIP NOT DETERMINED.
16.) BEARINGS REFERENCED TO LINE NOTED AS B.R.
17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
19.) THE SOURCES OF DATE USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "CAMBRIA HEIGHTS" RECORDED IN PLAT BOOK 61, AT PAGE 44.
20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.



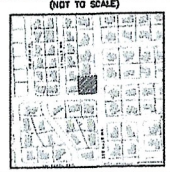
GRAPHIC SCALE

20' 10' 0 10' 20'

(IN FEET)
1 INCH = 20 FT.

LOCATION MAP

SECTION 21, TOWNSHIP 55 SOUTH, RANGE 40 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)



SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 472.027, FLORIDA STATUE.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M. No. 5944 - STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

LANDMARK SURVEYING & ASSOCIATES, INC.
LB No. 7633
PROFESSIONAL SURVEYORS AND MAPPERS
8532 S.W. 8th STREET, SUITE "282"
MIAMI, FL. 33144
PHONE: (305) 555-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
C	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
//	=DENOTES WOOD FENCE
x	=DENOTES CHAIN LINK FENCE
o	=DENOTES IRON FENCE
○	=DENOTES FOUND IRON PIPE (NO ID.)
△	=DENOTES FOUND NAIL AND DISC
	=DENOTES ASPHALT PAVEMENT
X.XX	=DENOTES ELEVATIONS
	=DENOTES BRICK
	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:	X
ELEVATION:	N/A
COMMUNITY:	120687
PANEL:	12086C0464
DATE OF FIRM:	09-11-2009
SUFFIX:	L
ORIGINAL FIELD WORK SURVEY DATE	08-21-2019
BENCH MARK:	N/A
ELEVATION:	N/A

DATE	DRAWN BY	SCALE
08-22-2019	J.FEE	1"=20'

REVISION / UPDATE OF SURVEY

DATE	DRAWN BY	DESCRIPTION
04-14-2024	E.SS	UPDATE

JOB No.
1908-0147-01

(XX) COMPONENT SCHEDULE

ID	DESCRIPTION	SIZE	REMARKS
AF	Aluminum Frame	2" x 2" 0.125"	Aluminum Frame bolted to Gate Frame (GF)
BD	Board	7/8" x 6"	Tongue & Groove (OPTIONAL: 7/8" x 11.3")
CF1	Concrete Footing	16"Ø x 40"	Post Footing (2,500 psi)
CF2	Concrete Footing	12"Ø x 12"	Drop Rod Footing (2,500 psi) with (RE) Receiver
DR	Drop Rod (Lockable)	3/8"Ø x 24"	Rod with guide, (4) self tapping #10 x 3/4" Hex Head screws
GF	Gate Frame	2" x 6"	Fully Mitered & Welded Corners
GP	Gate Post	5" x 5" x 144"	-
HI	Hinge	4" x 4"	Self Closing, (4) SMS #10 x 3/4" Hex Head screws
HR	Horizontal Rail	1-1/2" x 5-1/2"	Smooth or Ribbed (OPTIONAL: 2" x 6")
LA	Latch	4" x 4"	Self-Latching, (4) self tapping #10 x 3/4" Hex Head screws
LP	Line Post	5" x 5" x 144"	-
PS	Post Stiffener	5" x 5" x 106"	Aluminum Post Stiffeners (Eastern Metal Supply 65-63-001)
RE	Reciever	3/4" x 6"	Steel, Galvanized Pipe
RS	Rail Stiffener	5" x 5" x 106"	Aluminum Rail Stiffener (Eastern Metal Supply 65-63-036)
SP	Steel Pin	1/4"Ø x 8"	Galvanized or Stainless Steel Pin
UC	U-Channel	1" x 7/8"	-

POST TYPES:
Line posts can be selected from Standard or Heavy. Gate must be Heavy Wall or with Aluminum Insert stiffener.
Line Post (LP) - 0.135" Wall post with Post Stiffener (PS)
Gate Post - Heavy Wall (GP) - 0.250" Wall post or 0.135" Wall post with Post Stiffener (PS)

DESIGN GENERAL NOTES:

GENERAL:
- Design (Decorative barrier at grade) complies with the requirements of the **FBC 2023, 8th Edition Section 1616.2 & ASCE 7-22**, for a maximum of Vult = 155 MPH (Risk Category I, 3 second gust), Exposure D.
- This design complies with FBC 4501.17 when used around pools for self-closing and self-latching & latch height at 54" aff minimum.
- The design of this fence is to be used for perimeter enclosure of spaces **at grade** only and shall not be used for applications that require safety rails or barriers.
- No changes are allowed without written authorization from the Architect.
- All exposed visible ends shall be provided with caps or covers.
- All rails shall be notched twice on each side.

POOL CODE DESIGN NOTES:

HARDWARE:
- **LATCHES:** Shall be a minimum of 54" above finished floor, lockable and self-latching.
- **HINGES:** Shall be self-closing allowing the latch to fully engage securing the gate leaf.
- **DROP RODS:** Shall be lockable on the inactive leaf.

RAILS:
- Horizontal rails shall have rail stiffeners and are to be spaced so that the top of rails shall exceed 45".

PICKETS:
- The typical gap spacing shall be 4 inches or less. When horizontal rails are less than 45 inches apart at the top rails then the gap spacing shall be no less than 1-1/2".

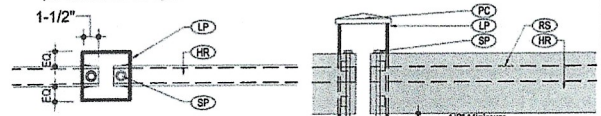
GATES:
- Gate shall be securely locked in place during High Velocity Wind Events > 75 mph.
- All gate corners are to be fully welded.

INSTALLATION GENERAL NOTES:

1. **POSTS: @ GRADE:** Anchored in (2,500 psi) concrete (See Footing Schedule for sizing).
2. **RAILS:** Insert (SP) steel pin to secure top rail to posts.
3. **U CHANNEL:** Use Clear PVC Cement or structural silicone full length or #10 x 3/4" @ 18" o.c. & 6" maximum from ends.
4. **PICKETS:** May be installed vertically or horizontally. If Horizontal, use U Channel and screw (#8 x 1/2" SS Pan Head) each picket @ center.
5. **GF TO AF:** Attach PVC Gate Frame (GF) to the Aluminum Frame (AF) using 1/4"Ø x 5" carriage bolts with washers and nuts @ 18" o.c.

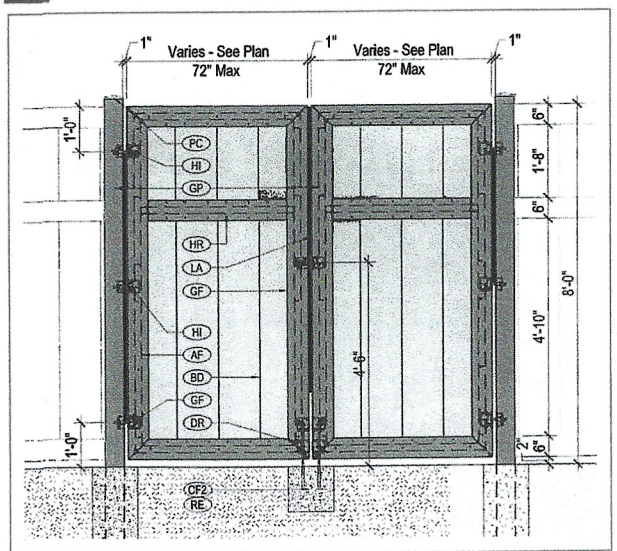
MATERIALS GENERAL NOTES:

PVC: All PVC extrusions shall be made of PVC Resin ASTM 1784 unless noted otherwise. Flexural Strength = 9,700 psi.
CONCRETE: All concrete used for footings or post grout shall reach a compressive strength of 2,500 psi within 7 days.
SOIL: All surrounding soil used for structural installation purposes shall be well compacted to optimal density and shall be free of deleterious or organic materials.
FASTENERS & ACCESSORIES: All fasteners shall be A300 non-magnetic alloy, stainless steel, or other corrosion resistant material unless specified otherwise. Any hinge or latch shall be of structural quality molded polymers or or zinc coated metal and shall be installed in accordance with manufacturers recommendations. Drop rod may be pipe style or pre-manufactured style.

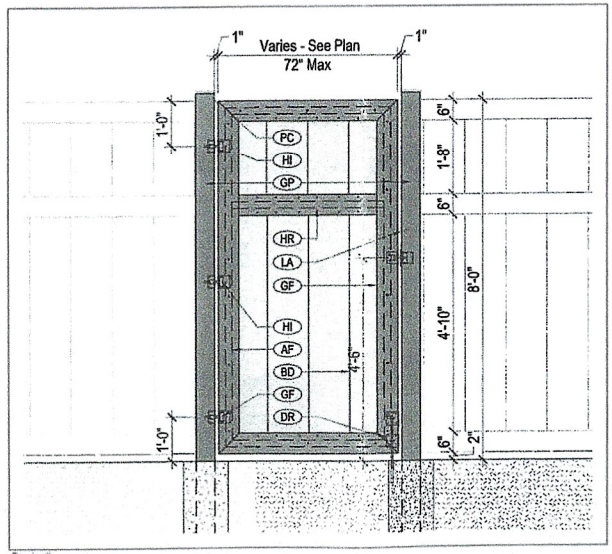


Rail Detail: Plan — Rail Detail: Section

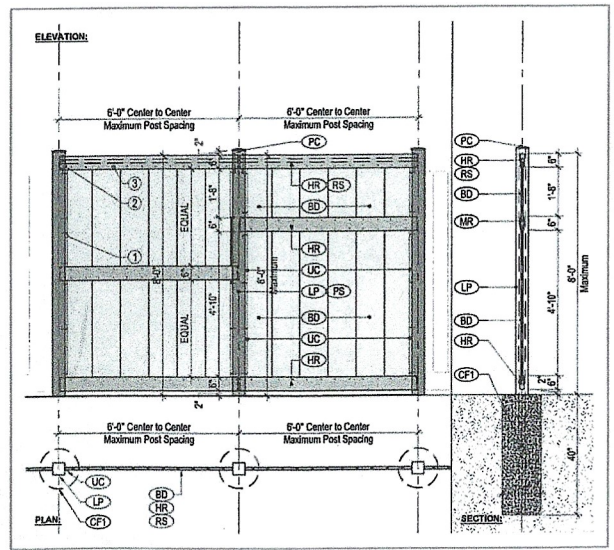
Drawing # 6
Component Schedule and General Notes
Scale: Not to Scale.



Drawing # 3
Double Swing Gate Details
Scale: 3/8" = 1'-0" (Typical)



Drawing # 2
Single Swing Gate Details
Scale: 3/8" = 1'-0" (Typical)



Drawing # 1
Fencing Details
Scale: 3/8" = 1'-0" (Typical)

'No Gates'

'No Gates'

'Linear Privacy PVC Fence'

Lopez
POOL SW 17th ST
Palmetto Bay, FL 33157

John Scott Conner, AIA
AR #91737
ARCURB
200 Diplomat Parkway, Suite 220
Hallandale Beach, Florida 33009
Phone: 954.933.5280
Orders@ArcUrb.com
CIC: 719.246.6162

Client:
Street Address:
City, State Zip:
PVC FenceWholesale
1320 Stirling Road, Suite 5A, Dania Beach, Florida 33004
Email: Info@PVCFences.com

Permit Drawing

FILE NO.	2024Fence-P2&T&G
DRAWN BY	JSC
PROJECT NO.	2024Fencing
DATE	03/13/24
REVISION	

PVC Fencing:
Privacy (T&G) - 8 Ft
FBC 2023, 8th Edition

P2.0

Copyright 2024
Copyrighted property of John Scott Conner, AIA & ArcUrb Design Build, Inc.



ATTACHMENT D

Village of Palmetto Bay
VARIANCE NEIGHBOR APPROVAL FORM

I, Jose Lopez, have applied for a Variance, to allow the replacement of 123'ft of 6' crumbling and unstable wooden fence that is located on the north property line of our lot with a Dade County approved 8' fence under building permit BLD-2024-11329

I, an undersigned property owner, have read (or have had read to me) the information applicable to this request for a variance from the Village of Palmetto Bay's Land Development Regulations and fully understand that by subscribing my name to this consent form, I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant to this form and to the plans accompanying this application.

1 Name (Type or Print) Jordan and Andrea Finkelman Date 2/2/2025
Address 8700 SW 148th St, Palmetto Bay, FL 33176
Signature

2 Name (Type or Print) Ann Marie D'Elia Date 02/02/2025
Address 8721 SW 148 Street, Palmetto Bay FL 33176
Signature

3 Name (Type or Print) DENNIS PASTRANA Date 2/2/2025
Address 8620 SW 147 TERR, PALMETTO BAY FL 33158
Signature

4 Name (Type or Print) PHILIPPE BELLANDE Date 2/2/2025
Address 8625 SW 147TH TERRACE, PALMETTO BAY, FL 33158
Signature

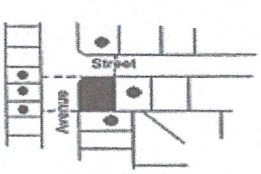
5 Name (Type or Print) Mariele Jones Date 2.2.2025
Address 8725 SW 87 Court Palmetto Bay, FL 33176
Signature

Revision 12/2022

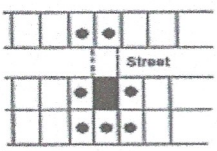
Abutting/Adjoining Properties In the below diagram provide the name and addresses of all abutting owners in relation to the subject property. If this diagram is not suitable for the subject property, provide a more specific sketch and attach to the application. See the alternate examples at the bottom of this page.



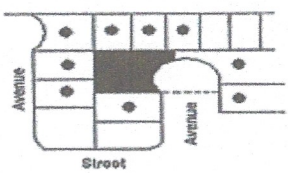
The below examples depict typical situations which may apply to the subject property, shown in black; dots [•] indicate the required signatures from abutting/adjoining properties.



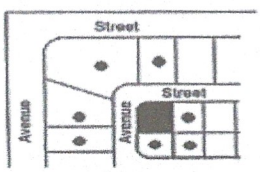
Example 1



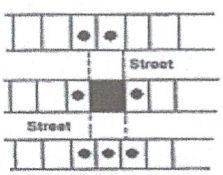
Example 2



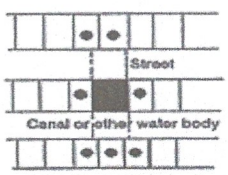
Example 3



Example 4



Example 5



Example 6

From: Konstantinos Kavallieratos
To: Javier Gonzalez
Subject: [EXT] Re: Confirmation of Support for Fence Variance at 8701 SW 148th Street
Date: Friday, April 11, 2025 10:23:36 AM
Attachments: image001.png

CAUTION: EXTERNAL SENDER -- Please avoid opening any unexpected attachments or clicking any strange links.

Javier,
I provide my support for the variance application below, and I hope very much the council will approve it.
Per our discussion, I assume you already have removed any references to police reports or derogatory language per our discussion, from the language application.
If you would like an actual written authorization other than this email, I can stop by the village hall on Monday morning at 830am to sign it.
Many thanks for all your efforts!
Konstantinos

Konstantinos Kavallieratos
Professor and Director of the FIU-NRC Nuclear Graduate Research Fellowships and FIU-NEUP Scholarships and Fellowships Programs
Department of Chemistry and Biochemistry
Florida International University
11200 SW 8th St., CP 326
Miami, FL 33199-0001
tel. (305) 348-6034, cel. (305) 753-2027
fax. (305) 348-3772
kavallie@fiu.edu

From: Javier Gonzalez <jgonzalez@palmettobay-fl.gov>
Sent: Friday, April 11, 2025 10:17 AM
To: Konstantinos Kavallieratos <kavallie@fiu.edu>
Subject: Confirmation of Support for Fence Variance at 8701 SW 148th Street

Note: This message originated from outside the FIU Faculty/Staff email system.

Dear Mr. Kavallieratos,

This email confirms our recent discussion regarding the variance application (V-25-001) submitted by Mr. Jose Lopez at 8701 SW 148th Street.

Thank you for informing the Village of your support for the proposed 8-foot-tall fence along the northern property line. Your willingness to sign a formal authorization of this variance is an important part of the application record.

Please let me know if there is a specific form or document you would like to provide

this written authorization.

JAVIER GONZALEZ, AICP, CFM, *Planning & Zoning Director*
Office 305.259.1276 | Main Fax 305.259.1290
9705 East Hibiscus Street, Palmetto Bay, FL 33157
jgonzalez@palmettobay-fl.gov | www.palmettobay-fl.gov

AGENDA ITEM NO. 5.E

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: April 21, 2025

SUBMITTED BY: Javier Gonzalez, Community and Economic Development

ITEM TYPE: Resolution

AGENDA SECTION: **PUBLIC HEARING ITEMS**

SUBJECT:

Applicant: MOYRA ZIMERMAN AND MATEO MLIKOTA
Location: 17071 SW 86TH AVENUE
Folio No.: 33-5034-007-0170
Application No.: V-25-002
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.4, E-M ZONING DISTRICT, TO PERMIT THE ENCLOSURE OF AN EXISTING NONCONFORMING BOAT CANOPY STRUCTURE ENCROACHING ON THE REQUIRED SIDE SETBACK, TO BE USED AS AN ART STUDIO, FOR THE PROPERTY LOCATED AT 17071 SW 86 AVENUE; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning and Zoning Director, Javier Gonzalez*

SUGGESTED ACTION:

ATTACHMENTS:

Resolution No. 2025-XX - Enclosure of Existing Nonconforming Structure.docx
Exhibit A - Proposed Site Plan, Floor Plan and Survey.pdf
V-25-002 - Variance to Enclose Nonconforming Accessory Structure Staff Report.docx

Attachment A - Application.pdf
Attachment B - Legal Advertisement & Public Notices.pdf
Attachment C - Proposed Site Plan, Floor Plan and Survey.pdf
Attachment D - Variance Neighbor Approval Form.pdf
Attachment E - Declaration of Restricted Use for Single Family Residence.pdf

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.4, E-M ZONING DISTRICT, TO PERMIT THE ENCLOSURE OF AN EXISTING NONCONFORMING BOAT CANOPY STRUCTURE ENCROACHING ON THE REQUIRED SIDE SETBACK, TO BE USED AS AN ART STUDIO, FOR THE PROPERTY LOCATED AT 17071 SW 86 AVENUE; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Planning & Zoning Director, Javier Gonzalez)*

WHEREAS, Moyra Zimerman & Mateo Mlikota (the "Applicant"), has applied for a variance to structurally modify and enclose an existing underused nonconforming accessory structure in the rear yard of the property to transform the space into an art studio, with an auxiliary bathroom and storage area for the property owner's personal arts and crafts use; and

WHEREAS, the existing accessory structure is nonconforming with the required side setback of 20 feet, where it is currently situated at 4 feet 2 inches; and

WHEREAS, the subject property is located at 17071 SW 86 Ave and is designated as folio number 33-5034-007-0170; and

WHEREAS, the property is designated "E-M, Estate Modified Single-Family District" on the Village of Palmetto Bay Zoning Map; and

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a public hearing on the application on April 21, 2025; and

WHEREAS, the Village Council finds, based on substantial competent evidence in the record, that the application for the variance is consistent with the Village of Palmetto Bay's Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, based on the foregoing finding, the Village Council determined to approve with conditions the application, as provided in this Resolution.

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

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

Section 2. **Public Hearing and Procedures**. A public hearing on the present application was held on April 21, 2025, in accordance with the Village's "Quasi-judicial Hearing Procedures". Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law, and final order.

Section 3. Findings of fact.

1. That the subject property is located at 17071 SW 86 Ave, Palmetto Bay, FL 33157 and is designated as folio number 33-5034-007-0170.

2. After hearing testimony from Village Staff, the Applicant and the public, the Village Council accepted the findings of Village Staff as it relates to the following provisions of the Village's Code of Ordinances: Section 30-30.6, "Variances" and Section 30-50.4(e), "Accessory Structures."

3. The application for the variance is found consistent with the Village's Land Development Code, as specified in the Planning and Zoning Department Staff Report.

4. The Village Council adopts and incorporates by reference the Planning and Zoning Department Staff Report.

Section 4. Conclusions of Law.

The application for the variance was reviewed pursuant to Section 30-30.6, "Variances" and Section 30-50.4(e), "Accessory Structures."

Section 5. Order.

The Village Council conditionally approves the application for Variance V-25-002, to allow for the structural modification and enclosure of the existing non-conforming accessory structure located at 17071 SW 86 Ave, Palmetto Bay, FL 33157, designated as folio number 33-5034-007-0170, based upon review of Section 30-30.6 "Variances" of the Village Land Development Code, as depicted in Exhibit A, subject to the following conditions:

1. The approved variance shall not authorize any expansion of the existing structure's footprint or height, nor shall it increase the degree of existing nonconformity.

2. The Applicant shall plant and maintain a continuous screening hedge along the north side of the structure, within the 4.2-foot side setback (north side), to a minimum height of 6 feet. The hedge shall be maintained in a healthy condition.

3. The Declaration of Restricted Use for Single-Family Residences shall be recorded with Miami-Dade County and submitted to the Village within 30 days of building permit issuance.

4. All development activities on the property subject to this variance shall be executed in strict conformance with the approved site plan, floor plan, and elevations, as depicted in Exhibit A. Any deviation from these approved plans requires prior approval from the Mayor and Village Council

5. The Applicant must obtain approval from Miami-Dade County prior to building the proposed bathroom, as the subject property is on a septic system.

6. This variance shall expire and be rendered void if construction or other action requiring the variance does not commence within 365 days of the development order issuance, unless a development permit application has been filed within that period.

Section 6. Effective Date. This Resolution shall take effect immediately upon approval.

Section 7. Recording. This Resolution shall be recorded on the public records of Miami-Dade County at the cost of the Applicant.

PASSED AND ADOPTED this 21st day of April, 2025.

Attest:

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

John C. Dellagloria, Esq.
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	____

EXHIBIT A

BLUE SEVEN DESIGN, LLC.
5900 Camino del Sol #302
Boca Raton, FL. 33433
954.292.0838
ag@blue7d.com

March 3, 2025

RE: MLIKOTA & ZIMERMAN HOUSE
EXISTING BOAT CANOPY AND SHED ENCLOSURE
17071 SW 86 AVE
PALMETTO BAY, FL. 33157

To Whom It May Concern,

This letter serves to inform you that the plans submitted by the owner for this project are currently in the schematic phase and will be adjusted as needed based on the results and requirements of the pre-approval meeting.

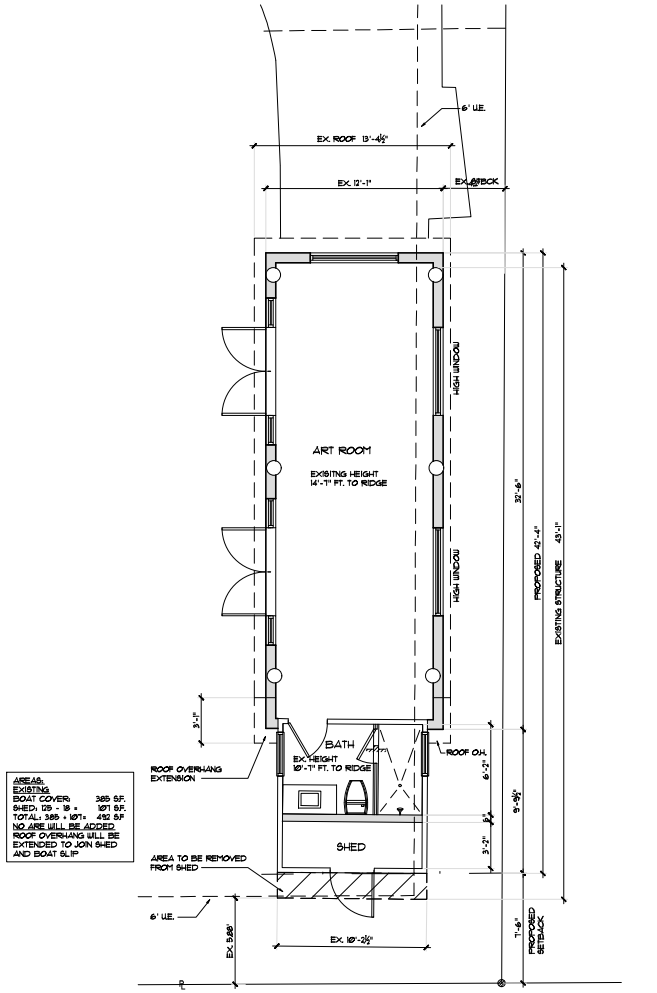
The project's intent is to enclose an existing boat canopy that is already connected to a shed located at the rear of the property. As part of this project, the shed will be reduced in size and converted into a bathroom that will serve the enclosed space. The structure, roof height, and footprint of the boat canopy and shed (except for the abovementioned reduction in size) will remain unchanged.

Please feel free to contact us with any questions or concerns.
Respectfully submitted by,



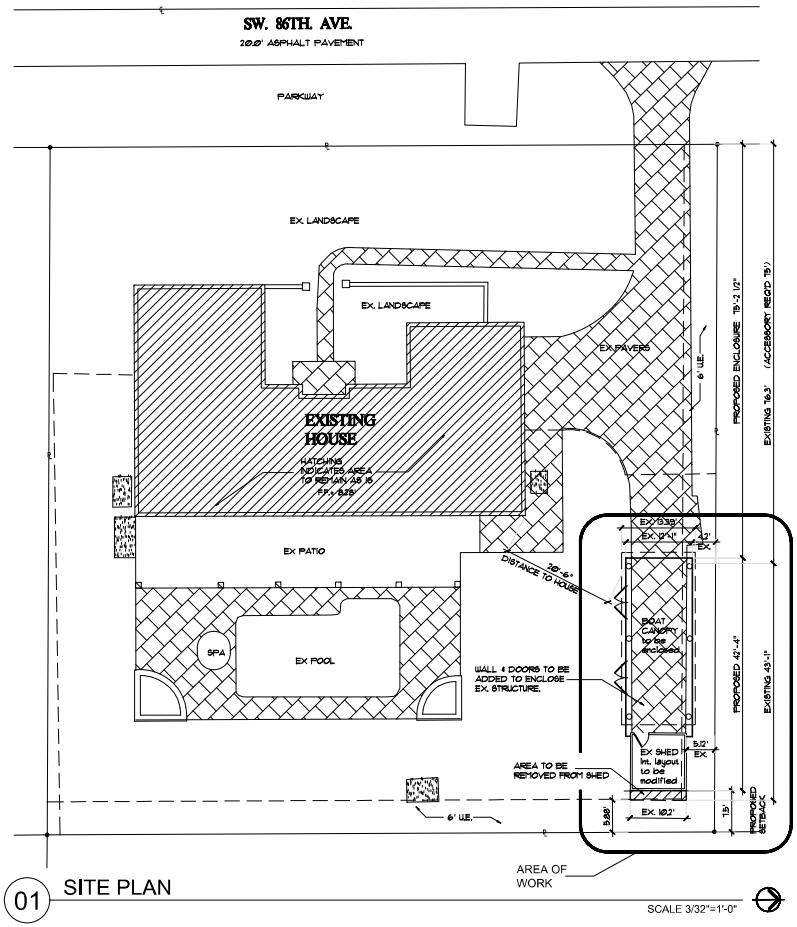
Alejandro Gareri
Registered Architect
Florida Reg.: AR 97363





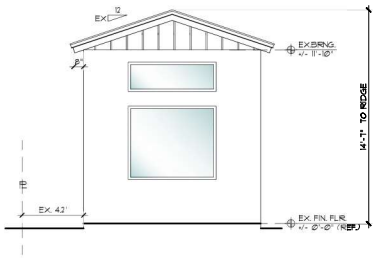
PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"



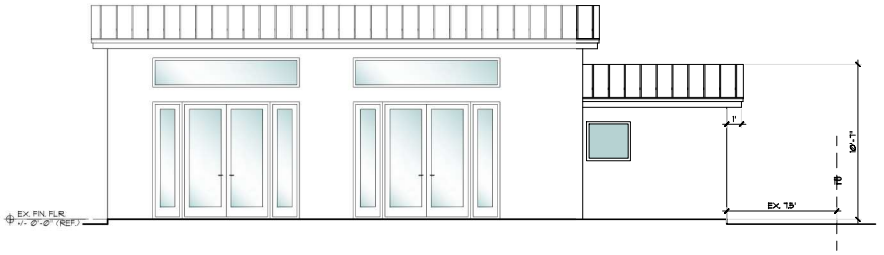
01 SITE PLAN

SCALE 3/32"=1'-0"



1 FRONT ELEVATION

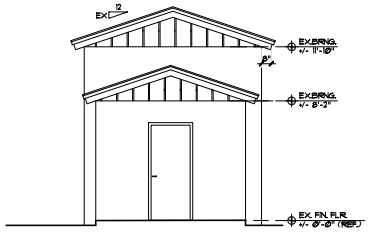
SCALE: 1/4" = 1'-0"



2 SIDE (SOUTH) ELEVATION

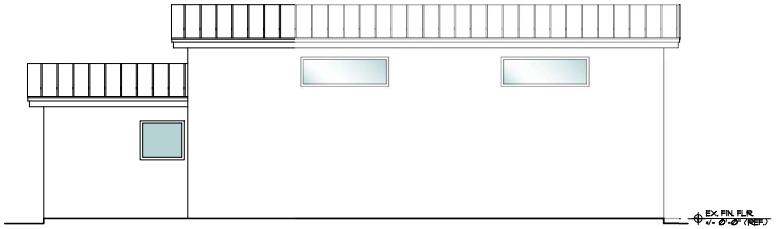
EXISTING STRUCTURE TO REMAIN. NO AREA WILL BE ADDED. NO ROOF HEIGHTS OR OVERHANGS WIL BE MODIFIED

SCALE: 1/4" = 1'-0"



4 REAR ELEVATION

SCALE: 1/4" = 1'-0"



3 SIDE (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

CERTIFY TO:
MATEO PABLO MLIKOTA
MOYRA ZIMERMAN

LEGAL DESCRIPTION:

LOT: 3
BLOCK: 5
SUBDIVISION: OLD CUTLER WEST SECTION TWO
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK: 93 PAGE: 17
PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS
HAVE DESIGNATED THE HEREIN
DESCRIBED LAND TO BE SITUATED

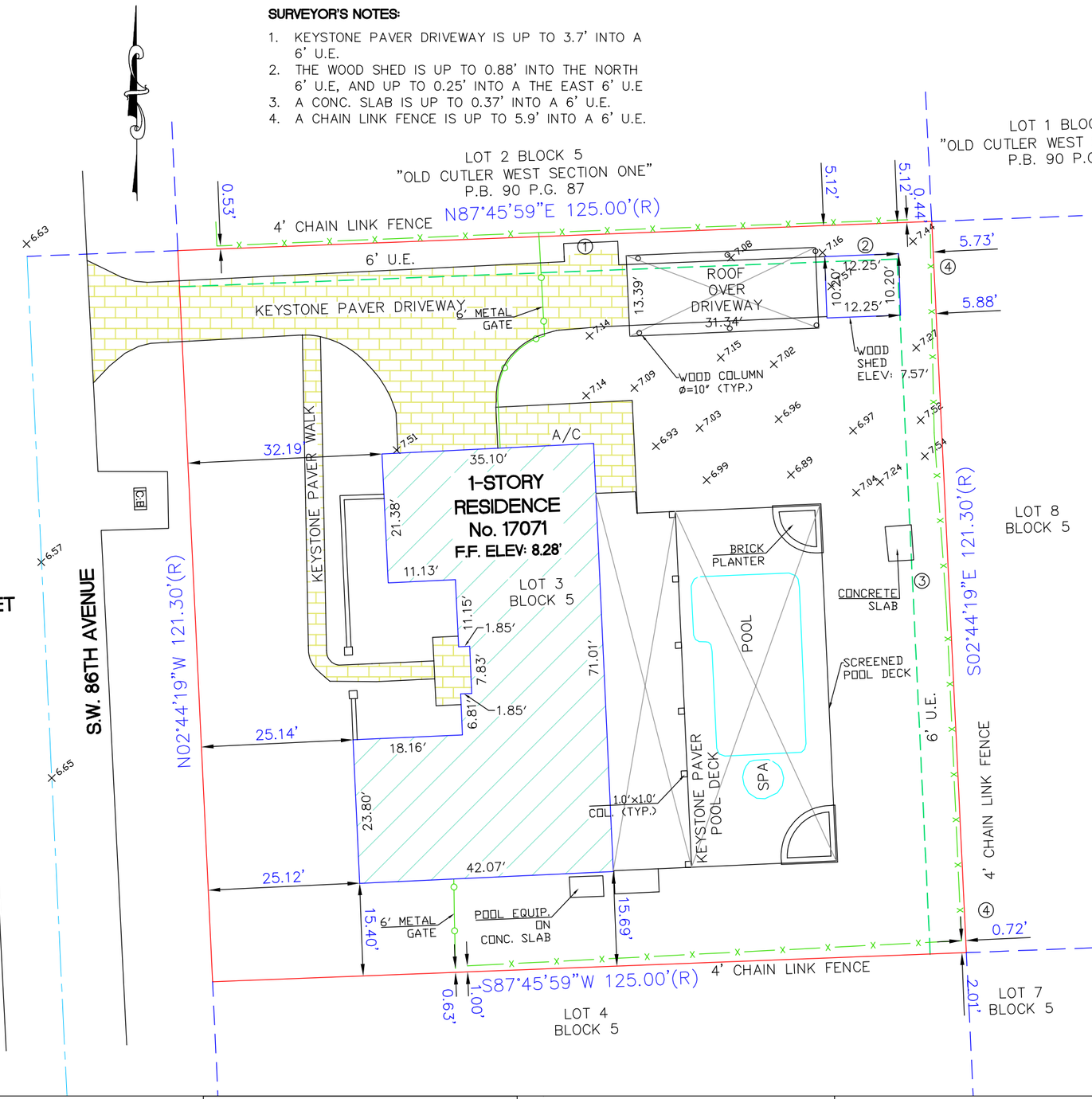
IN FLOOD ZONE: AE
PANEL NO/SUFFIX: 602/L
COMMUNITY NO.: 120687
DATE OF FIRM: 9/11/2009

THE SUBJECT PROPERTY DOES
LIE IN A SPECIAL FLOOD HAZARD AREA

Notes:
a) all clearances and / or encroachments shown hereon are of apparent nature. fence ownership by visual means. legal ownership of fences not determined.
b)this is a boundary survey, prepared for use exclusively by those to whom it is certified.
c) code restriction and title search are not reflected on this survey.
d) the flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
e) the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
f) underground encroachments, if any, not located.
g) i hereby certify that the survey represented hereon meets the minimum technical standards set forth by the board of land surveyors in chapter 5j-17.050 to 17.052 florida administrative code persuant to section 472.027 fla. statutes.
h) if shown, bearings are to an assumed meridian (by plat)
i) if shown, elevations are referred to n.g.v.d. 1929

SURVEYOR'S NOTES:

1. KEYSTONE PAVER DRIVEWAY IS UP TO 3.7' INTO A 6' U.E.
2. THE WOOD SHED IS UP TO 0.88' INTO THE NORTH 6' U.E, AND UP TO 0.25' INTO A THE EAST 6' U.E
3. A CONC. SLAB IS UP TO 0.37' INTO A 6' U.E.
4. A CHAIN LINK FENCE IS UP TO 5.9' INTO A 6' U.E.



BENCHMARK OF ORIGIN:

SET BENCHMARK WITH GNSS RECEIVER WITH RTK CORRECTIONS FROM FDOT FPRN.

LEGEND OF SYMBOLOGY

- MAN HOLE SANITARY SEWER
- CATCH BASIN
- FIRE HYDRANT
- SIGN
- HANDICAP PARKING
- CONC. LIGHT POLE
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- T.V. BOX
- ELECTRIC METER
- WOOD LIGHT POLE
- METAL LIGHT POLE
- UTILITY POLE
- X 99.99 = SPOT ELEVATION

LEGEND OF SURVEY ABBREVATIONS

ADJ.....ADJACENT	(M).....MEASURED
A/C.....AIR CONDITONER	N.....NORTH
ASPH. PAV...ASPHALT PAVEMENT	N/D.....NAIL AND DISC
B/C.....BLOCK CORNER	N.G.V.D.....NATIONAL GEODETIC VERTICAL DATUM
BLDG.....BUILDING	N.T.S.....NOT TO SCALE
BLK.....BLOCK	O/H.....OVER HANG
B.M.....BENCH MARK	O.R.B.....OFFICIAL RECORD BOOK
B.C.R.....BROWARD COUNTY RECORD	O.U.L.....OVERHEAD UTILITY LINE
C/G.....CURB AND GUTTER	(P).....PLAT
C.B.....CATCH BASIN	P.B.....PLAT BOOK
CH.....CHORD DISTANCE	P.C.....POINT OF CURVATURE
CH.L.F.....CHAIN LINK FENCE	P.C.C.....POINT OF COMPOUND CURVATURE
CLP.....CONC.LIGHT POLE	P.C.P.....PERMANENT CONTROL POINT
C/L.....CENTER LINE	PG. .....PAGE
(C).....CALCULATED	P.I.....Point of Intersection
C.B.S.....CONCRETE BLOCK AND STUCCO	P.K.....PARKER KALON
CL.....CLEAR	PKWY.....PARKWAY
C.M.E.....CANAL MAINTENANCE EASEMENT	P.L.S.....PROFESSIONAL LAND SURVEYOR
CONC.....CONCRETE	P/L.....PROPERTY LINE
COR.....CORNER	P.O.B.....POINT OF BEGINNING
CT.....COURT	P.O.C.....POINT OF COMMENCEMENT
D.B.....DEED BOOK	P.R.C.....POINT OF REVERSE CURVATURE
D.C.R.....DADE COUNTY RECORD	P.R.M.....PERMANENT REFERENCE MONUMENT
D.E.....DRAINAGE EASEMENT	P.T.....POINT OF TANGENCY
D/H.....DRILL HOLE	(R).....RECORD
D/W.....DRIVEWAY	RE-BAR.....REINFORCEMENT BAR
E.....EAST	(R/M).....RECORD AND MEASURED
ENC.....ENCROACHMENT	RES.....RESIDENCE
E.O.W.....EDGE OF WATER	R/W.....RIGHT-OF-WAY
F.....FENCE	S.....SOUTH
FD.....FOUND	SEC.....SECTION
F.H.....FIRE HYDRANT	S.I.P.....SET IRON PIPE
FD. I.P.....FOUND IRON PIPE	SWK.....SIDEWALK
F.F.EL.EV.....FINISH FLOOR ELEVATION	(TYP.).....TYPICAL
F.P.L.....FLORIDA POWER AND LIGHT CO.	TERR.....TERRACE
L.....LENGTH	U.E.....UTILITY EASEMENT
L.M.E.....LAKE MAINTENANCE EASEMENT	U.P.....UTILITY POLE
M.E.....MAINTENANCE EASEMENT	W.F.....WOOD FENCE
M.F.....METAL FENCE	W.M.....WATER METER
M.H.S.S.....MANHOLE SANITARY SEWER	W.....WEST
M/L.....MONUMENT LINE	

0 20 40 Feet

JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

JULIO SERGIO PITA CERTIFICATE No. 5789 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

REVISIONS	DATE	DRAWN BY
BOUNDARY & TOPO	2/5/25	J.P. IV

TOPOGRAPHIC SURVEY

SURVEY NO. 25-0141
F.B. 25-1

PROPERTY ADDRESS:
17071 SW 86 AVENUE
PALMETTO BAY, FL 33157

SCALE: 1:20
SHEET No. 1 of 1

THOMAS J. KELLY INC.
SURVEYORS-MAPPERS
LAND PLANNERS

L.B. # 8077
9495 SW 99 STREET
MIAMI FLORIDA 33176
TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD
E-MAIL: tjksurveys@gmail.com

THOMAS J. KELLY INC. LAND SURVEYORS

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 21, 2025
To:	Honorable Mayor and Village Council
From:	Javier Gonzalez, AICP, CFM, Planning and Zoning Director
Subject:	Variance – Public Hearing | Enclose Nonconforming Accessory Structure
Application:	V-25-002 | | Moyra Zimerman & Mateo Mlikota

REQUEST

Moyra Zimerman & Mateo Mlikota (the "Applicant") is requesting approval of a variance to structurally modify and enclose an existing underused nonconforming accessory structure located in the rear yard of the property. This request proposes to transform the existing space into an art studio, with an ancillary bathroom and storage area for the property owner's personal arts and crafts use. A copy of the Application is provided in Attachment A.

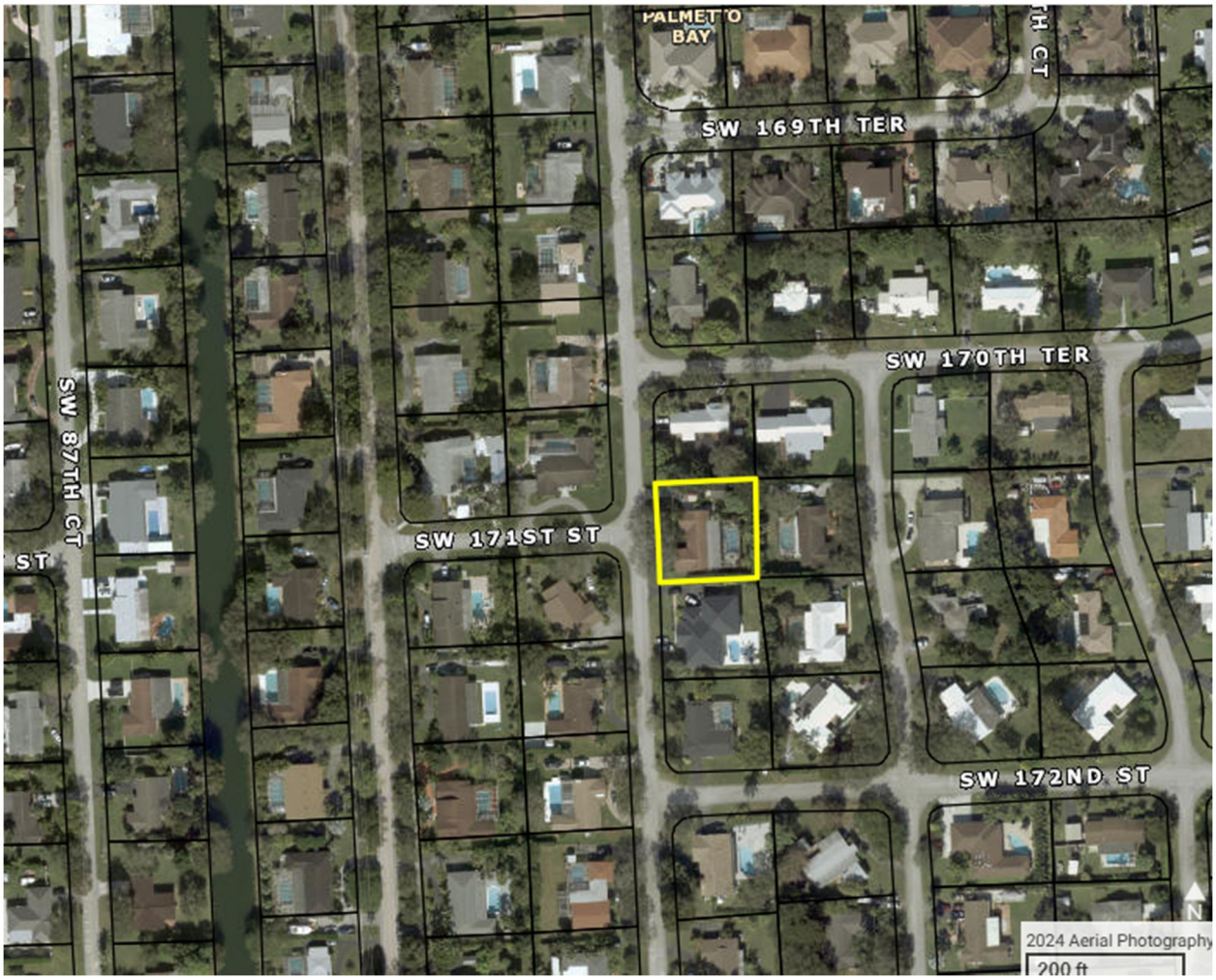
GENERAL INFORMATION

Owner / Applicant	Moyra Zimerman & Mateo Mlikota
Property Address	17071 SW 86 Ave
Site Acreage	0.35 Acres (15,125 sq. ft.)
Folio Number	33-5034-007-0170
Future Land Use	Estate Density Residential
Zoning District	E-M, Estate Modified Single-Family District
Existing Land Use	Residential – Single-Family

ADJACENT FUTURE LAND USE MAP AND ZONING DISTRICT CLASSIFICATION

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

An aerial map depicting the property is provided below:



Current site conditions:





Left: front view of the existing nonconforming structure
Right: diagonal view of the existing nonconforming structure and surrounding vegetation




Left: lateral view of the existing nonconforming structure and surrounding trees and shrubs
Right: closer look to existing nonconforming structure and surrounding trees and shrubs

NOTICE REQUIREMENTS

The Village of Palmetto Bay Land Development Code requires public notice for all variances. When initiated by a property owner, the variance must be:

1. Published in a local newspaper 30 days prior to the hearing.
2. Mailed to property owners within a 500-foot radius of the affected property at least 30 days prior to the public hearing.
3. Posted on the property 20 days prior to the hearing.

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

BACKGROUND

The Village of Palmetto Bay received an application to enclose the existing footprint of a nonconforming accessory structure located in the rear yard of the subject property. This property is a single-family house originally built in 1973, with subsequent modifications in 1987 and 1993, prior to the Village's incorporation. The existing structure consists of a boat canopy (approximately 385 sq. ft.) located at 4.2 feet from the side property line and a one shed (approximately 125 sq. ft.) located in the rear of the boat canopy at 5.12 feet from the side property line and 5.88 feet from the rear property line. Per Sec. 30-50.4(e), accessory structures shall provide 20 feet from the side property line and 7.5 feet from the rear property line. A copy of the site plan, floor plan, elevations, and survey is provided in Attachment C.

The scope of proposed work includes the structural modification and enclosure of the existing nonconforming boat canopy and the reduction of approximately 18 sq. ft. of the building area of the existing shed. This request would maintain the existing side setbacks as they currently are and provide the required 7.5 feet rear setback for accessory structures, per Sec. 30-50.4(e). The intent of the applicant is to transform the currently underused space into an art studio and add an ancillary bathroom and small storage area for the property owner's arts and crafts personal use.

VARIANCE APPROVAL CRITERIA

Per Sec. 30-30.6(e), the Mayor and Village Council may consider a variance application under the requirements of practical difficulty. The Council must balance the rights of property owners in the Village against the individual property owner's need to deviate from the code requirements, based on an evaluation of the following factors. *All these factors must be considered and given their due weight; however, no single factor is dispositive*:

a. Whether the village has received written support of the specifically identified variance requests from adjoining property owners;
b. Whether approval of the variance would be compatible with development patterns in the village;
c. Whether the essential character of the neighborhood would be preserved;
d. Whether the variance can be approved without causing substantial detriment to adjoining properties;
e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief;
f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome; and
g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant;
h. No variance shall be granted without the concurrence of the owner of property contiguous to the property line requiring the variance, unless a hardship exists.

EVALUATION

Approval Criteria Evaluation

a. Whether the village has received written support of the specifically identified variance requests from adjoining property owners.

Applicant's Response: One of my neighbors received written support for a variance to build a second garage inside a non-conforming area. They presented the property owners' (that were affected by her construction) signed support and she was approved.

Staff Evaluation: The Village has not received any objection. Additionally, the applicant provided the Variance Neighbor Approval Form showing the support of three of the five adjoining property owners. The applicant stated not being able to contact the remaining adjoining property owners. The applicant obtained support from seven other property owners within the immediate area as shown in Attachment D. CRITERION PARTIALLY MET.

b. Whether approval of the variance would be compatible with development patterns in the village.

Applicant's Response: The construction will have the sole purpose of building a recreational area for my personal art and crafts with a storage room and bathroom. It will not be used as a secondary residence. It will not be available for rent or for any commercial purpose. It will follow the same architectural style of our house, to comply with the character of the neighborhood.

Staff Evaluation: Approval of the requested variance would be compatible with development patterns in the Village. Many properties in the Village have accessory structures in the rear yard. There are also accessory structures built prior to Palmetto Bay's incorporation that were built in accordance with Miami-Dade County setbacks regulations and are considered legally nonconforming structures, provided they are not moved, altered, or enlarged. This request intends to activate and improve what is currently an underused structure. CRITERION MET.

c. *Whether the essential character of the neighborhood would be preserved.*

Applicant's Response: The construction will be an accessory of our house, hence it will follow the same style and it will blend with the character of the neighborhood. Its sole purpose will be of recreation for my personal art and crafts small projects with a storage and a bathroom. It will not be used as a secondary residence. It will not be available for rental or for any commercial endeavors. It will comply with the residential character of our neighborhood.

Staff Evaluation: The proposed variance will not alter the essential character of the neighborhood. The existing structure, when enclosed, will maintain the established visual scale and pattern of development. Furthermore, any approval of this variance will be conditioned upon maintaining the existing footprint and a maximum height of 14'7", ensuring no expansion or increased visual impact. The proposed design, featuring compatible windows and doors on all sides, aligns with the architectural style of adjacent properties. Finally, the applicant's submission of a completed and notarized Declaration of Restricted Use for Single-Family Residence guarantees that the modified structure will not be used as an accessory dwelling unit, preserving the single-family residential nature of the neighborhood. A copy of the Declaration of Restricted Use is provided in Attachment E. CRITERION MET.

d. *Whether the variance can be approved without causing substantial detriment to adjoining properties.*

Applicant's Response: The construction will occupy a smaller section of an existing structure. There is a boat house and a shed that existed there when we bought the property in 1999. The new upgrade is designed to lay at the same distance from our lateral neighbors and further away from our neighbors in the back, addressing the non-conforming issue of rear setback. We believe that this upgrade will not cause any detriment to the adjoining properties. We shared these plans with the owners of the two adjacent properties and they supported it with their signature.

Staff Evaluation: The requested variance will not cause substantial detriment to adjoining properties. The applicant's proposal includes reducing the size of the existing shed to comply with the required rear setback for accessory structures, thereby mitigating potential impacts. To further minimize any perceived impact, staff recommends, as a condition of approval, the installation of a screening hedge within the 4.2-foot side setback, if space allows. Moreover, the applicant has obtained written support from the property owners immediately adjacent to and most impacted by the existing accessory structure, indicating their acceptance of the proposed modifications. Significantly, the existing heavy tree and vegetation between properties acts as a substantial visual buffer, minimizing the impact of the proposed enclosure. The structure is already existent, and the proposed modifications improve the existing conditions. CRITERION MET.

e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief.

Applicant's Response: The boat house and the storage room are very old constructions that were not upgrade since 1999 (when we acquired the property). Furthermore, the allocated space did not serve any purpose as we did not or will not plan to own a boat. I've been pursuing my passion for painting and since I have no proper storage room available, supplies get spoiled without proper refrigeration. Since there is no other room in the house where I can practice my hobby (that requires space and isolation from heat and humidity), we decided that the best alternative would be to use a portion of the shed space and boathouse enclosure to build an upgraded area with a small bathroom. There are two other lavatories in the main house, but they are located far away, which could be very inconvenient given our health condition. The new construction will look nicer and in harmony with the house, and it will be in better conditions to face the South Florida weather conditions.

Staff Evaluation: Although the applicant could demolish the existing nonconforming structure and build a new one in full compliance with the Village's Land Development Code, this would necessitate the removal of an existing mature tree. The applicant desires to preserve the existing mature trees and vegetation in the rear yard. Granting this variance would allow the applicant to enclose and upgrade the underused structure, balancing their needs with the preservation of existing vegetation. This solution provides an equitable outcome by enabling the applicant to utilize their legally nonconforming structure without forfeiting that status, while also maintaining the aesthetic and environmental value of the property. CRITERION MET.

f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome.

Applicant's Response: The previous owners of the house owned a boat and built the boat house for that purpose. That space was built before we bought the house in 1999 and it has been underused since then. Due to the landscaping design of the house and the many trees that we keep in the property, we found this to be a great opportunity to build the art studio. We enjoy the vegetation of our home, and we don't want to cut any trees or crowd the lot with structures. This will certainly affect our neighbors as well, something that we promised them not to do. We all enjoy the landscape of our beautiful Palmetto Bay.

Staff Evaluation: The applicant's difficulty stems from the desire to upgrade and repurpose an existing structure that predates current side setback requirements, presenting a unique circumstance. While the applicant could demolish and rebuild in full compliance with the Village's Land Development Code, this would necessitate the removal of mature trees in the rear yard, which the applicant wishes to avoid. This tree removal, in order to comply with current codes, is considered an unnecessary burden. The existing structure's legally nonconforming status further contributes to the unique circumstances of this property and applicant, making strict adherence to current setback requirements unreasonably burdensome. CRITERION MET.

g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

Applicant's Response: The current special conditions where present when we acquire the property in1999.

Staff Evaluation: The subject accessory structure was constructed before the Applicant purchased the property in 1999. Consequently, the structure's nonconforming status, resulting from the Village of Palmetto Bay's subsequent incorporation and enactment of land development regulations, is a circumstance entirely beyond the applicant's control. The applicant seeks to upgrade and repurpose this existing space to allow for the property's recreational use, a right afforded by the legally nonconforming nature of the structure. CRITERION MET.

h. No variance shall be granted without the concurrence of the owner of property contiguous to the property line requiring the variance unless a hardship exists.

Applicant's Response: The owners of the property contiguous to the property line requiring the variance already signed the Variance Neighbor Approval Form showing their support for this project together with other eight neighbors so far.

Staff Evaluation: As of the date of this report, the Village staff has received no formal objections. The applicant has provided the Variance Neighbor Approval Form, demonstrating support from three of the five contiguous property owners, who are most directly affected by the existing accessory structure. The applicant reported unsuccessful attempts to contact the remaining two contiguous property owners. Additionally, the applicant obtained support from seven other property owners. Because all contiguous property owners did not give concurrence. CRITERION PARTIALLY MET.

RECOMMENDATION

Staff finds that the variance request fully meets six out of the eight evaluation criteria. Criterion A & H, relating to obtaining written support from adjoining and contiguous property owners, is partially met. Based on this, staff recommends approval of the variance. The variance request does not cause substantial detriment to adjoining properties, would be compatible with the development patterns in the Village, and would not change the essential character of the neighborhood. The requested variance would preserve the existing nonconforming side (north) setback and comply with the required rear setback for accessory structures.

CONDITIONS

Should the Village Council approve the requested variance, Staff recommends the following conditions be attached to the approval:

1. The approved variance shall not authorize any expansion of the existing structure's footprint or height, nor shall it increase the degree of existing nonconformity.
2. The Applicant shall plant and maintain a continuous screening hedge along the north side of the structure, within the 4.2-foot side setback (north side), to a minimum height of 6 feet. The hedge shall be maintained in a healthy condition.
3. The Declaration of Restricted Use for Single-Family Residences shall be recorded with Miami-Dade County and submitted to the Village within 30 days of building permit issuance.
4. All development activities on the property subject to this variance shall be executed in strict conformance with the approved site plan, floor plan, and elevations, as depicted in

Attachment C. Any deviation from these approved plans require prior approval from the Mayor and Village Council

5. The applicant must obtain approval from Miami-Dade County prior to building the proposed bathroom, as the subject property is on a septic system.
6. This variance shall expire and be rendered void if construction or other action requiring the variance does not commence within 365 days of the development order issuance, unless a development permit application has been filed within that period.

ATTACHMENTS

Attachment A – Application
Attachment B – Legal Advertisement & Public Notices
Attachment C – Site Plan, Proposed Floor Plan, Elevations, and Survey
Attachment D – Variance Neighbor Approval Form
Attachment E – Declaration of Restricted Use for Single-Family Residences

V	**Village of Palmetto Bay** APPLICATION FOR VARIANCE (PUBLIC HEARING)

Date: 2/20/2025
Application No: _____

Petitioner / Applicant: Moyra Zimerman & Mateo Mlikota

Petitioner / Applicant Address: 17071 SW 86 Ave

Phone: (786) 452.4661 E-mail: moyraz@icloud.com

Petitioner's Relation to Subject Property: Owners

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: 17071 SW 86TH AVE, PALMETTO BAY, FL 33157

Signature of Petitioner: _____

Address of Property: 17071 SW 86 Ave, Palmetto Bay, Fl 33157

Folio: 33-5034-007-0170

SUBMITTAL REQUIREMENTS:

- Letter of Intent outlining the variance request and how the request meets the review criteria in Section 30-30.6(e) of the Village's Land Development Regulations.
- Current Survey of Site including legal description
- Building elevations, site plan, and landscape plan, if applicable
- Signature approval card signed by contiguous neighbors (preferred)

OWNER / AGENT CERTIFICATE:

This is to certify that I am the owner/agent of the subject lands described above in the application for variance, 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 24 day of February 2025, by Mateo Mlikota, Moyra Zimerman

☐ He/She is personally known to me or

☒ He/She has presented FL DL as identification.

Signature of Notary Public _____

Type or Print Name Samuel Tinoco

FOR STAFF USE ONLY
Fee Paid: _____ Date: _____
Zoning Hearing Date: _____ ( ) Approved ( ) Denied ( ) Approved with conditions

SAMUEL TINOCO
MY COMMISSION #HH589951
EXPIRES: SEP 05, 2028
Bonded through 1st State Insurance

Revised 12/2022

Moyra Zimerman/Mateo P. Mlikota
17071 SW 86th Ave
Palmetto Bay, Florida, 33157
786-452-4661
moyraz@icloud.com
February 21st 2025

Village of Palmetto Bay
Village Hall
9705 E Hibiscus Street
Palmetto Bay, FL 33157

Subject: Request for Public Hearing Regarding a Variance associated to Infrastructure Upgrades

Dear Village Council Members,

I hope this letter finds you well. I am writing to formally request a public hearing concerning proposed upgrades to the existing infrastructure located at 17071 SW 86th Ave. These proposed upgrades will correct the rear setback non-compliance, while no changes will be made to the existing side setback.

The planned construction will be an accessory to our home; hence it will follow the same style, and it will blend with the character of the neighborhood. Its sole purpose will be recreational and for our personal art & crafts projects. Although this upgrade will need a small storage room and washroom, it will not be used as a secondary residence. It will not be available for rental or for any commercial endeavors and it will comply with the residential character of our neighborhood. It will not affect in any shape of form the existing landscaping of the lot.

Our goal with these upgrades is to enclose the existing structure to build an art studio while enhancing the overall functionality, safety, and aesthetic value of the infrastructure. Furthermore, we are addressing a deviation that was identified in relation to the rear setback. It has come to our attention that the shed, that was on site before the purchase of our property, is in misalignment with the rear setback requirements stipulated by the Village of Palmetto Bay. This deviation will be rectified to ensure that the property is in compliance with the rear setback required by the local zoning and construction codes.

As part of the public hearing, we will provide detailed plans and documentation outlining the scope of the proposed changes. We anticipate that the updates will positively contribute to the overall integrity and appearance of the property while respecting the surrounding environment and adhering to the established construction regulations.

We understand the importance of engaging with the community and ensuring transparency in this process. Several owners of the contiguous houses to our property line already signed the Variance Neighbor Approval Form showing their support to this project. We have also secured 8 additional signatures from additional neighbors, many of whom we know for the last 25 years.

As such, we will be happy to answer any questions from the public, as well as the Village Council, during the hearing. We are eager to collaborate with all stakeholders to ensure that this project proceeds smoothly and addresses any concerns in a constructive manner.

Thank you for your time and attention to this matter. We look forward to the opportunity to present our proposal and engage in further discussions during the upcoming public hearing. Should you require any additional information or documentation prior to the hearing, please do not hesitate to contact me.

Sincerely,

Moyra Zimerman & Mateo P. Mlikota

Moyra Zimerman/Mateo P. Mlikota
17071 SW 86th Ave
Palmetto Bay, Florida, 33157
786-452-4661
moyraz@icloud.com
February 21st 2025

Village of Palmetto Bay
Village Hall
9705 E Hibiscus Street
Palmetto Bay, FL 33157

Subject: Responses for Variance Approval Criteria

a. Whether the village has received written support of the specifically identified variance requests from adjoining property owners;

One of my neighbors received written support for a variance to build a second garage inside a non-conforming area. They presented the property owners' (that were affected by her construction) signed support and she was approved.

b. Whether approval of the variance would be compatible with development patterns in the village;

The construction will have the sole purpose of building a recreational area for my personal art and crafts with a storage room and bathroom. It will not be used as a secondary residence. It will not be available for rent or for any commercial purpose. It will follow the same architectural style of our house, to comply with the character of the neighborhood.

c. Whether the essential character of the neighborhood would be preserved.

The construction will be an accessory of our house, hence it will follow the same style and it will blend with the character of the neighborhood. Its sole purpose will be of recreation for my personal art and crafts small projects with a storage and a bathroom. It will not be used as a secondary residence. It will not be available for rental or for any commercial endeavors. It will comply with the residential character of our neighborhood.

d. Whether the variance can be approved without causing substantial detriment to adjoining properties;

The construction will occupy a smaller section of an existing structure. There is a boathouse and a shed that existed there when we bought the property in 1999. The new upgrade is designed to lay at the same distance from our lateral neighbors and further away from our neighbors in the back, addressing the non-conforming issue of rear setback. We believe that this upgrade will not cause any detriment to the adjoining properties. We shared these plans with the owners of the two adjacent properties and they supported it with their signature

e. Whether the variance would do substantial justice to the property owner as well as to other property owners justifying a relaxation of this chapter to provide substantial relief;

The boathouse and the storage room are very old constructions that were not upgrade since 1999 (when we acquired the property). Furthermore, the allocated space did not serve any purpose as we did not or will not plan to own a boat.

I've been pursuing my passion for painting and since I have no proper storage room available, supplies get spoiled without proper refrigeration. Since there is no other room in the house where I can practice my hobby (that requires space and isolation from heat and humidity), we decided that the best alternative would be to use a portion of the shed space and boathouse enclosure to build an upgraded area with a small bathroom

There are two other lavatories in the main house, but they are located far away, which could be very inconvenient given our health condition.

The new construction will look nicer and in harmony with the house, and it will be in better conditions to face the South Florida weather conditions.

f. Whether the plight of the applicant is due to unique circumstances of the property and/or applicant which would render conformity with the strict requirements of this chapter unnecessarily burdensome;

The previous owners of the house owned a boat and built the boat house for that purpose. That space was built before we bought the house in 1999 and it has been underused since then. Due to the landscaping design of the house and the many trees that we keep in the property, we found this to be a great opportunity to build the art studio. We enjoy the vegetation of our home, and we don't want to cut any trees or crowd the lot with structures. This will certainly affect our neighbors as well,

something that we promised them not to do. We all enjoy the landscape of our beautiful Palmetto Bay.

g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

The current special conditions where present when we acquire the property in 1999.

h. No variance shall be granted without the concurrence of the owner of property contiguous to the property line requiring the variance, unless a hardship exists.

The owners of the property contiguous to the property line requiring the variance already signed the Variance Neighbor Approval Form showing their support for this project together with other eight neighbors so far.

Sincerely,

Moyra Zimerman & Mateo P. Mlikota

ATTACHMENT B

VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, APRIL 21, 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 Second Reading are being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Original Applicant: JUAN CARLOS SANTAMARCH LD BAY SUBDIVISION, LLC
Current Owner: MARCOS AND ANNE BECAR
Location: 9000 SW 174 STREET
Folio No.: 33-5033-000-0220
Application No.: RZ-25-001
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO A ZONING CLASSIFICATION; REDESIGNATING THE ZONING CLASSIFICATION OF THE PROPERTY LOCATED AT 9000 SW 174TH STREET, FOLIO NO. 33-5033-000-0220, FROM ITS CURRENT AGRICULTURAL DESIGNATION TO AN ESTATE MODIFIED SINGLE FAMILY DESIGNATION; APPROVING THE APPLICATION OF THE THEN OWNER OF THE PROPERTY, FAIR CHILD BAY SUBDIVISION, LLC; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: GEORGE CASALI
Location: 8595 SW 158TH STREET & 15755 SW 90TH AVENUE
Folio No.: 33-5028-000-0150 & 33-5028-000-0164
Application No.: VPB-19-008
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AMENDING THE ZONING MAP, REFERRED TO IN SEC. 30-10.5, TO CHANGE FROM "AGRICULTURAL" ("AG") TO "SINGLE FAMILY RESIDENTIAL" ("R-1") FOR THE PROPERTY LOCATED AT 8595 SW 158TH STREET AND 15755 SW 90TH AVENUE, PALMETTO BAY, FLORIDA 33157; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Applicant: PALMETTO VENTURE PARTNERS, LLC
Location: 9500 SW 174TH STREET
Folio No.: 33-5033-000-0650
Application No.: PL-25-001
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30, PLATTING AND SUBDIVISIONS, APPROVING THE PARK VIEW AT PALMETTO BAY FINAL PLAT FOR THE PROPERTY LOCATED AT 9500 SW 174 STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: JOSE LOPEZ
Location: 8701 SW 148 STREET
Folio No.: 33-5027-004-0250
Application No.: V-25-001
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6 VARIANCES, AND SECTION 30-30.2 FENCES, WALLS AND HEDGES, TO PERMIT THE CONSTRUCTION OF AN 8-FOOT FENCE EXCEEDING THE 6-FOOT MAXIMUM FOR THE PROPERTY LOCATED AT 8701 SW 148 STREET; AND PROVIDING AN EFFECTIVE DATE.

Applicant: MOYRA ZIMERMAN & MATEO MIJKOTA
Location: 17071 SW 86 AVENUE
Folio No.: 33-5034-007-0170
Applicant: V-25-002
Request: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-30.4, E-M ZONING DISTRICT, TO PERMIT THE ENCLOSURE OF AN EXISTING NONCONFORMING BOAT CANOPY STRUCTURE ENCROACHING ON THE HOUSEHOLD SIDE SETBACK, TO BE USED AS AN ART STUDIO, FOR THE PROPERTY LOCATED AT 17071 SW 86 AVENUE; AND PROVIDING 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 broadcasted live. **Members of the public may attend the meeting at the physical meeting location and/or watch the virtual meeting via the Village's official Facebook page and/or our Granicus web stream on www.palmettobay-fl.gov.**

For people wishing to participate virtually and provide public comments, please refer to the options described below:

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at the address: **https://www.palmettobay-fl.gov/FormCenter/Public-Comments-Form-10/Public-Comments-Form-Updated-March-3-202-73.** 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 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, laptop, tablet, or smartphone app. Once registered, attendees will receive GTW's session information and call-in telephone numbers for those wishing to use a tele-phone. 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 Webcam whatsoever. In fact, if there is no availability to participate through the online seminar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

https://attendee.gotowebinar.com/register/2014309742775104868

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

Miami-Dade County Domestic Violence Oversight Board elects new officers

TO MIAMI'S COMMUNITY NEWSPAPERS

The Miami-Dade County Domestic Violence Oversight Board (DVOV) elected its chair, first vice chair and second vice chair to serve a one-year term.

Chair Dr. Cecile Houry, PhD, is the grants manager and one of the LGBTQIA+ liaisons for the City of Miami Beach Police Department, where she previously supervised the department's Victim Services Unit. Her experience includes serving as director of student programs for the Honors College at Florida International University, assistant vice president for Engagement, and assistant dean of the College of Public Health and Social Work.

Born and raised in France, Houry earned a bachelor's degree in English from the University of Orléans in 1999 and a master's degree in English from the same institution in 2002. That same year, she received a master's degree in history, and in 2011, a doctorate degree in history, both from the University of Miami. In 2022, she received a master's degree in public safety from the University of Virginia.

Her academic interests include sports history and gender studies. Her dissertation focused on American women and the modern Summer Olympic Games, examining the obstacles they faced in their struggle for participation and equality. More recently, she has shifted her focus to various aspects of law enforcement.



First vice chair Isabela Corzo, MPA, is an accomplished policy and administration professional in both the private and public sectors, having experience in Washington, DC; Miami; and South Korea. As director of public policy at United Way Miami, she advocates for underserved communities, focusing on financial stability, education, and health policy. Her previous roles include chief of staff and director of executive affairs at Carnival Cruise Line and director of public affairs at Florida International University (FIU).

Corzo holds a bachelor's degree in biological science and a master's degree in public administration with a concentration in emergency management, both from FIU.

She also is an advocate for young women, mentoring through her role as a director and board member for the Miss Miami Scholarship Competition. Corzo actively volunteers with various South Florida organizations, particularly those addressing food insecurity and homelessness.

Second vice chair Marivi Betancourt, RN, BSN, is a dedicated healthcare professional, mother, wife, and community advocate with deep roots in Miami-Dade County. She has worked as an emergency room nurse since 2007, serving in Level 1 trauma centers and witnessing firsthand the critical role of emergency medicine in saving lives. Before that, she worked in case management at a private institution, navigating complex care coordination for vulnerable patients and ensuring their access to essential medical resources.

Coming from a family devoted to public safety, Betancourt understands the demands and sacrifices of service. Since joining the Miami-Dade County Domestic Violence Oversight Board in 2023, she has played a vital role in advancing initiatives that support survivors and strengthen victim services. Fluent in English and Spanish, she continues to be a strong advocate for healthcare access and community resilience.

She and her husband, also a public servant, are raising their son in Miami-Dade, where they remain committed to serving and protecting their community.

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MIAMI'S COMMUNITY NEWS

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March 21, 2025

Village of Palmetto Bay
Planning & Zoning Division
9705 E Hibiscus Street
Palmetto Bay, FL 33157

Re: Property owners within 500 feet of:
SUBJECT: 17071 SW 86 Avenue, Palmetto Bay, FL 33157
FOLIO NUMBER: 33-5034-007-0170
LEGAL DESCRIPTION: OLD CUTLER WEST SEC TWO PB 93-17 LOT 3 BLK 5

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office. Notices to blocked addresses, if existing with the radius, have been sent to the site address addressed to "Current Property Owner". No folio number or Legal Description is available as part of public records for blocked addresses. One postcard was added and addressed to: Village of Palmetto Bay, Attn: Village Clerk, 9705 E Hibiscus Street, Palmetto Bay, FL 33157.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **68, including 0 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

Village of Palmetto Bay | Department of Community & Economic Development
9705 East Hibiscus Street, Palmetto Bay, FL 33157

Affidavit Attesting to Public Hearing Mailed Notification

Property Owner or Authorized Representative: Diana Rio

Property Address and Folio Number(s):

17071 SW 86 Ave 33-5034-007-0170

In compliance with Village of Palmetto Bay Code of Ordinances Section 30-30.11, I, as property owner or Authorized Representative of the above described property attest that on (date) 3/20/2025, I sent by U.S. Mail to each person on the list of names and addresses attached a true copy of the attached notice letter.

I hereby certify that all information attached to this Affidavit is true and accurate. Under penalty of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

Affiant's Printed Name: Diana Rio

Affiant's Signature.:

Date: 3/20/2025

Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 20th day of March, 20 25, personally appeared Diana Rio, being personally known to me (✓) ~~or~~ having produced as identification _____, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary: Mabel Rio

Print Name: Mabel Rio

Notary Public Stamp: Mabel Rio
Comm.: HH 456211
Expires: Dec. 15, 2027
Notary Public - State of Flori

My Commission Expires: 12-15-2027

Name 1	Name 2	Name 3	Address	City	State	Zip	Country
ALAN MCLEOD DAVIDSON	NATALIA STEPHANIE DIAZ		17140 SW 87 AVE	PALMETTO BAY	FL	33157	USA
ALEJANDRO D HERNANDEZ	AUBREY R HOFFMAN		16902 SW 86 AVE	PALMETTO BAY	FL	33157	USA
ALI SADEGHI	MITRA VAZIRI		8552 SW 169 TER	PALMETTO BAY	FL	33157	USA
ANNEMARIE H ROBERTS			8520 SW 170 TERR	PALMETTO BAY	FL	33157	USA
BVK LLC			318 ALHAMBRA CIR	CORAL GABLES	FL	33134	USA
CANDY ALEMANY TRS	CANDY ALEMANY		17200 SW 87 AVE	PALMETTO BAY	FL	33157	USA
CARLOS A MANCHA	SILVIA L CAMPA		17002 SW 86 AVE	PALMETTO BAY	FL	33157	USA
CESAR CABRERA	CHRISTOPHER GRUNEWALD		17023 SW 87 AVE	PALMETTO BAY	FL	33157	USA
CHRISTOPHER A MUNOZ	EMMA M MUNOZ		17215 SW 85 AVE	PALMETTO BAY	FL	33157	USA
CONSCIOUS INVESTMENTS LLC			8500 SW 172 ST	PALMETTO BAY	FL	33157	USA
COREY P COHEN	TRACY COHEN		8593 SW 169 TERR	PALMETTO BAY	FL	33157	USA
CURRENT PROPERTY OWNER			8482 SW 169 TERR	PALMETTO BAY	FL	33157	USA
CURRENT PROPERTY OWNER			16945 SW 84 CT	PALMETTO BAY	FL	33157	USA
DONALD G KAYE LE	CHRISTINE KAYE LE	REM CHRISTOPHER GEORGE KAYE	8553 SW 169 TER	PALMETTO BAY	FL	33157	USA
EDGAR R BELAVAL JR	LEONOR M BELAVAL		17070 SW 85 AVE	PALMETTO BAY	FL	33157	USA
EDUARDO MERINO TRS	EDUARDO MERINO LIVING TRUST	MARTHA CLAUDIA MERINO TRS	17202 SW 86 AVE	PALMETTO BAY	FL	33157	USA
EMILIO F MARTINEZ	BLANCA R SORDO		17131 SW 86 AVE	PALMETTO BAY	FL	33157	USA
FRANK E VAZQUEZ	MAITTE PENALVER		16942 SW 86 AVE	PALMETTO BAY	FL	33157	USA
FRANK H DUNN	R FATIMA DUNN		17070 SW 84 CT	PALMETTO BAY	FL	33157	USA
GISELLE S ALONSO &H	CHRISTOPHER L HOWARD		17131 SW 84 CT	PALMETTO BAY	FL	33157	USA
GREGORY SCHROEDER &W	KATHIE J FARRIER		17220 SW 85 AVE	PALMETTO BAY	FL	33157	USA
HERMAN ORDONEZ &W	ANA L ORDONEZ		16940 SW 87 AVE	PALMETTO BAY	FL	33157	USA
HERMINIO PULIDO	LORENA CALLICO PULIDO		17101 SW 87 AVE	PALMETTO BAY	FL	33157	USA
IRIT ROTH	CORY D ROTH		8450 SW 172 ST	PALMETTO BAY	FL	33157	USA
IRVIN IVON DANIEL HARNEY	SOPHIA HEATHER LOUISE GEORGE		8460 SW 172 ST	PALMETTO BAY	FL	33157	USA
ISAAC B AJILEYE &W OMOTAYO B			17143 SW 87 AVE	PALMETTO BAY	FL	33157	USA
JASON PIENAAR	JANNA LYNN FIERST		17071 SW 84 CT	PALMETTO BAY	FL	33157	USA
JOHANN BALAGUER	ANGELIQUE BALAGUER		17071 SW 85 AVE	PALMETTO BAY	FL	33157	USA
JOHN J NOVALES	OLENA NOVALES		17123 SW 87 AVE	PALMETTO BAY	FL	33157	USA
JOSE L DIAZ LE	MERCEDES DIAZ LE	REM JOSE DIAZ TRS	8592 SW 169 TER	PALMETTO BAY	FL	33157	USA
JOSE LUIS CAMPOS	VERONICA VANESSA CAMPOS		17201 SW 86 AVE	PALMETTO BAY	FL	33157	USA
JOSE MEDINA	OLGA LUNA MEDINA		17191 SW 85 AVE	PALMETTO BAY	FL	33157	USA
JUAN A GARCIA &W BLANCA			8461 SW 170 TERR	PALMETTO BAY	FL	33157	USA
JUNG FENG LIN	HUI CHO		17221 SW 86 AVE	PALMETTO BAY	FL	33157	USA
KATHERINE SANCHEZ CIPRIAN			17203 SW 87 AVE	PALMETTO BAY	FL	33157	USA
LIAM MICHAEL WILLIAMS	JAIMIE MARIE WILLIAMS		8513 SW 169 TER	PALMETTO BAY	FL	33157	USA
LILLIAN ALVARADO	BORIS SERRANO		17190 SW 85 AVE	PALMETTO BAY	FL	33157	USA
LOUIS MOLL	NICOLE ALVAREZ MOLL		17120 SW 86 AVE	PALMETTO BAY	FL	33157	USA
LYNN L AUDIE			8460 SW 170 TER	PALMETTO BAY	FL	33157	USA
LYSTRA M NOTTINGHAM LE	REM ALLANA FAUSTIN	REM DILLON FAUSTIN	17000 SW 87 AVE	PALMETTO BAY	FL	33157	USA
MARC AMORE			17100 SW 86 AVE	PALMETTO BAY	FL	33157	USA

MARIO SANCHEZ	NATALIE M ROQUE		8481 SW 170 TERR	PALMETTO BAY	FL	33157	USA
MARK A BLANCO	LYNN A BLANCO		16920 SW 87 AVE	PALMETTO BAY	FL	33157	USA
MATEO PABLO MLIKOTA	MOYRA ZIMERMAN		17071 SW 86 AVE	PALMETTO BAY	FL	33157	USA
MICHAEL WOLLING			17130 SW 85 AVE	PALMETTO BAY	FL	33157	USA
NAKITA LEE BACCHUS	AMIR BACCHUS		16922 SW 86 AVE	PALMETTO BAY	FL	33157	USA
PAUL D CONLEY	PRAPAI S CONLEY		17223 SW 87 AVE	PALMETTO BAY	FL	33157	USA
PEREZOSSA LLC			15460 SW 36 TER	MIAMI	FL	33185	USA
PIERRE J GENEVE	DINAH MARGARET GENEVE		31 HAVENWOOD RD	STATEN ISLAND	NY	10301	USA
RANDOLPH R MOLT			17130 SW 84 CT	PALMETTO BAY	FL	33157	USA
RENDELL BREWSTER	MARIA BREWSTER		8601 SW 171 ST	PALMETTO BAY	FL	33157	USA
RICHARD W NOLANDER	JOYCE LEVI NOLANDER		8521 SW 170 TERR	PALMETTO BAY	FL	33157	USA
ROBERT JOHN REAVES LE	LAURIE FELDMAN REAVES LE	REM MATTHEW VINCENT REAVES	8590 SW 170 TER	PALMETTO BAY	FL	33157	USA
ROBERT O BUZZELLI TRS	ROBERT O BUZZELLI TRUST		17140 SW 86 AVE	PALMETTO BAY	FL	33157	USA
RUSSELL A SPATZ	DIGNA SPATZ		14707 S DIXIE HWY #302	PALMETTO BAY	FL	33176	USA
SAUL H SILVERMAN	STEPHANIE SILVERMAN		8430 SW 170 TERR	PALMETTO BAY	FL	33157	USA
SHAUN PATRICK CONNOR	FANNY VANESSA CONNOR		8461 SW 172 ST	PALMETTO BAY	FL	33157	USA
SUSAN IVETTE ACOSTA	ALEJANDRO JOSE MARTINEZ		8512 SW 169 TER	PALMETTO BAY	FL	33157	USA
SUZANNE L WILDER			17191 SW 86 AVE	PALMETTO BAY	FL	33157	USA
SYBIL THOMAS			17011 SW 86 AVE	PALMETTO BAY	FL	33157	USA
TAMIKA WOOLLEY			16923 SW 87 AVE	PALMETTO BAY	FL	33157	USA
THOMAS PAUL ROMAN	NOREEN FAIMA ROMAN		17220 SW 86 AVE	PALMETTO BAY	FL	33157	USA
THORARINN THORARINSSON	CAROL DUENAS		17020 SW 87 AVE	PALMETTO BAY	FL	33157	USA
VICTOR MANUEL GARCIA	OLGA GARCIA HERNANDEZ		17100 SW 87 AVE	PALMETTO BAY	FL	33157	USA
VILLAGE OF PALMETTO BAY			9705 E HIBISCUS ST	PALMETTO BAY	FL	33157	USA
VILLAGE OF PALMETTO BAY	ATTN: VILLAGE CLERK		9705 E HIBISCUS ST	PALMETTO BAY	FL	33157	USA
WILLIAM A LEELUM	IDRAWATIE LEELUM		17003 SW 87 AVE	PALMETTO BAY	FL	33157	USA
WILLIAM GONZALEZ	NATALIE ARLENE GONZALEZ		17120 SW 87 AVE	PALMETTO BAY	FL	33157	USA

VILLAGE OF PALMETTO BAY

PUBLIC NOTICE

APPLICANTS: MOYRA ZIMERMAN, MATEO MLIKOTA

APPLICATION NO.: V-25-002 **FOLIO NUMBER: 33-5034-007-0170**

LOCATION: 17071 SW 86 AVENUE

REQUEST: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-30.6, VARIANCES, AND SECTION 30-50.4, E-M ZONING DISTRICT, TO PERMIT THE ENCLOSURE OF AN EXISTING NONCONFORMING BOAT CANOPY STRUCTURE ENCROACHING ON THE REQUIRED SIDE SETBACK, TO BE USED AS AN ART STUDIO, FOR THE PROPERTY LOCATED AT 17071 SW 86 AVENUE; AND PROVIDING AN EFFECTIVE DATE.

THE ZONING HEARING SHALL BE HELD AT VILLAGE HALL MUNICIPAL CENTER, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157 ON MONDAY, APRIL 21, 2025 AT 7:00 P.M.

THIS MEETING WILL BE CONDUCTED USING A TELECONFERENCING PLATFORM AND BROADCAST LIVE. MEMBERS OF THE PUBLIC MAY ATTEND THE ZONING HEARING IN PERSON OR WATCH VIA THE VILLAGE'S OFFICIAL FACEBOOK PAGE, INCLUDING OUR GRANICUS WEB STREAM ON WWW.PALMETTOBAY-FL.GOV

For all persons wishing to participate and provide public comment, please refer to the Village of Palmetto Bay's website for additional information. You may contact the Planning and Zoning Division at (305) 259-1234 to schedule an appointment to inspect all zoning documents. Please call the Village Clerk for ADA needs (or hearing impaired) no later than seven (7) days prior to the hearing. The application may change and be modified during the hearing process. Any meeting may be opened and continued, and additional legal notice would not be provided.

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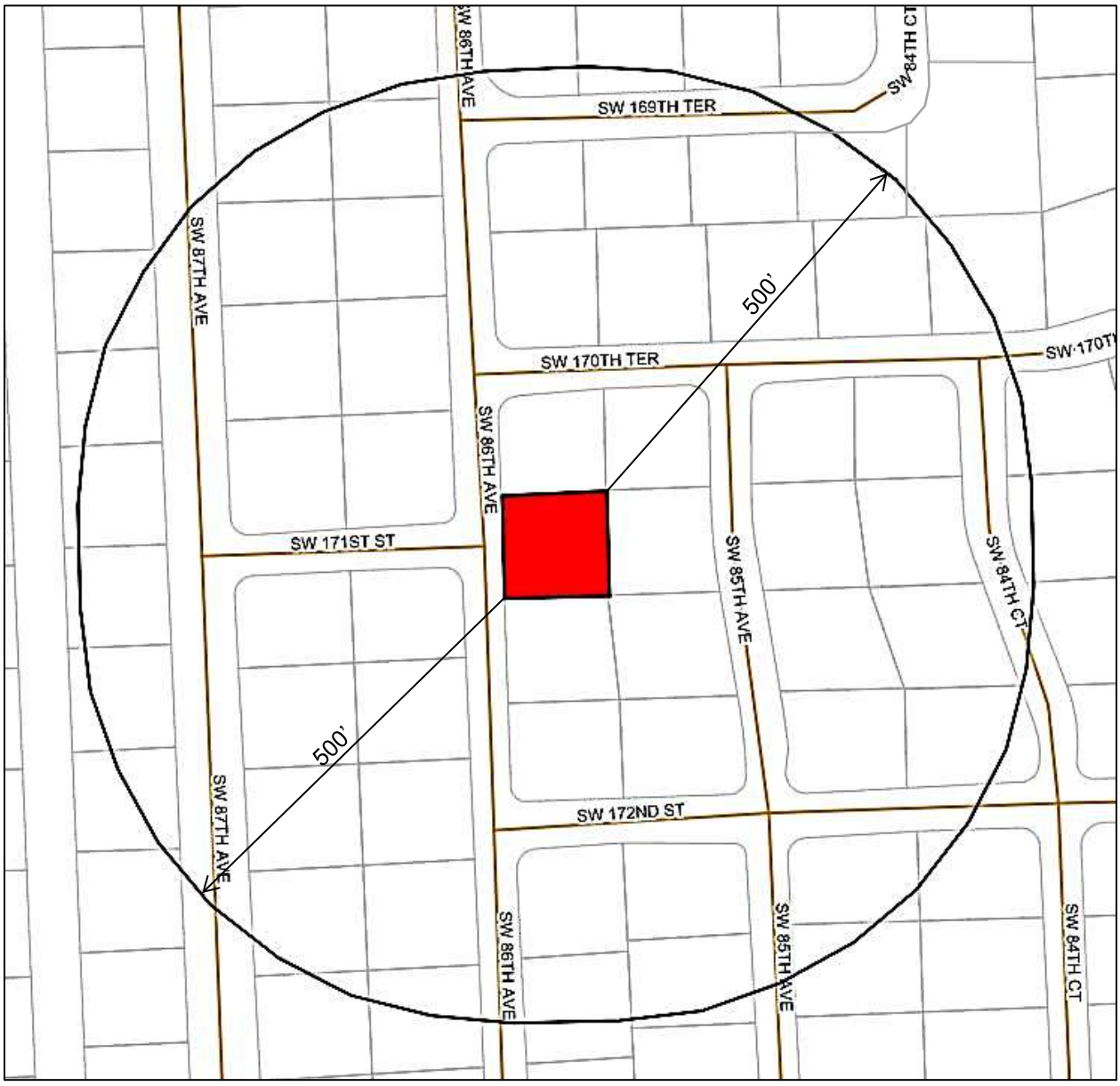
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

500' RADIUS MAP (N.T.S.)



SUBJECT: 17071 SW 86 Avenue, Palmetto Bay, FL 33157
FOLIO NUMBER: 33-5034-007-0170
LEGAL DESCRIPTION: OLD CUTLER WEST SEC TWO PB 93-17 LOT 3 BLK 5


ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE
HELD AT VILLAGE HALL
ADDRESS 9705 EAST HIBISCUS STREET
PURPOSE OF HEARING:
DATE: APRIL 21, 2025
TIME: 7:00 PM
HEARING No: V-25-002
FOR FURTHER DETAILS CALL:
305-259-1234
VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING

BLUE SEVEN DESIGN, LLC.
5900 Camino del Sol #302
Boca Raton, FL. 33433
954.292.0838
ag@blue7d.com

March 3, 2025

RE: MLIKOTA & ZIMERMAN HOUSE
EXISTING BOAT CANOPY AND SHED ENCLOSURE
17071 SW 86 AVE
PALMETTO BAY, FL. 33157

To Whom It May Concern,

This letter serves to inform you that the plans submitted by the owner for this project are currently in the schematic phase and will be adjusted as needed based on the results and requirements of the pre-approval meeting.

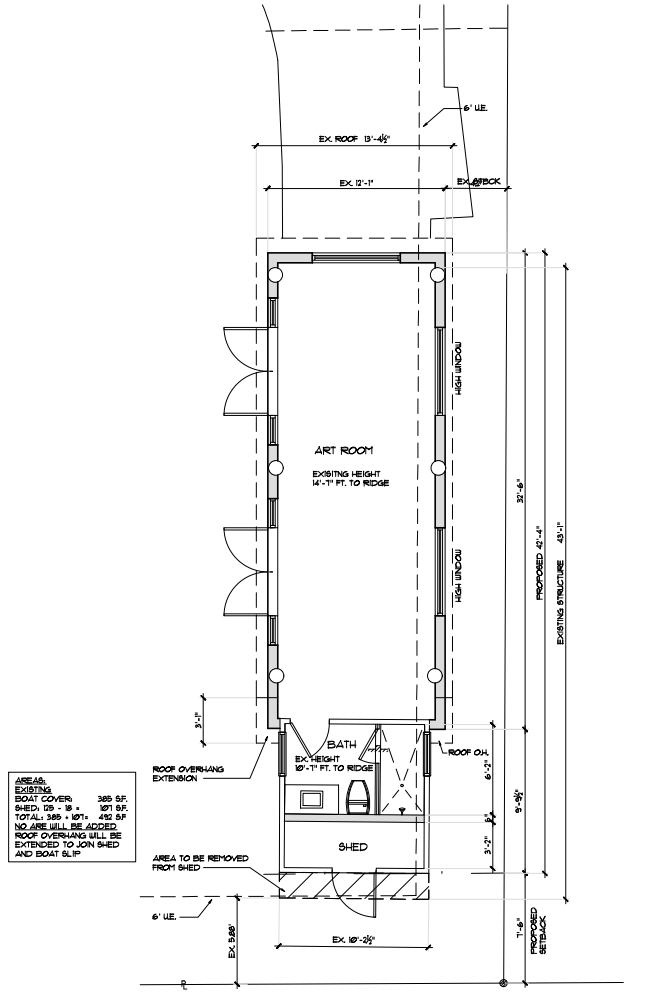
The project's intent is to enclose an existing boat canopy that is already connected to a shed located at the rear of the property. As part of this project, the shed will be reduced in size and converted into a bathroom that will serve the enclosed space. The structure, roof height, and footprint of the boat canopy and shed (except for the abovementioned reduction in size) will remain unchanged.

Please feel free to contact us with any questions or concerns.
Respectfully submitted by,



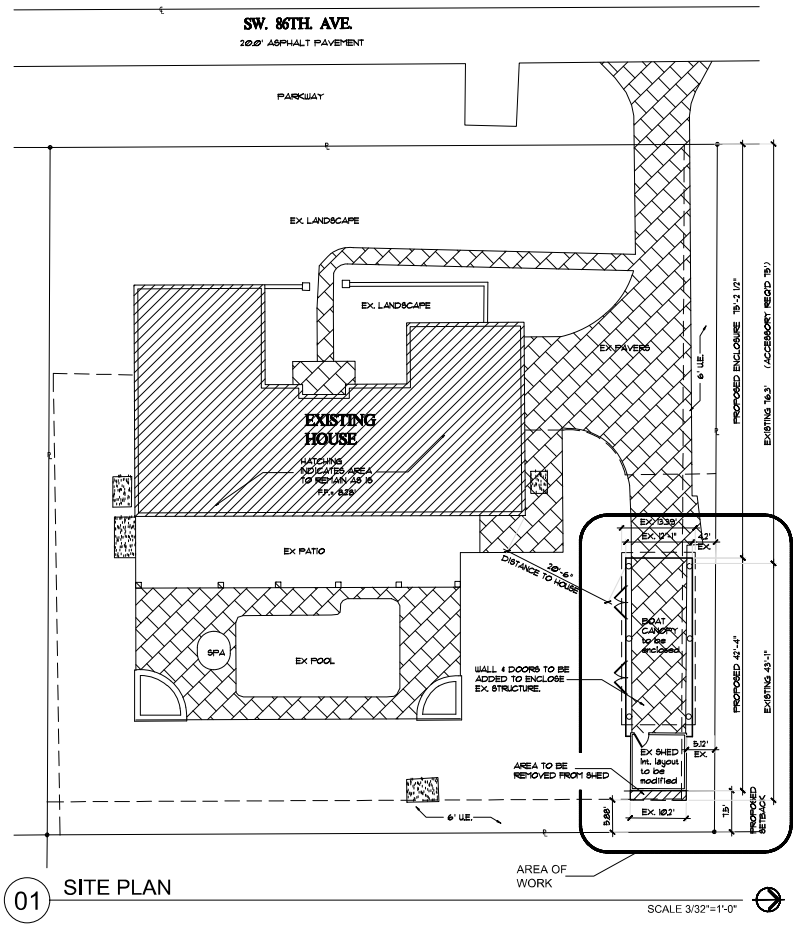
Alejandro Gareri
Registered Architect
Florida Reg.: AR 97363





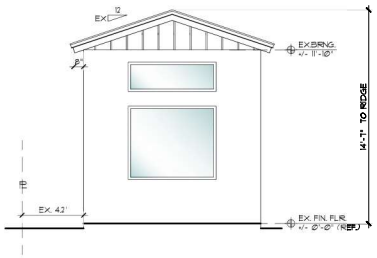
PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"



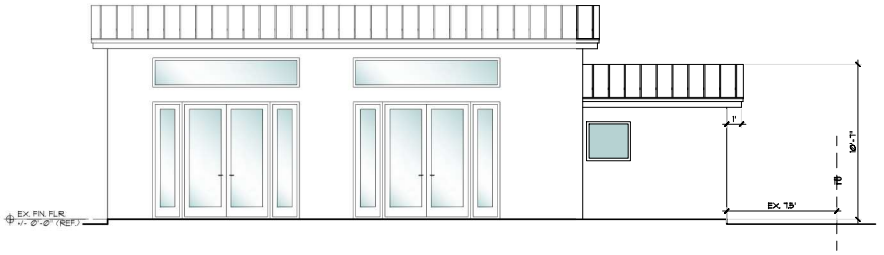
01 SITE PLAN

SCALE 3/32"=1'-0"



1 FRONT ELEVATION

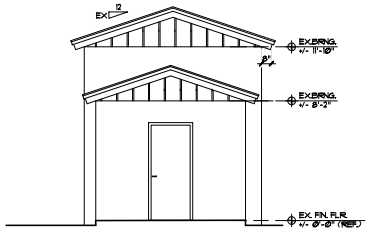
SCALE: 1/4" = 1'-0"



2 SIDE (SOUTH) ELEVATION

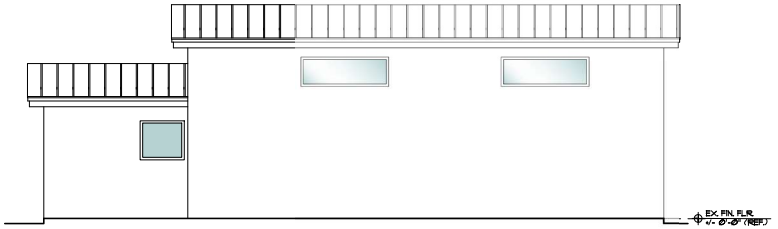
EXISTING STRUCTURE TO REMAIN. NO AREA WILL BE ADDED. NO ROOF HEIGHTS OR OVERHANGS WIL BE MODIFIED

SCALE: 1/4" = 1'-0"



4 REAR ELEVATION

SCALE: 1/4" = 1'-0"



3 SIDE (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

CERTIFY TO:
MATEO PABLO MLIKOTA
MOYRA ZIMERMAN

LEGAL DESCRIPTION:

LOT: 3
BLOCK: 5
SUBDIVISION: OLD CUTLER WEST SECTION TWO
ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK: 93 PAGE: 17
PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS
HAVE DESIGNATED THE HEREIN
DESCRIBED LAND TO BE SITUATED

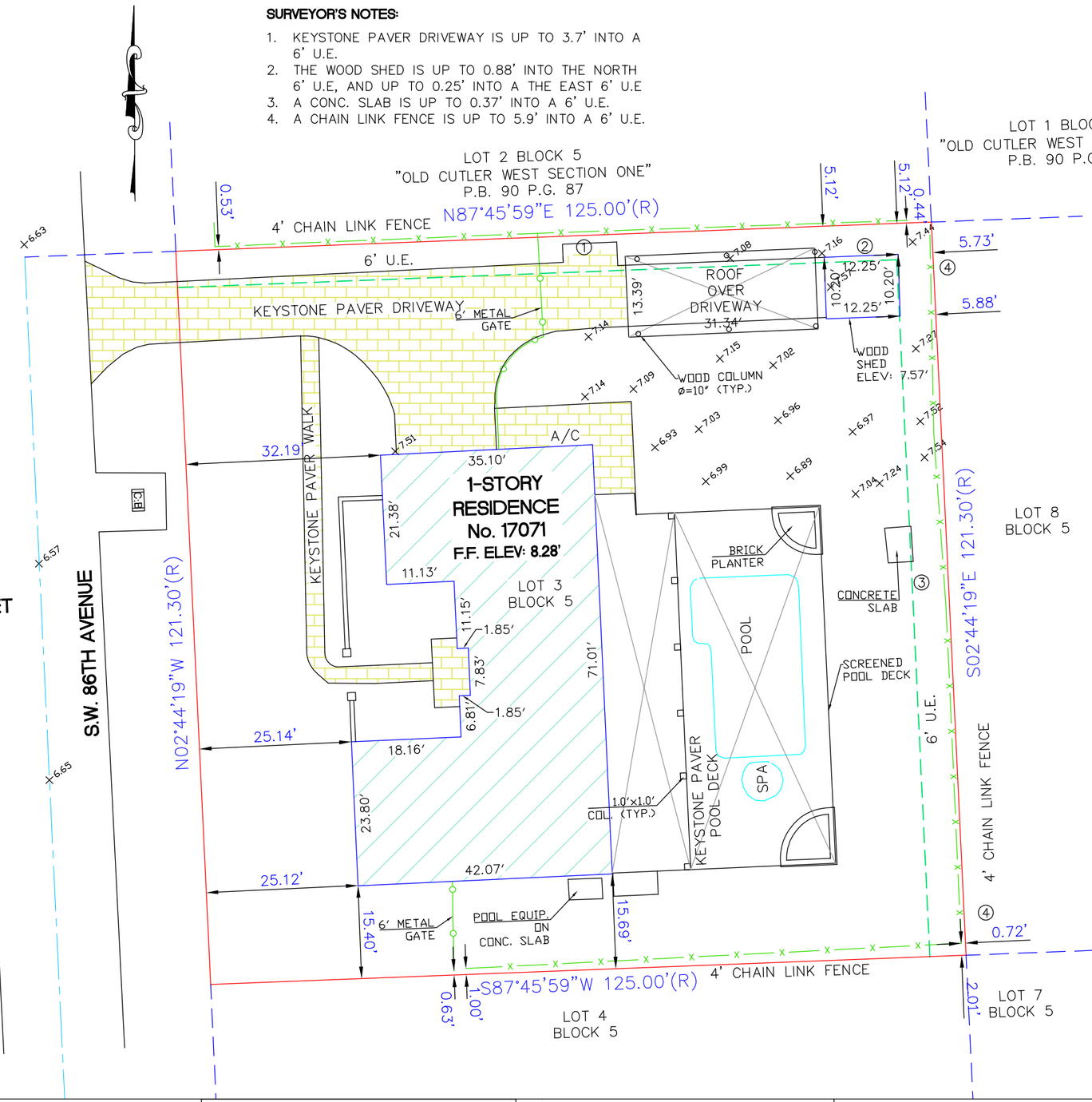
IN FLOOD ZONE: AE
PANEL NO/SUFFIX: 602/L
COMMUNITY NO.: 120687
DATE OF FIRM: 9/11/2009

THE SUBJECT PROPERTY DOES
LIE IN A SPECIAL FLOOD HAZARD AREA

Notes:
a) all clearances and / or encroachments shown hereon are of apparent nature. fence ownership by visual means. legal ownership of fences not determined.
b)this is a boundary survey, prepared for use exclusively by those to whom it is certified.
c) code restriction and title search are not reflected on this survey.
d) the flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
e) the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
f) underground encroachments, if any, not located.
g) i hereby certify that the survey represented hereon meets the minimum technical standards set forth by the board of land surveyors in chapter 5j-17.050 to 17.052 florida administrative code persuant to section 472.027 fla. statutes.
h) if shown, bearings are to an assumed meridian (by plat)
i) if shown, elevations are referred to n.g.v.d. 1929

SURVEYOR'S NOTES:

1. KEYSTONE PAVER DRIVEWAY IS UP TO 3.7' INTO A 6' U.E.
2. THE WOOD SHED IS UP TO 0.88' INTO THE NORTH 6' U.E, AND UP TO 0.25' INTO A THE EAST 6' U.E
3. A CONC. SLAB IS UP TO 0.37' INTO A 6' U.E.
4. A CHAIN LINK FENCE IS UP TO 5.9' INTO A 6' U.E.



BENCHMARK OF ORIGIN:

SET BENCHMARK WITH GNSS RECEIVER WITH RTK CORRECTIONS FROM FDOT FPRN.

LEGEND OF SYMBOLOGY

- MAN HOLE SANITARY SEWER
- CATCH BASIN
- FIRE HYDRANT
- SIGN
- HANDICAP PARKING
- CONC. LIGHT POLE
- WATER METER
- WATER VALVE
- ELECTRIC BOX
- T.V. BOX
- ELECTRIC METER
- WOOD LIGHT POLE
- METAL LIGHT POLE
- UTILITY POLE
- X 99.99 = SPOT ELEVATION

LEGEND OF SURVEY ABBREVATIONS

ADJ.....ADJACENT	(M).....MEASURED
A/C.....AIR CONDITONER	N.....NORTH
ASPH. PAV...ASPHALT PAVEMENT	N/D.....NAIL AND DISC
B/C.....BLOCK CORNER	N.G.V.D.....NATIONAL GEODETIC VERTICAL DATUM
BLDG.....BUILDING	N.T.S.....NOT TO SCALE
BLK.....BLOCK	O/H.....OVER HANG
B.M.....BENCH MARK	O.R.B.....OFFICIAL RECORD BOOK
B.C.R.....BROWARD COUNTY RECORD	O.U.L.....OVERHEAD UTILITY LINE
C/G.....CURB AND GUTTER	(P).....PLAT
C.B.....CATCH BASIN	P.B.....PLAT BOOK
CH.....CHORD DISTANCE	P.C.....POINT OF CURVATURE
CH.L.F.....CHAIN LINK FENCE	P.C.C.....POINT OF COMPOUND CURVATURE
CLP.....CONC.LIGHT POLE	P.C.P.....PERMANENT CONTROL POINT
C/L.....CENTER LINE	PG. .....PAGE
(C).....CALCULATED	P.I.....Point of Intersection
C.B.S.....CONCRETE BLOCK AND STUCCO	P.K.....PARKER KALON
CL.....CLEAR	PKWY.....PARKWAY
C.M.E.....CANAL MAINTENANCE EASEMENT	P.L.S.....PROFESSIONAL LAND SURVEYOR
CONC.....CONCRETE	P/L.....PROPERTY LINE
COR.....CORNER	P.O.B.....POINT OF BEGINNING
CT.....COURT	P.O.C.....POINT OF COMMENCEMENT
D.B.....DEED BOOK	P.R.C.....POINT OF REVERSE CURVATURE
D.C.R.....DADE COUNTY RECORD	P.R.M.....PERMANENT REFERENCE MONUMENT
D.E.....DRAINAGE EASEMENT	P.T.....POINT OF TANGENCY
D/H.....DRILL HOLE	(R).....RECORD
D/W.....DRIVEWAY	RE-BAR.....REINFORCEMENT BAR
E.....EAST	(R/M).....RECORD AND MEASURED
ENC.....ENCROACHMENT	RES.....RESIDENCE
E.O.W.....EDGE OF WATER	R/W.....RIGHT-OF-WAY
F.....FENCE	S.....SOUTH
FD.....FOUND	SEC.....SECTION
F.H.....FIRE HYDRANT	S.I.P.....SET IRON PIPE
FD. I.P.....FOUND IRON PIPE	SWK.....SIDEWALK
F.F.EL.EV.....FINISH FLOOR ELEVATION	(TYP.).....TYPICAL
F.P.L.....FLORIDA POWER AND LIGHT CO.	TERR.....TERRACE
L.....LENGTH	U.E.....UTILITY EASEMENT
L.M.E.....LAKE MAINTENANCE EASEMENT	U.P.....UTILITY POLE
M.E.....MAINTENANCE EASEMENT	W.F.....WOOD FENCE
M.F.....METAL FENCE	W.M.....WATER METER
M.H.S.S.....MANHOLE SANITARY SEWER	W.....WEST
M/L.....MONUMENT LINE	

0 20 40 Feet

JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

JULIO SERGIO PITA CERTIFICATE No. 5789 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

REVISIONS	DATE	DRAWN BY
BOUNDARY & TOPO	2/5/25	J.P. IV

TOPOGRAPHIC SURVEY

SURVEY NO. 25-0141
F.B. 25-1

PROPERTY ADDRESS:
17071 SW 86 AVENUE
PALMETTO BAY, FL 33157

SCALE: 1:20
SHEET No. 1 of 1

THOMAS J. KELLY INC.
SURVEYORS-MAPPERS
LAND PLANNERS

L.B. # 8077
9495 SW 99 STREET
MIAMI FLORIDA 33176
TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD
E-MAIL: tjksurveys@gmail.com

THOMAS J. KELLY INC. LAND SURVEYORS

ATTACHMENT D

Village of Palmetto Bay
VARIANCE NEIGHBOR APPROVAL FORM

I, Hoyre Zimerman, have applied for a Variance, to allow the enclosure of the boathouse to build and art studio / storage, and the construction of a small bathroom occupying partially the space where the shed is located. The shed will be removed and the boat house roof will be updated

I, an undersigned property owner, have read (or have had read to me) the information applicable to this request for a variance from the Village of Palmetto Bay's Land Development Regulations and fully understand that by subscribing my name to this consent form, I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant to this form and to the plans accompanying this application.

Name (Type or Print) Laurie and Robert Reares Date 2/8/25
Address 8590 SW 170 Ter Palmetto Bay, FL 33157
Signature

Name (Type or Print) Annemarie H Roberts Date 02-08-25
Address 8520 SW 170th TER. PALMETTO BAY, FL 33157
Signature

Name (Type or Print) Joyce A Levi-Nolander Date 2-8-25
Address 8521 SW 170 TR Palmetto Bay 33157
Signature

Name (Type or Print) MALIO Y NATALIE SANCHEZ Date 2/8/25
Address 8161 SW 170 TERR. PALMETTO BAY 33157
Signature

Name (Type or Print) EDGAR BELAVAL Date 2/8/25
Address 17070 SW 85 AVE, PALMETTO BAY, FL 33157
Signature

Village of Palmetto Bay
VARIANCE NEIGHBOR APPROVAL FORM

Name (Type or Print) Boris B Serrano Date 2/8/25
Address 17190 SW 85 AV palmetto bay 33157
Signature

Name (Type or Print) Louis Mayll Date 2/5/25
Address 17120 SW 86th Ave Palmetto Bay FL 33157
Signature

Name (Type or Print) Silvia Campa Date 2/5/2025
Address 17002 SW 86 Ave Palmetto Bay, FL 33157
Signature

Name (Type or Print) SIBIL THOMAS Date 2/9/25
Address 17041 SW 86 AVENUE Palmetto Bay, FL 33157
Signature

Name (Type or Print) Maithe Penalver Date 2-8-25
Address 16942 SW 86 Avenue, Palmetto Bay, FL 33157
Signature

Name (Type or Print) Rendell Brewster Date 2-28-25
Address 8601 SW 171 STR, MIA, FL 33157
Signature

DECLARATION OF RESTRICTED USE FOR ONE SINGLE FAMILY RESIDENCE

In consideration of the issuance of a **building permit** as hereinafter described, the undersigned, Owner(s) of the property herein legally described, hereby agree and bind themselves, and all heirs, successors and assigns as follows:

That the property herein described shall be used for one (1) single-family residence only and the plans submitted for all permit(s) are designed and intended for such use only, as one (1) dwelling unit, the single-family residence located at and shall adhere to the existing zoning district regulations and the following restrictions per the Village of Palmetto Bay Code of Ordinances:

1. The property shall comply with the definition of "one single-family dwelling unit" pursuant to the Village of Palmetto Bay Code of Ordinances.
2. The residence may contain one (1) area designated as "Guest Quarters" provided that:
   a. The Property shall comply with the definition of a "single-family dwelling."
   b. No major kitchen appliances or fixtures shall be installed in the guest quarters, except for the following:
      i. Refrigerator
      ii. Microwave
      iii. Sink
   c. Only nonpaying and personal guests of the occupant(s) of the principal residence, which may include family, guests, and domestic service personnel shall occupy the Guest Quarters.
   d. The owner/occupant(s) of the principal residence **shall not:**
      i. Rent the Guest Quarters
      ii. Occupy the Guest Quarters and rent the principal residence.
   e. There shall be a door and primary connection into the main residence from the Guest Quarters that must

always be accessible.

f. The Property is legally described as Lot 3 Block 5 Plat Book 93 (17) Page 17 of the Public Records of Miami-Dade County, Florida.

Village of Palmetto Bay Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of the Village of Palmetto Bay, or its agents duly authorized, may have the privilege at any time during normal working hours of inspecting the exterior conditions of the premises to determine whether or not exterior access has been added, and to determine whether the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with. Inspections must be based on probable cause and homeowners must be given twenty-four (24) hours notice.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of the village and the public welfare. The owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the Village.

Nov-24

Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Village of Palmetto Bay Director of Planning and Zoning.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, costs and attorney's fees at both the trial and appellate levels.

as the . This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Palmetto Bay to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the Village is hereby authorized to withhold any further permits and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Nov-24

Severability. Invalidation of any one of these covenants, by[1] judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the Village shall be entitled to revoke any approval predicated upon the invalidated portion.

Acceptance of Declaration. Acceptance of this Declaration does not obligate the Village in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Village Council retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.
The Owner understands and acknowledges that, pursuant to Sec. 2-205 of the Village Code, each verified violation of the approved use will result in the issuance of a code violation with a fine of $500.00 for each day the violation exists. Unpaid fines will become a lien on the property.

The the plans submitted are designated and intended for permit number(s):

Witnesses: Affiant(s):

Christopher Rodriguez

Print & Sign Name Print & Sign Name

Moyra D. Zimerman

Nov-24

Print & Sign Name Print & Sign Name

Mateo P. Milikota

STATE OF FLORIDA

COUNTY OF MIAMI_DADE

Sworn to and subscribed before me this 5th day of April 2025.

by Mateo Milikota & Moyra Zimerman

(Name of swearing affiant(s)

Signature of Notary Public

Print Name Christopher Rodriguez

☐ Personally known or ☑ Produced Identification

FL DL

Notary Public,

State of Florida

(SEAL)

My Commission Expires: July 09, 2028

CHRISTOPHER RODRIGUEZ
MY COMMISSION #HH568393
EXPIRES: JUL 09, 2028
Bonded through 1st State Insurance