VILLAGE OF PALMETTO BAY

Mayor Karyn Cunningham
Vice Mayor Leanne Tellam
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
SPECIAL COUNCIL MEETING
MONDAY, MARCH 11, 2024 – 6:30 PM

AMERICAN LEGION POST #133
16401 SW 97TH AVENUE, 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.

   A. Invocation led by Cesar Lastra (Veterans Park Task Force Member)

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. RESOLUTIONS WITH PUBLIC COMMENTS

A. 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, AUTHORIZING THE FINAL PLAT OF CERTAIN LANDS WITHIN THE VILLAGE LOCATED NORTH OF SW 160 STREET AND SW 164 STREET AND EAST OF SOUTH DIXIE HIGHWAY AND WEST OF SW 92 AVENUE, AS MORE SPECIFICALLY DESCRIBED IN ATTACHMENT A, CREATING THE JAKAREL SUBDIVISION PLAT, FURTHER DEDICATING LAND FOR PROVIDING ALL NECESSARY EASEMENTS, AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Heidi Siegel, Community and Economic Development Director)*

4. COUNCIL COMMENTS

5. NEXT MEETING AND ADJOURNMENT: (Regular Council Meeting - Monday, April 1, 2024)

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

SPECIAL COUNCIL MEETING AGENDA ITEM REPORT

DATE:	March 11, 2024
SUBMITTED BY:	Heidi Siegel, Community and Economic Development
ITEM TYPE:	Resolution
AGENDA SECTION:	**RESOLUTIONS WITH PUBLIC COMMENTS**
SUBJECT:	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, AUTHORIZING THE FINAL PLAT OF CERTAIN LANDS WITHIN THE VILLAGE LOCATED NORTH OF SW 160 STREET AND SW 164 STREET AND EAST OF SOUTH DIXIE HIGHWAY AND WEST OF SW 92 AVENUE, AS MORE SPECIFICALLY DESCRIBED IN ATTACHMENT A, CREATING THE JAKAREL SUBDIVISION PLAT, FURTHER DEDICATING LAND FOR PROVIDING ALL NECESSARY EASEMENTS, AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Heidi Siegel, Community and Economic Development Director)*
SUGGESTED ACTION:	

ATTACHMENTS:

Staff Memo PL-24-002 Jakarel Plat
Resolution_Jakarel_Subdivision_Final_Plat
Combined Attachments

To:	Honorable Mayor and Village Council	Date:	March 11, 2024
From:	Heidi Siegel, AICP, CED Director	Re:	PL-24-002 / "Jakarel Subdivision" Final Plat

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, AUTHORIZING THE FINAL PLAT OF CERTAIN LANDS WITHIN THE VILLAGE LOCATED NORTH OF SW 160 STREET AND SW 164 STREET AND EAST OF SOUTH DIXIE HIGHWAY AND WEST OF SW 92 AVENUE, AS MORE SPECIFICALLY DESCRIBED IN ATTACHMENT A, CREATING THE JAKAREL SUBDIVISION PLAT, FURTHER DEDICATING LAND FOR PROVIDING ALL NECESSARY EASEMENTS, AND PROVIDING AN EFFECTIVE DATE.

BACKGROUND:

Sec. 30-80.1 of the Land Development Regulations includes procedures and requirements for obtaining approval of a plat of subdivision as defined by Florida Statute Chapter 177. Plats are required whenever land is subdivided in the Village of Palmetto Bay. The plat shall be recorded in the official records of Miami-Dade County after approval of the Village Council.

The Village has established procedures for review by the staff and the Village Council of proposed plats. On December 12, 2022 the Village Council, at a public hearing, approved the tentative plat for "Jakarel Subdivision". Miami-Dade County assists the Village in meeting Florida Statute 177.081(1) requirements of a professional surveyor reviewing the proposed plat prior to Village Council final review. Miami-Dade County concluded their review on January 25, 2024.

All proposed plats must be in conformance with the Village adopted Comprehensive Plan.

APPLICATION:

The applicant, South Motor Company of Dade County, LLC requests the approval of application PL-24-002 for a final plat. The proposed Jakarel Subdivision plat was prepared by E.R. Brownell & Associates Inc. to plat 13.4 +/- acres and depicts two tracts consistent with the site development standards and the dimensional requirements of Section 30-50.17 B-2 Business District. The subject site is generally located north of SW 160 Street and SW 164 Street and east of South Dixie Highway and west of SW 92 Avenue and identified with folio number: 33-5028-002-0030.

In 2013, the property owner was approved for Future Land Use Map and Zoning Map amendments for the properties generally located at 16215 South Dixie Highway and 9271 SW 164 Street. As part of the approval, the property owner agreed to provide approximately 3+/- acres for use by the Village for a public park. To complete the transfer of the park parcel to the Village, the current South Motors property will need to be platted. Following the final plat process, the Village will complete the real estate transaction for "Tract B" on the proposed plat.

FISCAL IMPACT:
The fiscal impact of the proposed resolution to the Village of Palmetto Bay is neutral.

RECOMMENDATION:
The Village staff recommends that the Mayor and Council approve the attached resolution and "Jakarel Subdivision" final plat.

ATTACHMENTS:
Attachment A: Application
Attachment B: "Jakarel Subdivision" Final Plat
Attachment C: Resolution No. 2022-105 Approving Tentative Plat

RESOLUTION NO. 2024 –

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, AUTHORIZING THE FINAL PLAT OF CERTAIN LANDS WITHIN THE VILLAGE LOCATED NORTH OF SW 160 STREET AND SW 164 STREET AND EAST OF SOUTH DIXIE HIGHWAY AND WEST OF SW 92 AVENUE, AS MORE SPECIFICALLY DESCRIBED IN ATTACHMENT A, CREATING THE JAKAREL SUBDIVISION PLAT, FURTHER DEDICATING LAND FOR PROVIDING ALL NECESSARY EASEMENTS, AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and Prepared by Heidi Siegel, Community and Economic Development Director)*

WHEREAS, the applicant, South Motor Company of Dade County, LLC requests the approval of application no. **PL-24-002** for a final plat; and

WHEREAS, the subject property is generally located north of SW 160 Street and SW 164 Street and east of South Dixie Highway and west of SW 92 Avenue and identified with folio number: 33-5028-002-0030; and

WHEREAS, the proposed Jakarel Subdivision plat was prepared by E.R. Brownell & Associates Inc. to plat 13.4 +/- acres and depicts two tracts; and

WHEREAS, the application for the final plat is consistent with the Village of Palmetto Bay's adopted Comprehensive Plan Future Land Use Map (FLUM); and

WHEREAS, the property is designated B-2 Business District on the Village of Palmetto Bay Zoning Map; and

WHEREAS, the final plat is consistent with the site development standards and the dimensional requirements of Section 30-50.17 B-2 Business District; and

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a public hearing on the tentative plat, application VPB-22-007; and

WHEREAS, the Mayor and Village Council found, based on substantial competent evidence in the record, that the application for the tentative plat was consistent with the Village of Palmetto Bay Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, pursuant to Section 177.081(1) of the Florida Statutes Miami-Dade County concluded its review of the plat on January 25, 2024; and

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a public hearing on the final plat, application PL-24-002, at the American Legion Post located at 16401 SW 90th Ave, Palmetto Bay, Florida on March 11, 2024; and

WHEREAS, the Mayor and Village Council found, based on substantial competent evidence in the record, that the application for the final plat was consistent with the Village of Palmetto Bay Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, based on the foregoing finding, the Mayor and Village Council grant approval for 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. The above recitals are incorporated as if set forth in full.

Section 2. A public hearing on the present application was held on March 11, 2024. 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 generally located north of SW 160 Street and SW 164 Street and east of South Dixie Highway and west of SW 92 Avenue and identified with folio number: 33-5028-002-0030.

2. After hearing testimony from Village Staff, the applicant, the owner and the public, the Village Council accepted the findings of Village Staff as it relates to compliance with the following provisions of the Village's Code of Ordinances: Section 30-80, “Platting and Subdivisions” and Section 30-50.17 B-2 Business District.

3. The application for the final plat is consistent with the Village's Comprehensive Plan, as further specified in the Planning and Zoning Division Staff Report.

4. The Village Council adopts and incorporates by reference the Planning and Zoning Division Staff Report.

Section 4. Conclusions of Law.

The application for the final plat was reviewed pursuant to Section 30-80, “Platting and Subdivisions” and Section 30-50.17 B-2 Business District of the Village’s Code of Ordinances and was found to be consistent.

Section 5. Order.

The Village Council approves the application for the final plat “Jakarel Subdivision”, for land generally located north of SW 160 Street and SW 164 Street and east of South Dixie Highway and west of SW 92 Avenue and identified with folio number: 33-5028-002-0030 to subdivide 13.4 +/- acres into two (2) tracts; consistent with Section 30-50.17 B-2 Business District land development regulations of the Village Code of Ordinances, as more particularly described in the attached final plat document that is included in the public hearing package. This is the final order.

Section 6. Record.

The record shall consist of the notice of hearing, the Planning and Zoning Division Staff Report, the application, all documents submitted by the applicant and the owner to the Village of Palmetto Bay in connection with the application, the testimony and documents presented at the public hearing, and the tape and minutes of the hearing.

Section 7. This Resolution shall take effect immediately upon approval.

Section 8. This Resolution shall be recorded on the public records of Miami-Dade County, Florida.

PASSED AND RESOLVED this 11th day of March 2024.

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 Leanne Tellam ____

Mayor Karyn Cunningham ____

Exhibit A
Application

PL	Village of Palmetto Bay APPLICATION FOR PLAT / SUBDIVISION

PL-24-002

RECEIVED
Zoning Department
February 21, 2024
Village of Palmetto Bay
Building & Zoning Department
By: AB

Date: 02/05/2024
Application No: PL-24-002
PURPOSE OF APPLICATION: ☐ Tentative Plat ☑ Final Plat ☐ Other Plat

Petitioner / Applicant: South Motor Company of Dade County, LLC

Petitioner / Applicant Address: 16165 South Dixie Highway. Palmetto Bay, FL 33157

Phone: 305-234-3653 E-mail: Ricardo.Lujan@southmotors.net

Petitioner's Relation to Subject Property: Owner

If Petitioner is not Owner, Name of Owner: N/A

Address of Owner: N/A

Signature of Petitioner:

Proposed Plat / Subdivision Name: JAKAREL SUBDIVISION

Address of Property: 16165 South Dixie Highway, Palmetto Bay, FL 33157

Folio: 33-5028-002-0030

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 19 day of FEBRUARY 2024, by ISABEL M. BLUM.

☑ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public: Isabel M. Blum

Type or Print Name: ISABEL M. BLUM

ISABEL M BLUM
MY COMMISSION # HH 251457
EXPIRES: April 26, 2026

FOR STAFF USE ONLY
Fee Paid: _____ Date: _____
Zoning Hearing Date: _____ ( ) Approved ( ) Denied ( ) Approved with conditions Resolution: _____

Exhibit B

"Jakarel Subdivision" Final Plat

JAKAREL SUBDIVISION

P.B. _____ PG. _____

SHEET 1 OF 2 SHEETS

A RE-PLAT OF A PORTION OF TRACT 3, ALL OF TRACTS 4, 7 AND 8 OF "EAST HILL" IN PLAT BOOK 46, PAGE 43, LYING AND BEING IN THE SW 1/4 OF SECTION 28, TOWNSHIP 55 SOUTH, RANGE 40 EAST, ALL LYING IN THE VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.
AND LOT 2 OF "PERRINE EAST" IN PLAT BOOK 73, PAGE 31,

KNOW ALL MEN BY THESE PRESENTS:

THAT SOUTH MOTOR COMPANY OF DADE COUNTY, A FLORIDA CORPORATION, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "JAKAREL SUBDIVISION, THE SAME BEING A RE-PLAT OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

LOT 2, "PERRINE EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE 31, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF TRACT 3, "EAST HILL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH LIES WEST OF TRACT "A" OF "THE TREASURY SUBDIVISION NO. 5023", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND WHICH LIES SOUTH OF LOT 2, "PERRINE EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE 31, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO, TOGETHER WITH:

ALL OF TRACTS 4, 7 AND 8, "EAST HILL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED ON ANY TRACT WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY LOT OR TRACT 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 RESTRICTION:

THAT SW 164TH STREET AND SW 164TH ROAD 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.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT BANK OF AMERICA, N.A., THE OWNER AND HOLDER OF THAT CERTAIN AMENDED AND RESTATED MORTGAGE AND SECURITY AGREEMENT AND NOTICE OF FUTURE ADVANCE, DATED JANUARY 24, 2018, AND RECORDED JANUARY 30, 2018, IN OFFICIAL RECORDS BOOK 30846, PAGE 4795, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF:

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, AS ADMINISTRATIVE AGENT, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS SENIOR VICE PRESIDENT IN THE PRESENCE OF THESE TWO WITNESSES, THIS 16TH DAY OF MAY 2023.

BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, AS ADMINISTRATIVE AGENT

WITNESS: _____

PRINT NAME: Ricardo Lujan.

BY: _____

WITNESS: _____

PRINT NAME: OMAR CASTILLO

BANK OF AMERICA SEAL NATIONAL BANK

ACKNOWLEDGMENT:

STATE OF Florida }
COUNTY OF Miami-Dade } SS:

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ OF THE BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16TH DAY OF May AD 2023

MY COMMISSION EXPIRES: Sept. 10, 2025

BY Jennifer centeno

PRINTED NAME OF ACKNOWLEDGER
NOTARY PUBLIC, STATE OF Florida AT LARGE

Jennifer Centeno
Comm.: HH 159720
Expires: Sept. 10, 2025
Notary Public - State of Florida

COMMISSION NUMBER: HH 159720

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.

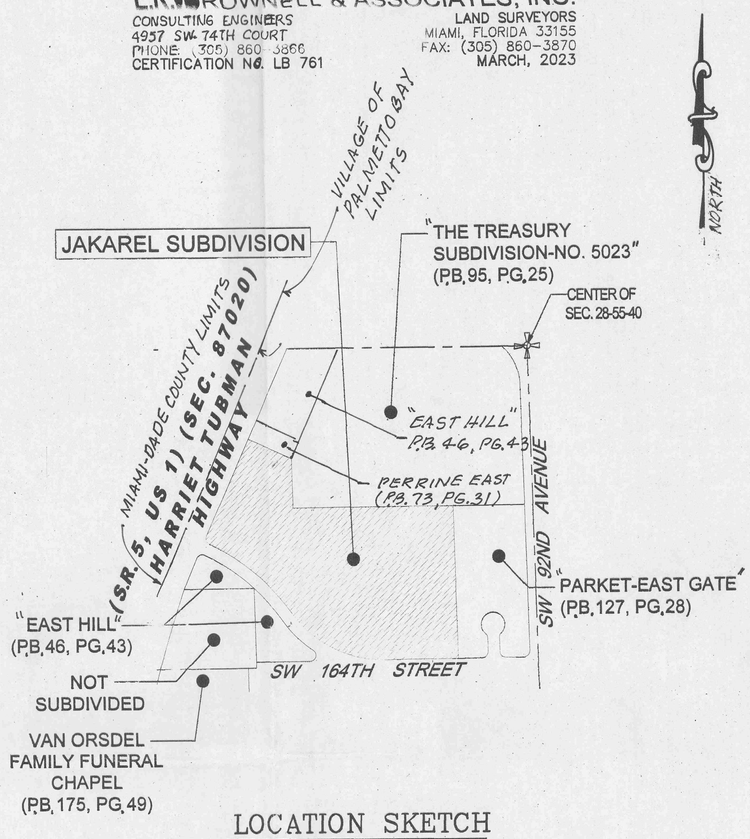
PLATTING

RECEIVED
Zoning Department
February 5, 2024
Village of Palmetto Bay
Building & Zoning Department
By: MB

PL-24-002

PREPARED BY

E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS — LAND SURVEYORS
4957 SW 74TH COURT — MIAMI, FLORIDA 33155
PHONE: (305) 860-3866 — FAX: (305) 860-3870
CERTIFICATION NO. LB 761 — MARCH, 2023



LOCATION SKETCH
SCALE 1" : 300'
PORTION OF THE SOUTHWEST 1/4 OF
SECTION 28, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PALMETTO BAY,
MIAMI-DADE COUNTY, FLORIDA

GRAPHIC SCALE
300' 0' 150' 300' 600' 1200'
(IN FEET)
1 INCH = 300 FT.

IN WITNESS WHEREOF:

THE SAID SOUTH MOTOR COMPANY OF DADE COUNTY, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS PRESIDENT IN THE PRESENCE OF THESE TWO WITNESSES THIS 16TH DAY OF May, A.D., 2023.

SOUTH MOTOR COMPANY OF DADE COUNTY
A FLORIDA CORPORATION

WITNESS: Noor Hamad
PRINT NAME:

BY: _____
JONATHAN CHARIFF
PRESIDENT

WITNESS: _____
PRINT NAME: Ricardo Lujan.

SOUTH MOTOR CO. SEAL

ACKNOWLEDGMENT:

STATE OF FLORIDA}
COUNTY OF MIAMI-DADE} SS:

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JONATHAN CHARIFF, PRESIDENT OF SOUTH MOTOR COMPANY OF DADE COUNTY, A FLORIDA CORPORATION, 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 16TH DAY OF May, A.D., 2023.

MY COMMISSION EXPIRES: Sept. 10, 2025

Jennifer Centeno
Comm.: HH 159720
Expires: Sept. 10, 2025
Notary Public - State of Florida

BY: Jennifer centeno

PRINTED NAME OF ACKNOWLEDGER
NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER: HH 159720

VILAGE 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 VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY MIAMI-DADE COUNTY FLORIDA THIS_____DAY OF _____A.D., 20_____.

SIGNED:_____ 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 REVIEWD BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY IN ACCORDANCE WITH SECTION 177.081 (1) OF THE FLORIDA STATUTES

SIGNED: _____ DIRECTOR

THAT U.S.1, HARRIET TUBMAN HIGHWAY, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON IS 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.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED "JAKAREL SUBDIVISION", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE SURVEY DATA AS SHOWN ON THIS PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET.

E. R. BROWNELL & ASSOCIATES, INC.
4957 SW 74th COURT, MIAMI, FLORIDA 33155
CERTIFICATE OF AUTHORIZATION NO. LB 761

BY: _____
THOMAS BROWNELL, EXEC. VICE PRESIDENT
PROFESSIONAL LAND SURVEYOR #2891
STATE OF FLORIDA

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

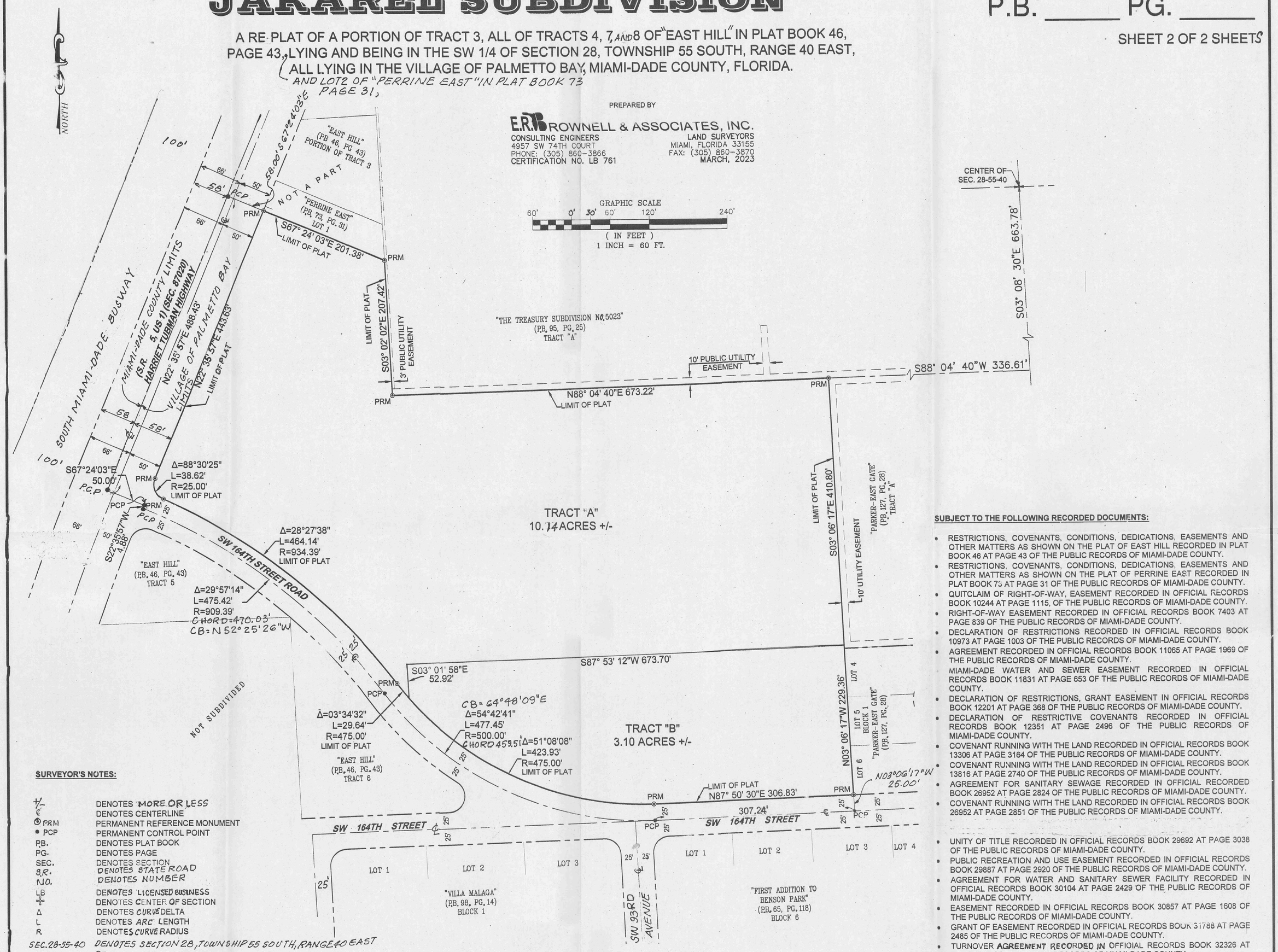
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JAKAREL SUBDIVISION

P.B. _____ PG. _____

SHEET 2 OF 2 SHEETS

A RE-PLAT OF A PORTION OF TRACT 3, ALL OF TRACTS 4, 7, AND 8 OF "EAST HILL" IN PLAT BOOK 46, PAGE 43, LYING AND BEING IN THE SW 1/4 OF SECTION 28, TOWNSHIP 55 SOUTH, RANGE 40 EAST, ALL LYING IN THE VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.
AND LOT 2 OF "PERRINE EAST" IN PLAT BOOK 73 PAGE 31,



PREPARED BY

E.R. BROWNELL & ASSOCIATES, INC.
CONSULTING ENGINEERS — LAND SURVEYORS
4957 SW 74TH COURT — MIAMI, FLORIDA 33155
PHONE: (305) 860-3866 — FAX: (305) 860-3870
CERTIFICATION NO. LB 761 — MARCH, 2023

GRAPHIC SCALE
60' 0' 30' 60' 120' 240'
(IN FEET)
1 INCH = 60 FT.

SURVEYOR'S NOTES:

+/-	DENOTES MORE OR LESS
℄	DENOTES CENTERLINE
⊙ PRM	PERMANENT REFERENCE MONUMENT
• PCP	PERMANENT CONTROL POINT
PB.	DENOTES PLAT BOOK
PG.	DENOTES PAGE
SEC.	DENOTES SECTION
S.R.	DENOTES STATE ROAD
NO.	DENOTES NUMBER
LB	DENOTES LICENSED BUSINESS
⊕	DENOTES CENTER OF SECTION
Δ	DENOTES CURVE DELTA
L	DENOTES ARC LENGTH
R	DENOTES CURVE RADIUS
SEC. 28-55-40	DENOTES SECTION 28, TOWNSHIP 55 SOUTH, RANGE 40 EAST
CB	DENOTES CHORD BEARING

ALL DISTANCES AS SHOWN ARE BASED ON US SURVEY FOOT. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE CENTER LINE OF HARRIET TUBMAN HIGHWAY (S.R. 5, US 1), BEARS NORTH 22°35'57" EAST.

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 COUNTY, FLORIDA

BY: _____ _____ DEPUTY CLERK

SUBJECT TO THE FOLLOWING RECORDED DOCUMENTS:

- RESTRICTIONS, COVENANTS, CONDITIONS, DEDICATIONS, EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PLAT OF EAST HILL RECORDED IN PLAT BOOK 46 AT PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- RESTRICTIONS, COVENANTS, CONDITIONS, DEDICATIONS, EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PLAT OF PERRINE EAST RECORDED IN PLAT BOOK 73 AT PAGE 31 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- QUITCLAIM OF RIGHT-OF-WAY, EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 10244 AT PAGE 1115, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- RIGHT-OF-WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7403 AT PAGE 839 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 10973 AT PAGE 1003 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 11065 AT PAGE 1969 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- MIAMI-DADE WATER AND SEWER EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 11831 AT PAGE 653 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- DECLARATION OF RESTRICTIONS, GRANT EASEMENT IN OFFICIAL RECORDS BOOK 12201 AT PAGE 368 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 12351 AT PAGE 2496 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- COVENANT RUNNING WITH THE LAND RECORDED IN OFFICIAL RECORDS BOOK 13306 AT PAGE 3164 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- COVENANT RUNNING WITH THE LAND RECORDED IN OFFICIAL RECORDS BOOK 13816 AT PAGE 2740 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- AGREEMENT FOR SANITARY SEWAGE RECORDED IN OFFICIAL RECORDED BOOK 26952 AT PAGE 2824 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- COVENANT RUNNING WITH THE LAND RECORDED IN OFFICIAL RECORDS BOOK 26952 AT PAGE 2851 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 29692 AT PAGE 3038 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- PUBLIC RECREATION AND USE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 29887 AT PAGE 2920 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- AGREEMENT FOR WATER AND SANITARY SEWER FACILITY RECORDED IN OFFICIAL RECORDS BOOK 30104 AT PAGE 2429 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 30857 AT PAGE 1608 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 31788 AT PAGE 2485 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- TURNOVER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 32326 AT PAGE 2509 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- PARKING EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 32783 AT PAGE 4313 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 32897 AT PAGE 4474 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS (ALL MAY BE AMENDED.

PLATTING

PL-24-002
RECEIVED
Zoning Department
February 5, 2024
Village of Palmetto Bay
Building & Zoning Department
By:

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Exhibit C
Resolution No. 2022-105
Approving Tentative Plat

DocuSign Envelope ID: FDD06371-132E-4544-A3B7-B858D0E4708F

RESOLUTION NO. 2022-105

ZONING APPLICATION: VPB-22-007

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, AUTHORIZING THE TENTATIVE PLAT OF CERTAIN LANDS WITHIN THE VILLAGE LOCATED NORTH OF SW 160 STREET AND SW 164 STREET AND EAST OF SOUTH DIXIE HIGHWAY AND WEST OF SW 92 AVENUE, AS MORE SPECIFICALLY DESCRIBED IN ATTACHMENT A, CREATING THE JAKAREL SUBDIVISION PLAT, FURTHER DEDICATING LAND FOR PROVIDING ALL NECESSARY EASEMENTS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, South Motors Company of Dade County requests the approval of application VPB-22-007 for a tentative plat; and

WHEREAS, the subject property is generally located north of SW 160 Street and SW 164 Street and east of South Dixie Highway and west of SW 92 Avenue and identified with folio number: 33-5028-002-0030; and

WHEREAS, the proposed Jakarel Subdivision plat was prepared by E.R. Brownell & Associates Inc. to plat 13.4 +/- acres and depicts two tracts; and

WHEREAS, the application for the Tentative Plat is consistent with the Village of Palmetto Bay's adopted Comprehensive Plan Future Land Use Map (FLUM); and

WHEREAS, the property is designated B-2 Business District on the Village of Palmetto Bay Zoning Map; and

WHEREAS, the tentative plat is consistent with the site development standards and the dimensional requirements of Section 30-50.17 B-2 Business District; and

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WHEREAS, the ad-hoc Development Application Review Committee comprised of professional Village Staff reviewed the proposed tentative plat; and

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a public hearing on the application at Village Hall, 9705 East Hibiscus Street on December 12, 2022; and

WHEREAS, the Mayor and Village Council found, based on substantial competent evidence in the record, that the application for the Tentative Plat is consistent with the Village of Palmetto Bay Comprehensive Plan and the applicable Land Development Regulations; and

WHEREAS, based on the foregoing finding, the Mayor and Village Council determined to grant approval for 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. A public hearing on the present application was held on December 12, 2022. 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. That the subject property is generally located north of SW 160 Street and SW 164 Street and east of South Dixie Highway and west of SW 92 Avenue and identified with folio number: 33-5028-002-0030.

2. After hearing testimony from Village Staff, the applicant, the owner and the public, the Village Council accepted the findings of Village Staff as it relates to compliance with the following provisions of the Village's Code of Ordinances: Section 30-80, “Platting and Subdivisions” and Section 30-50.17 B-2 Business District.

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3. The application for the Tentative Plat is consistent with the Village's Comprehensive Plan, as further specified in the Planning and Zoning Division Staff Report.

4. The Village Council adopts and incorporates by reference the Planning and Zoning Division Staff Report.

Section 3. Conclusions of Law.

The application for the Tentative Plat was reviewed pursuant to Section 30-80, “Platting and Subdivisions” and Section 30-50.17 B-2 Business District of the Village’s Code of Ordinances and was found to be consistent.

Section 4. Order.

The Village Council approves the application for the Tentative Plat “Jakarel Subdivision”, for land generally located north of SW 160 Street and SW 164 Street and east of South Dixie Highway and west of SW 92 Avenue and identified with folio number: 33-5028-002-0030 to subdivide 13.4 +/- acres into two (2) tracts; consistent with Section 30-50.17 B-2 Business District land development regulations of the Village Code of Ordinances, as more particularly described in the attached tentative plat document that is included in the public hearing package. This is the final order.

Section 5. Record.

The record shall consist of the notice of hearing, the Planning and Zoning Division Staff Report, the application, all documents submitted by the applicant and the owner to the Village of Palmetto Bay in connection with the application, the testimony and documents presented at the public hearing, and the tape and minutes of the hearing.

Section 6. This Resolution shall take effect immediately upon approval.

PASSED and **ADOPTED** this 5th day of December 2022.

Attest:

DocuSigned by:
Missy Arocha
6EDC311EE3C048C...

Missy Arocha
Village Clerk

DocuSigned by:
Karyn Cunningham
...

Karyn Cunningham
Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

DocuSigned by:
John C. Dellagloria, Esq.
...

John C. Dellagloria
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Patrick Fiore	YES
Council Member Steve Cody	YES
Council Member Marsha Matson	YES
Vice-Mayor Leanne Tellam	YES
Mayor Karyn Cunningham	YES