VILLAGE OF PALMETTO BAY

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

Village Manager Nick Marano
Village Attorney John Quick
Village Clerk Missy Arocha

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

AGENDA
ZONING HEARING
MONDAY, DECEMBER 8, 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. Local Planning Agency Meeting (October 20, 2025)

4. MAJOR PROJECTS UPDATE

5. ORDINANCES FOR SECOND READING AND PUBLIC HEARING

A. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168 STREET BETWEEN SW 88TH AVE AND SW 88TH CT, KNOWN AS THE WOODS, FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION"; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Mayor Cunningham)(Passed on First Reading at the October 20, 2025, Zoning hearing)*

B. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026 – 2029/2030 PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared By Planning and Zoning Director, Javier Gonzalez) (Passed on First Reading at the October 20, 2025, Zoning Hearing)*

6. RESOLUTIONS REQUIRING PUBLIC HEARING

A. 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 A REAR PRINCIPAL SETBACK OF 12 FEET WHERE 25 FEET IS REQUIRED, FOR THE PROPERTY LOCATED AT 7660 SW 170 ST; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*

7. ADJOURNMENT

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

- We will respect the right of all citizens in our community to hold different opinions;
- We will avoid rhetoric intended to humiliate or question the wisdom of those whose opinions are different from ours;
- We will strive to understand differing perspectives;

- We will choose our words carefully;
- We will speak truthfully without accusation and we will avoid distortion;
- We will speak out against violence, prejudice, and incivility in all of their forms, whenever and wherever they occur.

NOTICE OF APPEAL RIGHTS

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

AMERICAN DISABILITIES ACT OF 1990

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

AGENDA ITEM NO. 3.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	December 8, 2025
SUBMITTED BY:	Missy Arocha, Village Clerk's Office
ITEM TYPE:	Minutes
AGENDA SECTION:	**APPROVAL OF MINUTES**
SUBJECT:	Local Planning Agency Meeting (October 20, 2025)
SUGGESTED ACTION:	

ATTACHMENTS:
2025-10-20 LPA-Minutes

MINUTES
LOCAL PLANNING AGENCY MEETING
MONDAY, OCTOBER 20, 2025 – 7:00 PM

VILLAGE HALL MUNICIPAL CENTER
9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157

1. CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER.

Mayor Karyn Cunningham called the meeting to order at approximately 7:12 p.m.

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 Officers were present during the roll call:
Village Manager Nick Marano
Village Attorney John Dellagloria
Village Clerk Missy Arocha

A moment of silence was held in lieu of the invocation, and the pledge of allegiance was led by Village Manager Nick Marano.

2. REQUESTS, PETITIONS, AND PUBLIC COMMENTS: None.

3. PUBLIC HEARING ITEMS

A. AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, SITTING AS THE LOCAL PLANNING AGENCY; RECOMMENDING A CHANGE TO THE FUTURE LAND USE MAP DESIGNATION FOR THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168 STREET BETWEEN SW 88TH AVENUE AND SW 88TH COURT, KNOWN AS "THE WOODS," FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION"; AND PROVIDING FOR AN EFFECTIVE DATE. *(SPONSORED BY MAYOR Karyn Cunningham)*

Item 3A was **moved** by Councilmember Steve Cody and **seconded** by Councilmember Patrick Fiore.

PUBLIC COMMENTARY:
The following speakers spoke for a time allotment of three minutes in favor of the proposed Ordinance: Eric Tullberg (7884 SW 179th Terrace) and Henry Clifford (8875 SW 171st Street).

Mayor Karyn Cunningham thanked the Manager, Village Attorney, and Planning and Zoning Director, and explained how the proposed Ordinance originated and the process that led to changing the designation to “Parks and Recreation”.

STAFF REPORT AND PRESENTATION:
Planning and Zoning Director, Javier Gonzalez delivered a PowerPoint presentation that presented the proposed Future Land Use Map amendment, including the current and proposed designations. He explained that the Village is seeking to amend the Future Land Use designation of two parcels from *Estate Density Residential* to *Parks and Recreation.* The current designation allows for residential development of up to 2.5 dwelling units per acre. He also explained that the parcels are currently undeveloped and provided an overview of the surrounding conditions. Regarding the consistency with the Comprehensive Plan, Director Gonzalez reviewed how the proposed amendment aligns with the applicable goals, objectives, and policies of the Village’s Comprehensive Plan and outlined the criteria used to evaluate the application. He recommended approval of the application, finding that the proposed change is compatible with the surrounding area and achieves consistency with the Comprehensive Plan.

SUMMARY OF COUNCIL DISCUSSION:
There were no questions or comments from the Council regarding the Ordinance on First Reading, and no Councilmember spoke in opposition.

ACTION TAKEN BY THE COUNCIL ON FIRST READING:
All voted in favor (5-0). The Ordinance passed on First Reading a roll call vote as follows:

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

4. ADJOURNMENT: Councilmember Steve Cody **motioned** to adjourn the meeting. Councilmember Patrick Fiore **seconded** the motion. **All voted in favor (5-0). The motion passed unanimously**. The meeting was adjourned at 7:21 PM.

The meeting minutes were approved this 8th day of December, 2025.

Attest:

_____ _____
Mayor Karyn Cunningham Village Clerk Missy Arocha

AGENDA ITEM NO. 5.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	December 8, 2025
SUBMITTED BY:	Javier Gonzalez, Community and Economic Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	**ORDINANCES FOR SECOND READING AND PUBLIC HEARING**
SUBJECT:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168 STREET BETWEEN SW 88TH AVE AND SW 88TH CT, KNOWN AS THE WOODS, FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION"; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Mayor Cunningham)(Passed on First Reading at the October 20, 2025, Zoning hearing)*
SUGGESTED ACTION:	

ATTACHMENTS:

CP-25-001 The Woods FLUM Amendment Ordinance.docx
Exhibit A - FLUM.pdf
CP-25-001 The Woods Staff Report.docx
Attachment A - FLUM.pdf
Attachment B - Public Notice.pdf

ORDINANCE 2025 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168 STREET BETWEEN SW 88TH AVE AND SW 88TH CT, KNOWN AS THE WOODS, FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION"; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Mayor Cunningham)(Passed on First Reading at the October 20, 2025, Zoning hearing)*

WHEREAS, the properties, collectively known as "The Woods," consist of two contiguous parcels of County-owned land, identified by Miami-Dade County Property Folio Nos. 33-5033-000-0040 and 33-5033-000-0050, totaling approximately 8.69 acres; and

WHEREAS, the parcels located at the SW corner of the SW 168 Street & SW 88 Avenue intersection are currently designated on the Village of Palmetto Bay Future Land Use Map as "Estate Density Residential" ("EDR"); and

WHEREAS, the existing EDR designation (FLU I.B.1), which allows for up to 2.5 dwelling units per gross acre and is comprised of detached single-family homes, is functionally inconsistent with the mandated, non-residential, public park use of the property; and

WHEREAS, Miami-Dade County, by Resolution No. R-968-19, dated September 4, 2019, declared the properties surplus and established a policy that the parcels are to be utilized as a passive park for public benefit; and

WHEREAS, the properties are legally dedicated to public park use through a Lease Agreement and subsequent First Amendment between Miami-Dade County and the Village of Palmetto Bay, requiring the Village to use the land strictly as a passive park; and

WHEREAS, the proposed "Parks and Recreation" (PR) FLUM designation (FLU I.D.2) is fully consistent with the property's mandated use, as the category explicitly permits passive and active public park sites; and

WHEREAS, the Village of Palmetto Bay Local Planning Agency (LPA) held a duly noticed public hearing on October 20, 2025, and considered the proposed Comprehensive Plan Amendment; and

WHEREAS, following the recommendation of the Local Planning Agency, the Village Council held a duly noticed public hearing on October 20, 2025, and passed this Ordinance on First Reading; and

WHEREAS, the Mayor and Village Council desire to protect the property from development, ensuring the preservation of open space, aiding in stormwater retention, and maintaining the natural character of the land, consistent with the vision established by the long-term lease for passive park use; and

WHEREAS, the Mayor and Village Council have determined that approval of this FLUM Amendment, which promotes public welfare and achieves consistency with the property's mandated public use, is in the best interests of the Village.

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

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

Section 2. Amendment to Future Land Use Map. The Comprehensive Plan Future Land Use Map (FLUM) of the Village of Palmetto Bay is hereby amended to change the Future Land Use designation of the property generally located at the SW corner of the SW 168 Street & SW 88 Avenue intersection, Palmetto Bay, Florida 33157, identified by Folio Nos. 33-5033-000-0040 and 33-5033-000-0050, from “Estate Density Residential” to “Parks and Recreation”, 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 20th day of October, 2025.

PASSED AND ADOPTED ON SECOND READING this 8th day of December, 2025.

Attest: _____ _____

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

John J. Quick
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 ___



Current Future Land Use



Proposed Future Land Use

Future Land Use

- Commercial
- Downtown
- Environmental Protected
- Estate Density Residential
- Institutional Public Facilities
- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- Neighborhood Compatible
- Parks and Recreation
- Village Mixed Use
- Water Management & Recreation

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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: December 8, 2025

To: Honorable Mayor and Village Council

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

Subject: Comprehensive Plan Future Land Use Map Amendment: The Woods

Application: CP 25-001

REQUEST

The Village of Palmetto Bay seeks approval for an amendment to the Future Land Use Map (FLUM) to change the designation of the property known as "The Woods," located at the Southwest corner of SW 168 Street and SW 88 Avenue intersection, from Estate Density Residential ("EDR") to Parks and Recreation ("PR"). This proposed designation reserves the property exclusively for public park uses, which prohibit residential and institutional development.

GENERAL INFORMATION

Owner	Miami-Dade County
Applicant	Village of Palmetto Bay
Property Address	Generally located at the southwest corner of the SW 168 Street and SW 88 Avenue intersection
Site Acreage	8.69 Acres (378,535 sq. ft.)
Folio Number	33-5033-000-0040 & 33-5033-000-0050
Future Land Use	Estate Density Residential
Zoning District	Agricultural Zoning District (AG)
Proposed Future Land Use	Parks and Recreation
Existing Land Use	Vacant land

ADJACENT FUTURE LAND USE MAP AND ZONING DISTRICT CLASSIFICATION

Direction	Future Land Use	Zoning District	Existing Land Use
North	Estate Density Residential	AG	School
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

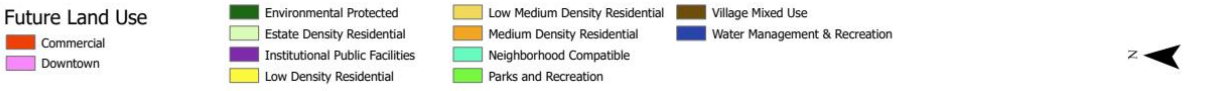
A map illustrating the current FLUM and proposed FLUM designation is provided below.



Current Future Land Use



Proposed Future Land Use



Current site conditions are illustrated in the following image:



BACKGROUND

The Village of Palmetto Bay is seeking this Future Land Use Map (FLUM) amendment for the two adjacent parcels known as "The Woods," which are currently designated for private development as Estate Density Residential (EDR), a category intended for up to 2.5 dwelling units per acre. This designation is inconsistent with the property's actual and legally mandated status, as Miami-Dade County, through Resolution No. R-968-19 (September 4, 2019), declared the land surplus and restricted its use.

Specifically, the County subsequently entered into a long-term interlocal lease agreement with the Village, which strictly dedicates the property to public benefit exclusively as a passive park. The Parks and Recreation (PR) designation, FLU I.D.2, strictly applies to passive and active public park sites and explicitly prohibits residential and institutional uses such as schools. Therefore, the proposed change to PR is necessary to align the Comprehensive Plan with the land's permanent, legally restricted public use and securing the property as open space.

AMENDMENTS TO THE COMPREHENSIVE PLAN (FLUM) CRITERIA FOR REVIEW

The review of Amendments to the Comprehensive Plan is governed by the criteria established in Section 30-30.8 of the Village of Palmetto Bay Land Development Code. All proposed amendments, regardless of the source, shall be evaluated by the Planning and Zoning Department, the Local Planning Agency and the Village Council. If the amendment is proposed by the Village, the Village shall prepare the necessary information for the amendment to be reviewed pursuant to the requirements of F.S. § 163.3161. In evaluating proposed amendments, the Village Council shall consider the following criteria:

(1) Whether the proposal is internally consistent with the comprehensive plan, including the adopted infrastructure minimum levels of service standards and the concurrency management program.

The proposal achieves consistency. The current EDR designation is inconsistent with the property's legally dedicated public park status. The change to PR (FLU I.D.2) resolves this conflict, as the PR category explicitly designates passive and active public park sites in line with the terms of the County lease.

(2) Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing comprehensive plan, and whether the changes support or work against the proposed amendment.

Conditions have changed significantly. The formal execution of the Lease Agreement and its subsequent First Amendment (post-dating the Comprehensive Plan) legally committed the land to permanent passive public park use, creating a new condition that requires the FLUM update.

(3) 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 neighboring property land use.

The proposal will not result in incompatible land uses. Changing the designation to PR is highly compatible with the surrounding residential uses. The PR designation is strictly for public park uses, prohibiting residential development, commercial activity, and institutional facilities like schools. The

passive park use preserves open space, aids in stormwater retention, and prohibits development, thereby protecting the neighborhood character.

(4) 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 proposal will not adversely affect property values; permanent open space and public park access is generally recognized as a benefit that stabilizes or increases nearby residential values. The change benefits the general welfare by securing a dedicated public amenity.

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

The proposal will result in an orderly and compatible land use pattern. It ensures that the Comprehensive Plan accurately reflects the functional use and legal restriction of a key public parcel. There are no negative impacts.

(6) Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and interest of the comprehensive plan.

The proposal is not in conflict with the public interest and is in harmony with the Comprehensive Plan, particularly concerning parkland dedication and open space preservation, fully supporting Palmetto Bay as "The Village of Parks."

(7) Whether the proposed amendment meets the requirements of F.S. § 163.3161, entitled "The Local Government Comprehensive Planning and Land Development Regulation Act."

The amendment meets the statutory requirements. The core intent of the Community Planning Act is that "no public or private development shall be permitted except in conformity with comprehensive plans" Because the existing EDR designation is incompatible with the property's mandated public park status, the amendment to PR is essential to ensure the FLUM conforms to the property's established public use and legal restrictions.

(8) Other matters which the local planning agency or the village council, in its legislative discretion, may deem appropriate.

The Village Council's desire to protect the property from private development, ensuring the preservation of open space, stormwater retention, and natural character, is best achieved by this amendment.

NOTICE REQUIREMENTS

The Village of Palmetto Bay Land Development Code requires public notice for all Comprehensive Plan amendments. Requirements include:

1. Publication in a local newspaper in accordance with Florida Statute 163.3184.
2. Mailing to property owners within a 2,500-foot radius of the affected property.

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

BUSINESS IMPACT ESTIMATE

This ordinance amends the Village's Future Land Use Map (FLUM) for "The Woods" to change the designation from Estate Density Residential to Parks and Recreation. Because a Comprehensive Plan amendment is considered an action implementing a "Development Order," as defined in Section 163.3164, Florida Statutes, this ordinance is exempt from the business impact estimate requirement. Therefore, pursuant to Section 166.041(4)(c)7.a, Florida Statutes, which exempts ordinances enacted to implement Development Orders and development permits, a business impact estimate is not required.

RECOMMENDATION

Staff recommends that the Mayor and Village Council approve the proposed amendment to the Comprehensive Plan's Future Land Use Map. This recommendation is based on the finding that the change is compatible with the surrounding area, achieves consistency with the Comprehensive Plan's goals and policies, and is in compliance with the Land Development Code.

ATTACHMENTS

Attachment A – Future Land Use Map
Attachment B – Public Notice



Current Future Land Use



Proposed Future Land Use

Future Land Use

- Commercial
- Downtown
- Environmental Protected
- Estate Density Residential
- Institutional Public Facilities
- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- Neighborhood Compatible
- Parks and Recreation
- Village Mixed Use
- Water Management & Recreation

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VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, DECEMBER 8, 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:

Applicant: Village of Palmetto Bay
Location: Southwest corner of SW 168th Street & SW 88th Avenue Intersection
Folio No.: 33-5033-000-0040 & 33-5033-000-0050
Application: CP-25-001
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168 STREET BETWEEN SW 88TH AVE AND SW 88TH CT, KNOWN AS THE WOODS, FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION"; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Mayor Karyn Cunningham) (Passed on First Reading on October 20, 2025, Zoning Hearing)*

Applicant: Village of Palmetto Bay
Location: Village-wide
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026–2029/2030, PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (Passed on First Reading on October 20, 2025, Zoning Hearing)

The following Resolution requiring a public hearing is being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: Manuel Torres
Location: 7660 SW 170th Street
Folio No.: 33-5035-007-0020
Application: V-25-008
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 A REAR PRINCIPAL SETBACK OF 12 FEET WHERE 25 FEET IS REQUIRED, FOR THE PROPERTY LOCATED AT 7660 SW 170 ST; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*

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

This meeting will be conducted using a teleconferencing platform and broadcast live. Members of the public may attend the meeting physically in-person at Village Hall Municipal Center and/or watch the virtual meeting live via the Village's official Facebook page, YouTube Channel and/or our Granicus web stream the Village website at on www.palmettobay-fl.gov.

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

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this address: Form Center • Public Comments Form

From submissions received before 5:00 PM, the day of the meeting, should be read out loud by the Clerk during the public comment section of the meeting. All forms are made part of the record and are distributed to the members of the Village Council.

Public comments forum (Option 2): Residents can review agenda item details and indicate their position on an agenda item using the e-comment feature under the agenda tab of the Village website. The e-comment feature may be used from any 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 session information and call-in telephone numbers for those wishing to use a telephone. Telephone attendees may not participate in public comments as the system has no way to mute or unmute. Attendees wishing to speak during public comment time must use the GoToWebinar application on their desktop, laptop, or smart device. Attendees may not use a webcam whatsoever. In lieu, if there is no availability to participate through the online seminar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

https://attendee.gotowebinar.com/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

Public Hearing Certified Mailing Requirements and Information

Application No.: **CP-25-001**

Date of Hearing: **Monday, October 20, 2025**

Official Request Details:

REQUEST: THE VILLAGE OF PALMETTO BAY IS REQUESTING AN AMMENDMENT TO THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168 STREET BETWEEN SW 88TH AVE AND SW 88TH CT, KNOWN AS THE WOODS, FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION".

Required Verbiage:

- **Application No.:** CP-25-001
- **Applicant:** Village of Palmetto Bay
- **Date of Hearing:** October 20, 2025
- **Folio:** 33-5033-000-0040 & 33-5033-000-0050
- **Location of Subject Property**: SW Corner of the SW168 St & SW 88 Ave Intersection
- The Zoning Hearing on October 20, 2025, will be held at the Village Hall Municipal Center at 7:00 p.m. The public may attend the hearing in person or view the meeting live on the Village's official Facebook page and web stream on www.palmettobay-fl.gov .

Required Notice Radius:

- ☐ 500 ft radius ☐1,500 ft radius ☑ **2,500 ft radius**

Certified Mailing List Service Providers*

Zoning Specialists Group, Inc.
7729 NW 146th Street
Miami Lakes, FL 33016
(305) 828-1210

Rio Development Resources, LLC
6377 SW 10th Street
Miami, FL 33144
(305) 498-1614

Property Owner's Data Research
3802 SW 79th Avenue #117
Miami, FL 33155
(786) 344-9776

** Please be advised that the Village of Palmetto Bay does not recommend nor condone any one of the companies listed. The list is not comprised in any specific order. Contracting any of the attached falls completely upon the discretion of the applicant.*

Certified Mailing Requirements for Applicants

Per Village of Palmetto Bay Code of Ordinances Section 30-30.11, the applicant is responsible for acquiring and providing the list of all property owners within the required radius from the subject property that are to be notified (including the subject property and the Village*). Here are the following requirements by Code:

- Notice shall be deemed mailed by its deposit in the United States mail and a return notice mailed by the applicant to the village clerk shall be required.
- The applicant shall provide an affidavit to the village stating the date notices were mailed (**Attachment A**).
- The property owners required to be provided notice by this section shall be determined from a certified copy of the most recent county tax roll.
- Mailed notice shall be mailed at least thirty (30) calendar days prior to a public hearing.
- If, after the initial notice is mailed, the application is changed in a manner such that additional land area is encompassed within the application, then the notice mailing requirements of this subsection shall be repeated by the applicant, for the revised application, at the applicant's expense.

The applicant must provide:

- Electronic copy of a list, with the names and addresses of all property owners of land located within the required radius from the exterior boundary of the subject property.
- Labels can be no older than six months by the time the public hearing is heard.
- Electronic copy of a list with the legal description of land owned by each property owner (lot number, block number and subdivision).
- Electronic copy of a map of the subject area showing the required radius with the subject property highlighted.
- Original certified letter plus one electronic copy stating that the ownership list and map is a complete and accurate representation of the real estate property and property owners within the required radius from the subject property and that all persons listed were mailed proper notice and identify the date of mailing. This letter must be dated and give the address of the subject property and its legal description, subdivision and plat book number and page. Also state the source for this information.
    - (If prepared by a professional data research company, the preceding information should automatically be included.
    - If prepared by the applicant, this letter must be signed by the applicant and notarized).
    - The village maintains, in the application package for public hearings, a list of names and telephone numbers of local companies which the village believes are capable of producing the required mailing labels and

accompanying maps, legal descriptions and certified letter for this application requirement.

VILLAGE OF PALMETTO BAY
PUBLIC NOTICE

APPLICANT: TAMAR JEAN & VICTOR BAPTISTE

APPLICATION: # AV-25-005 **ADMINISTRATIVE VARIANCE**

LOCATION: 15301 SW 82 AVE **FOLIO: # 33-5027-020-0030**

REQUEST: **PRELIMINARY DETERMINATION BY THE PLANNING AND ZONING DIVISION OF THE VILLAGE OF PALMETTO BAY, FLORIDA APPROVING ADMINISTRATIVE VARIANCE APPLICATION AV-25-005. THE APPLICANT AND PROPERTY OWNER TAMAR JEAN HAS REQUESTED AN ADMINISTRATIVE VARIANCE FROM THE SETBACK REQUIREMENTS OF SECTION 30-50.4. *ESTATE MODIFIED SINGLE FAMILY DISTRICT (E-M),* TO ALLOW A REAR SETBACK OF 22'-2", WHERE 25 FEET ARE REQUIRED, FOR AN ADDITION CONSISTING OF A MASTER BEDROOM, WALK-IN CLOSET, AND SMALL STUDY.**

PLANS ARE ON FILE FOR THE ABOVE APPLICATION AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. ANY INTERESTED PERSON IS ENTITLED TO DISCUSS THE APPLICATION WITH THE VILLAGE STAFF AND MAY PROVIDE WRITTEN COMMENTS. CONTACT VILLAGE HALL AT (305) 259-1250 OR VISIT VILLAGE HALL AT 9705 EAST HIBISCUS STREET, PALMETTO BAY, FLORIDA 33157

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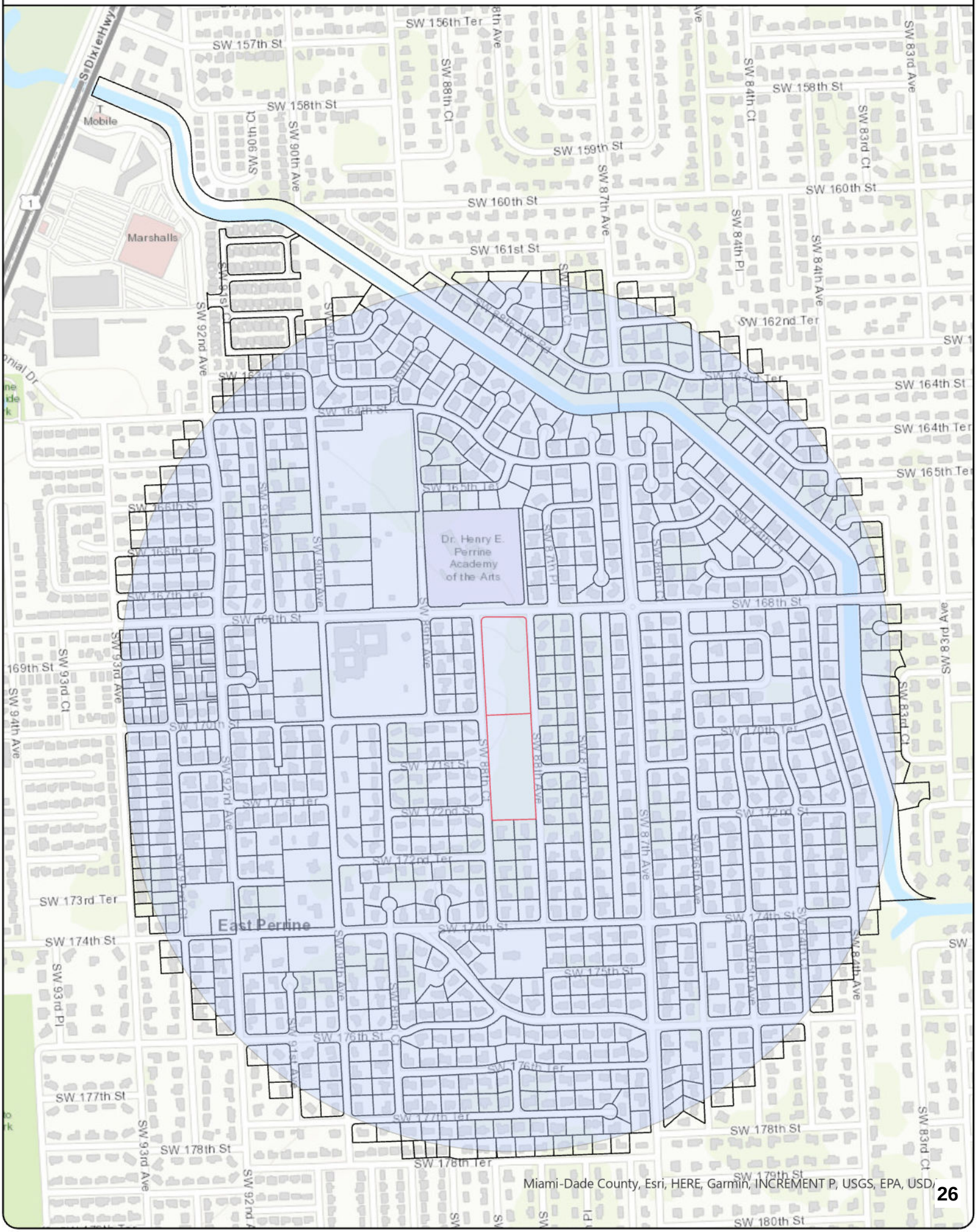
2,500ft Buffer of Folios 3350330000040 & 3350330000050



OWNER 1	MAILING ADDRESS
SO FLA WATER MANAGEMENT	3301 GUN CLUB RD
JAMES C WOISCHWILL &W DEBORAH A	8660 SW 161 TERR
FRANK ARTILES	8392 SW 165 TER
SILVIA TRUJILLO	16160 SW 87 AVE
DAMIAN ROLANDO MARTINEZ	16200 SW 87 AVE
MICHAEL PERUYERA	16295 SW 88 AVE RD
MICHAEL JOSEPH CORNELY	16298 SW 88 AVENUE RD
CARLOS ALBERTO DEL AMO	8645 SW 162 ST
THOMAS J PERKINS III (TRUST) &	8625 SW 162 ST
MIGUEL A ALVAREZ	8605 SW 162 ST
GERALD SCALLY JR &W ANA	16221 SW 85 CT
TRACY YEH	16241 SW 85 CT
VICTOR L GLAVACH	8620 SW 162 ST
EDWARD L HAGAN &W STEPHANIE	8600 SW 162 ST
DENIS W ROTOLANTE TRS	8550 SW 162 ST
GARTH FRANCIS LYN &W PENELOPE	8551 SW 163 TERR
PETRA VANDERVLUGT TRS	8601 SW 163 TER
GUSTAVO ANIDO TRS	16225 SW 87 AVE
HARPREET SMITH	8640 SW 163 TERR
MARK R BROWN &W CHRISTINE	8620 SW 163 TERR
ERIK DELGADO	8600 SW 163 TER
VICTOR MANUEL BOLIVAR LEANDRO	8560 SW 163 TER
EDGARDO RODRIGUEZ JR TRS	8540 SW 163 TER
MATTHEW D BAKER	16394 SW 86 CT
CARLOS ZUNIGA	16392 SW 86 CT
GERALD ZADIKOFF	16385 SW 86 CT
NELSON HIDALGO TRS	16395 SW 86 CT
MARIE CAROLINE HETU	16405 SW 86 CT
JESUS CRUZ	16415 SW 86 CT
GONZALO RAMOS GARZON	16414 SW 86 CT
JOE L LOPEZ	16404 SW 86 CT
CARMEN F GIVENS &	16322 SW 84 PL
EDUARDO RODRIGUEZ	16312 SW 84 PL
ANGEL CALLE	8445 SW 163 TERR
BERTRAND LEON	16371 SW 84 PL
AGUSTIN PICADO LE	8435 SW 164 TER
ANTONIO QUINONES &W SANDRA C	8433 SW 164 TERR
JUAN MEJIA	8413 SW 164 TERR
XINYU WANG	8422 SW 163 TER
VICTOR SPENCE &W PHYLLIS	8432 SW 163 TERR
ERIC D SCHROEDER	8442 SW 163 TER
HEIDI CORVO	16365 SW 84 PL

MICHAEL BAIAMONTE &W NATALIE	16340 SW 84 PL
MICHAEL BAIAMONTE &W NATALIE	16340 SW 84 PL
PHILLIP R GARLAND TRS	16380 SW 84 PL
DENNIS GARLAND LE	16420 SW 84 PL
ROBERT J KING TRS	16450 SW 84 PL
PATRICIA E PEKARSKY	16480 SW 84 PL
NELSON LUIZ ORTEGA &W CLAUDETE	16490 SW 84 PL
SHIJIE TANG	8440 SW 165 TER
ALEXANDER JESUS SANCHEZ	16530 SW 84 AVE
ASARETH KOVACH	16540 SW 84 AVE
XAVIER F MARTINEZ	16550 SW 84 AVE
JORN BRINKHOFF	1738 SW 57 AVE 420
FRANCISCO CARRALERO	16430 SW 84 AVE
LAURA C BARROWS	16510 SW 84 AVE
FELIPE DE LOS RIOS LA ROSA	8441 SW 165 TER
DANIEL CHAN	8343 SW 166 ST
JOSE BOZZO	8338 SW 166 ST
HAIYAN JIANG	8340 SW 166 ST
XAVIER MALDONADO	16680 SW 83 CT
JACINTO ABDALA TRS	16740 SW 83 CT
JUDITH ORIENTAL PIERRE	16780 SW 83 CT
MIAMI-DADE COUNTY	3071 SW 38 AVE
JOHANNES I LOPEZ	16771 SW 84 CT
MIGUEL A VASALLO	16751 SW 84 CT
JEANNY COLLAZO	16731 SW 84 CT
NELSON SANCHEZ	16701 SW 84 CT
STEPHEN IANUZZI	16681 SW 84 CT
HOWARD J BECKETT &W GLENDA F	16661 SW 84 CT
ANA MARIA V HILTON	16641 SW 84 CT
ALEJANDRO VENERANDO VILLARINO	16621 SW 84 CT
ANGELA R BELLAMY	16601 SW 84 CT
ROBERT D OTERO	16581 SW 84 CT
GRANT SIMON	16541 SW 84 CT
LUCMATDIE LLC	1313 PONCE DE LEON #201
HUGO RENDON	16451 SW 84 CT
MICHAEL B ANTONELL	16421 SW 84 CT
MELISSA ORDENES	16520 SW 84 CT
GABRIEL MATTIONI &W IRIS	16560 SW 84 CT
HANIF M WILLIAMS TRS	8531 SW 166 ST
CHARLES C BALL	8601 SW 166 ST
JOSE NEGRON	8631 SW 166 ST
EDWARD A MENA &W ROSA M	16660 SW 86 CT

ANDRES FERNANDO CHACON	16720 SW 86 CT
GENNARO PETRUZZELLI	16760 SW 86 CT
GONZALO LOPEZ TRS	16790 SW 86 CT
DAVID A HELFAND &W NIEVES	16700 SW 84 CT
LISA DOMINGUEZ	16680 SW 84 CT
MARCELL HETENYI	16640 SW 84 CT
FERNANDO R TIZON CORTES	16600 SW 84 COURT
MANUEL PABLO CARVAJALES	8530 SW 166 ST
GERALD C GRANT JR &W JENNIFER A	8560 SW 166 ST
CHRISTOPH BIGLER &W BARBARA	8600 SW 166 ST
MARK R TAYLOR	16721 SW 86 CT
MARCO A CASANOVA	16761 SW 86 CT
HASKELL M BERNAT TRS	16791 SW 86 CT
EDUARDO KRAJEWSKI	8560 SW 167 TERR
GANG WANG	8530 SW 167 TER
SEBASTIAN N MCNALLY	8510 SW 167 TER
WEI ZHOU	8480 SW 167 TER
JUNAID FATMI	8450 SW 167 TER
EDWARD JAMES HALL	8420 SW 167 TER
FELIPE BASULTO	8481 SW 167 TER
CARLOS LANZA	8531 SW 167 TERR
MARIA PEREDO	8561 SW 167 TERR
CARLOS M DILMA TRS	8590 SW 167 TER
FLAMINGO GARDENS DEV	300 ARAGON AVE STE 210
SO FLA WATER MANAGEMENT	3301 GUN CLUB RD
SCHOOL BOARD OF MIAMI-DADE COUNTY	1450 NE 2 AVE
AMERICAN LEGION POST/33	16401 SW 90 AVE
CHRIST FELLOWSHIP RES PROP LLC	8900 SW 168 ST
SHEILA PURYEAR	16455 SW 91 AVE
TAREK CHEBBI	16450 SW 90 AVE
ORLANDO PADIN	16500 SW 90 AVE
JAMES A GOSSETT &W CARLA S	16501 SW 91 AVE
THR FLORIDA LP	PO BOX 4900
FRANTZ JEAN-JOSEPH	9030 SW 164 ST
HARVE A MOGUL	16555 SW 91 AVE
AMY SENA	16550 SW 90 AVE
PEDRO PABLO RODRIGUEZ TRS	16525 SW 91 AVE
CHRIST FELLOWSHIP RES PROP LLC	8900 SW 168 ST
CHRIST FELLOWSHIP RES PROP LLC	8900 SW 168 ST
CHRIST FELLOWSHIP RES PROP LLC	8900 SW 168 ST
CHRIST FELLOWSHIP RESID PROP LLC	8900 SW 168 ST
CHRIST FELLOWSHIP RESIDENTIAL	8900 SW 168 ST
GILBERTO J LLERENA COLLAZO	16400 SW 91 AVE

ANDY DOLORES TRS	16420 SW 91 AVE
ANA SUYAPA MENDIETA	554 PARKWOOD LN
ROBIN R BARSON	16520 SW 91 AVE
LEANDRO GUZMAN	16600 SW 91 AVE
CARL CHRISTIAN HOECHNER	16620 SW 91 AVE
JAMES F GRAY &W MARIA C	16640 SW 91 AVE
ATIYA KUHA	16700 SW 91 AVE
STEVEN SCHWARTZMAN &W	16720 SW 91 AVE
FERDINAND ROBLES &W LINDA &	16740 SW 91 AVE
MADELEINE HERNANDEZ	16761 SW 92 AVE
LANCELOT CHUNG	16741 SW 92 AVE
OLGA HALL	16721 SW 92 AVE
ROBERT JOSEPH WILE	16701 SW 92 AVE
ERIK A EMANUELSON	16641 SW 92 AVE
IAN LLANES	16621 SW 92 AVE
LODOISKA GARCIA	16601 SW 92 AVE
ALEXIS DEL VALLE	16521 SW 92 AVE
CHRISTOPHER GUY ESTEVEZ	16501 SW 92 AVE
CARLOS PENAFIEL	16421 SW 92 AVE
CARLOS M DE CESPEDES SR	16401 SW 92 AVE
GEORGE & EDGAR RINCON	9200 SW 164 ST
SHIRLEY S SMART (TRUST)	9201 SW 165 ST
ENRIQUE ANTONIO SAMPAYO MORENO LE	9221 SW 165 ST
JOSE ROSA TRS	9240 SW 165 ST
CARLOS A VERGARA	9220 SW 165 ST
BETSY E ECHEMENDIA	9200 SW 165 ST
JOHN RESTUCCIA	9201 SW 166 ST
BRANDON JON MARTINEZ	9221 SW 166 ST
NAOMI STEPHEN	9241 SW 166 ST
THOMAS PRESTON CARSEY	9261 SW 166 ST
ANA MARIA SACA CAREAGA	9280 SW 166 ST
OISIS CARIDAD SIERRA CRUZ	9260 SW 166 ST
ASHLEY MOUSSA	9240 SW 166 ST
MICHAEL HYATT JTRS	9220 SW 166 ST
EDUARDO CAMPS ROMERO	9200 SW 166 ST
FRANCISCO SANCHEZ &W XIOMARA	9201 SW 166 TERR
CHRISTINE IBARRA	9221 SW 166 TER
PEDRO A SEVILLA FEIJOO LE	9241 SW 166 TER
CAROL A STAZILIS	9261 SW 166 TERR
DAVID SPINDEL TRS	9281 SW 166 TER
LISA J GOODKIND	9298 SW 166 TERR
LUIS FERNANDO CARMONA	9280 SW 166 TER

ALFRED ABON	9260 SW 166 TERR
CHRISTOPHER JAVIER MENDIZABAL	9240 SW 166 TER
RUBEN SALAVERT	9220 SW 166 TER
JAMES A MARTELL LE	9200 SW 166 TER
ALEXIS ISRAEL MENA	9201 SW 167 TER
MICHAEL A ESPRIELLA &	5212 CROSS RIDGE CIR
JOHN M HOUGHTON JR & J M HOUGHTON	9241 SW 167 TERR
SUPORN HNUKAEO	9261 SW 167 TER
ROBERT BUITRAGO	9281 SW 167 TER
QI MA	9299 SW 167 TERR
ELIZABETH SHAW	7640 SW 170 ST
DUANE S CARBO	9280 SW 167 TER
JAVIER ORREGO &W CLARA	9260 SW 167 TERR
KEVIN KAUFMAN &W ALANA	9240 SW 167 TERR
RYAN COLON	9220 SW 167 TER
BEATRIZ SOPHIA GUTIERREZ	9200 SW 167 TER
UBALDO MURSULI	16120 SW 87 AVE
PAUL J JOSEPH LE	16140 SW 87 AVE
CELIA MONTECINOS	16121 SW 87 CT
ROBERT B GIBSON JR	16141 SW 87 CT
MIGUEL LORENZO	16122 SW 87 CT
RAPHAEL PERPIGNAND	16142 SW 87 CT
JODONNIS RODRIGUEZ	16120 SW 88 AVE RD
ETHEL HALLER TRS	16201 SW 87 CT
MOHIT MEDIRATTA	16162 SW 87 CT
LUIS AHUMADA CHAMORRO	16202 SW 87 CT
GREGORY REYNOLDS	16225 SW 88 AVENUE RD
PATRICIA HERRERA	4649 PONCE DE LEON BLVD 301
MICHAEL JOSEPH VENINCASA	8820 SW 162 ST
MARCEL ESPADA MARTINEZ TRS	8805 SW 162 ST
WALLY L LYSHKOV TRUSTEE	8825 SW 162 ST
ROBERT JOSEPH O CONNOR TRS	16145 SW 88 AVE
DANIEL J CHRISTOFFERSON	16286 SW 88 AVENUE RD
ROSA M SANTIAGO	16272 SW 88 AVE RD
BENJAMIN S LAUREN	16258 SW 88 AVENUE RD
ALFREDO GUERRERO	16240 SW 88 AVENUE RD
SK FLORIDA HOMES LLC	2200 BISCAYNE BLVD
DERRICK O ROSS	16200 SW 88 AVE RD
ROBERT C HACKNEY TRUSTEE	16180 SW 88 AVE RD
JAMES E BERNSTEIN &W VIRGINIA U	16160 SW 88 AVE RD
VICTOR WONG CHONG	16140 SW 88 AVE RD
JOHN W MOORE TRS	16625 SW 91 AVE

JONATHAN ALAN SIMMONS	16645 SW 91 AVE
DEREK N ROBLES	16665 SW 91 AVE
PHILLIP DAVIS	16705 SW 91 AVE
JUAN G MORAN	16725 SW 91 AVE
BILLY J WOOD	16750 SW 90 AVE
MARK GLIDDEN	16700 SW 90 AVE
BRYAN THOMPSON	16670 SW 90 AVE
MARIA C ALVAREZ	9004 SW 163 TER
JUAN GUERRA HERNANDEZ	9014 SW 163 TER
ALVARO FIGUEREDO	9024 SW 163 TERR
ADEWALE ALONGE &W CHRISTIANAH	17303 SW 80 PL
ALEJANDRO PATINO TRS	9104 SW 163 TER
BI HSIA CHEN	9114 SW 163 TERR
HANSLATA DASS	9124 SW 163 TERR
JENNIFER JAGBIR	9131 SW 164 ST
RICARDO D ROBLES	9121 SW 164 ST
WEBER GUILBAUD	8935 SW 163 TERR
RANDY SUE JAMISON TRS	9101 SW 164 ST
RI DONG TAN	9031 SW 164 ST
HOPE POWELL	9021 SW 164 ST
JUAN G FERNANDEZ	9011 SW 164 ST
THIET NGUYEN TRS	9001 SW 164 ST
KHANH NGUYEN	16435 SW 88 AVE
PATRICK TAYLOR &W ROSE	17020 SW 93 AVE
RAFAEL ZUNIGA	4070 8 AVE SE
ERWIN PALS	8820 SW 165 TER
HELMUTH RAMIREZ	8840 SW 165 TER
BRICE RENALD MAZLOUM	8880 SW 165 TER
ANTONIO ROTELLA	8775 SW 164 ST
ALEX J VELAZQUEZ	16335 SW 88 CT
KEREM KAYSERILIOGLU	16325 SW 88 CT
ALEJANDRA PARRA	16315 SW 88 CT
RAYMOND S KULZICK	16310 SW 88 CT
ROBERT J BECERRA	16320 SW 88 CT
TOM J MANOS LE	16330 SW 88 CT
JULIO NOLASCO	16351 SW 88 PL
YANET KORZENIAK	16315 SW 88 PL
RONALD SPIEGEL	16311 SW 88 PL
TYRONE CAMPBELL	16468 SW 85 LN
LUIS SOTERO	16320 SW 88 PL
ERIC RENAGHAN TRS	16330 SW 88 PL
BARBARA ATWOOD MASTER TRS	16355 SW 89 CT

JIAO HE JTRS	16325 SW 89 CT
OMAR GIRITLI	16255 SW 89 CT
JEDA PROPERTIES LLC	3870 SW 137 AVE
JAMES A MCCARTHY III	12330 SW 60TH CT
RICHARD S GREEN	16250 SW 89 CT
JULIO GONZALEZ	8915 SW 163 TER
MARILYN TAYLOR DUNCAN	8935 SW 163 TER
ALESSANDRA ESTEVES	8955 SW 163 TER
IVAN G MOTTA	16275 SW 89 PL
ANTONIO GARCIA	8940 SW 162 TERR
MICHAEL A WONG	8930 SW 162 TER
JOHN D II REED	8920 SW 162 TER
JOSE FRANCO	8925 SW 162 TER
DAVID L HOLCOMBE & W JENNIFER	8935 SW 162 TERR
JAVIER R VILLAMIZAR	8945 SW 162ND TERR
EDUARDO R ACLE &W NILDA	16215 SW 89 PL
LORENZO D BERRY III	16240 SW 89 PL
JEFFREY M BERRY	16260 SW 89 PL
MICHAEL L DION	16320 SW 89 PL
R&M PROPERTIES MIAMI LLC	7412 LIVINGSTON RD
BENJAMIN A NWADIKE &W ORBY L	8960 SW 163 TERR
JUSTIN LINDSEY LE	8940 SW 163 TER
ZAOHUA HUANG	8920 SW 163 TERR
PHILIP R HOROWITZ	16425 SW 89 AVE
MAX CHARLES UNDORFER	8840 SW 164TH ST
JUN LI	8830 SW 164 ST
YINGCHUN HUANG	8820 SW 164 ST
BENITO CORREA	16430 SW 88 AVE
JAMES R HORNER	8825 SW 165 TERR
JACOB L MCCAULEY &W	8845 SW 165 TER
ERIC J CASOLA LE	16501 SW 89 AVE
JAMES GOOSBY	16445 SW 89 AVE
VALENTINA TAYLOR	16435 SW 89 AVE
LOURDES BANT LE	16425 SW 87 CT
ZHAOJUN LIU &W YAN LI	16525 SW 87 CT
ANA MARIA GONZALEZ	16601 SW 87 CT
MARINA KOROLYOVA	16645 SW 87 CT
RALPH R BARNES III	16665 SW 87 CT
RYAN D KAPLAN	16735 SW 87 CT
ROSA L ORTIZ LEZAMA	16745 SW 87 CT
PETER KELLY	16750 SW 87 CT
OSCAR MACHADO TRS	16740 SW 87 CT
KARL W CETTA	16720 SW 87 CT

RICHARD F JOLIE	16660 SW 87 CT
CRAIG DONALD KOZAREK TRS	16640 SW 87 CT
JESSICA ADRIENNE SANCHEZ	8750 SW 166 ST
ROBERT E GALLAHER	16655 SW 87 PL
RUSSELL P ROGG TRS	16715 SW 87 PL
JUVENCIO HERNANDEZ TRS	14421 SW 115 TER
KEVIN ATTAI LE	16755 SW 87 PL
BARBARA SPENCER LE	16750 SW 87 PL
DAVID GAVIN BROST	16720 SW 87 PL
TAMARA MARTINEZ	16710 SW 87 PLACE
JEN YU	16650 SW 87 PL
ETHAM J BARTLEY	16630 SW 87 PL
CARLOS A MARTINEZ	8755 SW 166 ST
ALEJANDRO PARET	8745 SW 166 ST
CHERYL ANN WILLIAMS	8725 SW 166 ST
FERNANDO SOTO	8520 CUTLER CT
ORNELAS & CORREIA LLC	17011 N BAY RD STE 602
MARC BRADFORD SHERMAN	16365 SW 87 CT
JOSE MANUEL PEREZ	8060 NW 33 ST
JENNIFER BRACCI	16370 SW 87 CT
LYNN GROSS	16365 SW 87 PL
LENNOX G NEWMAN	16355 SW 87 PL
DORIS WEYER	16340 SW 87 PLACE
TARIK KHAFAGA	16350 SW 87 PL
KAREL RODRIGUEZ	16360 SW 87 PL
YUQI JING	9103 SW 163 TER
DAVON REED TRS	1451 BRICKELL AVE 2002
QINGDA YANG	9043 SW 163 TERR
CARLOS M VARELA TUIRAN FOURNIER	9023 SW 163 TER
MARIA E VASQUEZ	9003 SW 163 TER
WILLIAM L REESE	16239 SW 90 CT
CASA DE CAMPO HOA ASSC INC	18001 OLD CUTLER ROAD STE 643
AJ AND DJ INVESTMENTS LLC	12620 SW 90 AVE
MIAMI-DADE COUNTY	111 NW 1 ST STE 2460
MIAMI-DADE COUNTY	111 NW 1 ST STE 2460
CHRIST FELLOWSHIP PALMETTO	8900 SW 168 ST
AJ AND DJ INVESTMENTS LLC	12620 SW 90 AVE
DAVID HAMEL	16950 SW 90 AVE
ROBERT RIVERA	16900 SW 90TH AVENUE
C L HINSON	17300 SW 90 AVE
JESUS COURET &W IDELENA	17230 SW 90 AVE
CIRA M CUETO	17200 SW 90 AVE

JOSE M HERNANDEZ	9175 SW 173 ST
ALFONSO J FRANCOS	9125 SW 173 ST
ANDREW PARCHMENT &W GAIL	17201 SW 92 AVE
RAYMOND H GORMAN ETALS (TRUST)	17203 SW 92 AVE
JAINARINE APARBAL	8990 SW 174 ST
MARCOS R BECARI LE	17541 SW 93 PL
HERNAN DARIO ORTEGA LE	9100 SW 174 ST
PALMETTO BAY PARK CONGREGATION	PO BOX 570670
MARIA TERESA GASPARD	9231 SW 170 LN
VAN THANH VO TRS	3702 LAKE VARANO CIR
JACOB GOLDMAN	9221 SW 170 LN
FERNANDO HORACIO CHAMULA	4810 NW 104 AVE
JOHN P WELLONS	9241 SW 174 ST
JESUS S CASANOVA TRS	8745 SW 182 TER
RICARDO ELIAS IMUL	9330 SW 168 ST
E & L 168 STREET CO LLC	11231 SW 69 CT
5153 DUPLEX LLC	9710 E INDIGO ST 201
JONATHAN N BROOKS &W CHRISTINE C	6255 SW 126 ST
JONATHON N BROOKS &W CHRISTINE C	6255 SW 126 ST
LAWRENCE J ROBBINS TRS	11231 SW 69 CT
ALEX SARDINAS TRS	20031 SW 204 ST
ANYEL MIRANDA CABALLERO	16900 SW 92 CT
THERESA R JONES	16902 SW 92 CT
ISABEL C ASCENCIO	9262 SW 169 ST
NELSON NIETO	16935 SW 93 AVE
JOSE F ZARATE	16945 SW 93 AVE
JOSE A FRANCO	8925 SW 162 TER
BAILEY HUGH	9275 SW 170 ST
FERNANDO PEREIRA	9215 SW 170 ST
11328 INC	11328 SW 167 ST
JONATHON N BROOKS &W	6255 SW 126 ST
ALEX SARDINAS TRS	20031 SW 204 ST
DOMINICK ILARRAZA	16910 SW 92 CT
IVETT AGUIAR	9200 SW 174 ST
LEONOR NUNEZ	7591 SW 150 ST
KAREN KROPP	17430 SW 92 AVE
VIJI UDAYAKUMAR	17500 SW 92 AVE
SAUL PARDO	9205 SW 176 ST
SVETLANA SMIRNOVA	17525 SW 92 CT
KAWANLJIT S BAINS &W AMARJIT K	17501 SW 92 CT
DANIEL A CROTEAU	17431 SW 92 CT
THR FLORIDA LP	PO BOX 4900

XINIA M VALDES	9220 SW 174 ST
EDUARDO NOGUERA	17400 SW 92 CT
DEENA RICHARDSON	17420 SW 92 CT
ALMUKHTAR DEVELOPERS INC	14205 SW 68 AVE
ANTOANETA IORDANOVA ANGELOVA LE	8870 SW 170 ST
JAVAD S AMIRI &W ANA R	8860 SW 170 ST
CLAUDIO PEREZ	8850 SW 170 ST
MICHAEL A MATTIS	8865 SW 171 ST
HENRY T CLIFFORD	8875 SW 171 ST
DULCE GIERSON	8901 SW 171 ST
RONALD KUESTER	8925 SW 171 ST
COSME SALAS	8920 SW 171 ST
MONICA M LAZO	8870 SW 171 ST
MARCOS SALAZAR	8860 SW 171 ST
CHRISTINA MONTEANU	8850 SW 171 ST
JORGE ALBERTO ASTORGA	8855 SW 172 ST
SAM HOULT	8865 SW 172 ST
DIANA CANALES	8875 SW 172 ST
GAIL M BUCHANAN LE	8901 SW 172 ST
LEO SCHEER	8925 SW 172 ST
JONATHAN FERNANDEZ	8920 SW 172 ST
PHILLIP D SWEET	8900 SW 172 ST
MOISES FERRO	8870 SW 172 ST
BRETT ANDREW HORNE	8860 SW 172 ST
JOSE FERNANDO TOVAR	8850 SW 172 ST
CARMEN CAICEDO	8855 SW 172 TERR
PHILIP L BENNETT &W INGE N	8865 SW 172 TERR
CHARLES MICHAEL SANDERS	22061 SW 92ND PL
DONALD J KOCOUREK	8901 SW 172 TERR
H RAY LINTNER	8925 SW 172 TERR
BARBARA C SAWYER	17000 SW 89 CT
RYNE PHILLIPS	17020 SW 89 CT
GARRETT CLIFFORD	17100 SW 89 CT
GABRIEL GONZALEZ	17120 SW 89 CT
ANTONIO CARRERA JR JTRS	17130 SW 89 CT
SCOT CROSS	17200 SW 89 CT
GUILLERMO NUNEZ	7591 SW 150 ST
CHRISTIAN RATO	17240 SW 89 CT
RAQUEL M MENDIETA	17201 SW 90 AVE
BRIAN BISHOP	17145 SW 90 AVE

PETER DAVIN ZCHESAN	17101 SW 90 AVE
JAMES H WOODARD	17001 SW 90 AVE
JOHN THOMAS WATERS	16881 SW 89 AVE
MAUREEN BEATY	16880 SW 88 CT
JESSICA ORTIZ	16901 SW 89 AVE
JOHN WATERS	16881 SW 89 AVE
PATRICK ANDERSON	16921 SW 89 AVE
ILEANA MARCOS	16920 SW 88 CT
ALVARO TANAKA	17435 SW 91 AVE
LEBANA PROPERTIES LLC	850 NW 42 AVE 203
JOHN F FERNBACKER TRS	17535 SW 91 AVE
MICHAEL SCOTT GORDILS TRS	17530 SW 90 AVE
GUILLERMO NUNEZ	7591 SW 150 ST
GEORGE A ALLSMAN &W DEANNA SUE	17430 SW 90 AVE
FLAVIA LLIZO	17435 SW 92 AVE
AIDA M CRUSAN	17501 SW 92 AVE
FREDERICK K DUBERRY JR (MINOR)	17531 SW 92 AVE
EDUARDO GARCIA	17530 SW 91 AVE
FRANK SIGL	17500 SW 91 AVE
BINSEN GONZALEZ	17430 SW 91 AVE
ERICA E SOTO	17601 SW 92 AVE
SUMMER SHOPAY	17700 SW 91 AVE
RAFAEL A SARDI	17620 SW 91 AVE
MARCELLO D DANDREA	17600 SW 91 AVE
ROBERTO JAVIER HERNANDEZ	17625 SW 91 AVE
TIMOTHY JURKOVICH	17721 SW 91 AVE
CARLOS JIMENEZ	17720 SW 90 AVE
JEANINE F KOON LE	17700 SW 90 AVE
MICHAEL PATRICK PARKER	17620 SW 90 AVE
ROBERT MUXO	9000 SW 176 ST
JAYANTI DEV	17350 SW 87 CT
JAMES D WEATHERSPOON JR	17320 SW 87 CT
DAVID R DULZAIDES	17300 SW 87 CT
ELHAM SAFFARIZADEH	17240 SW 87 CT
MARCO LEYTE VIDAL	17220 SW 87 CT
MARIA ELENA DUQUE	17200 SW 87 CT
MARITZA CRUZ	17120 SW 87 CT
GASTON E LEGORBURU JR	16001 SW 77 CT
WILLIAM S SLOAN	17101 SW 88 AVE
DF17195 LLC	13818 SW 152 ST 257
PEDRO PENA	17205 SW 88 AVE

PEYMAN TAGHIOFF	17245 SW 88 AVE
JEFFREY KALINOWSKI	17305 SW 88 AVE
JOHN E BLOSSER TRS	17325 SW 88 AVE
MARLEGNE M YOUNG	17345 SW 88 AVE
ALEJANDRO DURAN	17435 SW 90 AVE
NICHOLAS KERESTEGIAN	17505 SW 90 AVE
JOSEPH W POLSTER	17531 SW 90 AVE
SEBASTIAN MORALES	17530 SW 89 CT
SK FLORIDA HOMES LLC	2200 BISCAYNE BLVD
GWEN ELAINE MYERS	17430 SW 89 CT
ALEIN CADALSO	17420 SW 89 CT
DICK CHEN	8205 SW 184 LN
VALENTIN SANCHEZ	17605 SW 90 AVE
JOHN W PENNEY & KATHRYN J KILTIE	17625 SW 90 AVE
DANIEL CRAIG GIVENS JR TRS	17701 SW 90 AVE
TRACY L DREISCH	17725 SW 90 AVE
JEANNE URBAN EST OF	17720 SW 89 CT
MARK STARINSKY	17700 SW 89 CT
THOMAS A ZELENAK II	17620 SW 89 CT
DANIEL PATRICK WALSH JR	17600 SW 89 CT
ALICIA DELGADO	8990 SW 177 TER
ABEL GUERRA	8980 SW 177 TER
BETSY MADRUGA	16905 SW 93 AVE
VIDAL GARZON PORRAS	16915 SW 93 AVE
NELSON ORTEGA	16925 SW 93 AVE
TANIA MARRERO	17040 SW 87 CT
ARMADA INK CORP	7840 SW 117 ST
JOHN R ADAMS	17000 SW 87 CT
JOHN WILLIAM CONOVER LE	16940 SW 87 CT
RITA SHAW HESS LE	16900 SW 87 CT
HARRYDATH MOHABIR	16840 SW 87 COURT
VELYNE GENECE OLOYE	16820 SW 87 CT
MOHAMED BENJELLOUN	16800 SW 87 CT
JUAN CARLOS SALAZAR	16801 SW 88 AVE
MICHAEL J MACDONALD	16821 SW 88 AVE
NICHOLAS ANTHONY	16841 SW 88 AVE
JAY SESTOK	16901 SW 88 AVE
PAOLA T BRAVO	16921 SW 88 AVE
JOHN C GERMAN TRS	17001 SW 88 AVE
LOUIS ROBERT CLARK	17021 SW 88 AVE
YORKY CASTRO	17351 SW 87 CT
JOHN R DENIZ III	17321 SW 87 CT

JANET MILLER	17301 SW 87 CT
DANIEL A MERIDA	17241 SW 87 CT
JOSE J RIVERO &W EDILIA	17221 SW 87 CT
JESSICA PELEGRIN	17201 SW 87 CT
JORGE SANZ	17171 SW 87 CT
MARIANO JOSE RODINO	17151 SW 87 COURT
ANTHONY ALONSO	17101 SW 87 CT
FRANCISCO JOSE CONTRERAS	17021 SW 87 CT
DIANA LIMON	17001 SW 87 CT
JIMMY D HEREDIA	16921 SW 87 CT
LUIS E CARRILLO	16901 SW 87 CT
ERNESTO ERRANO LE	16851 SW 87 CT
JASON ANTHONY CONCEPCION	16821 SW 87 CT
MARCO A GONZALEZ	16801 SW 87 CT
JENNIFER L DYLEWSKI	17221 SW 88 CT
WOJCIECH CYMER &W RENATA	17241 SW 88 CT
JULIO J GUTIERREZ	17301 SW 88 CT
STEPHEN J MYER	17325 SW 88 CT
RAYMOND T KINKAID	17345 SW 88 CT
MARIA E ZENOZ	17344 SW 88 AVE
WILSON ROSARIO	17324 SW 88 AVE
ALAN G LATIMER	17304 SW 88 AVE
ERNESTO SANZ	17242 SW 88 AVE
CHRISTIAN ROLAND GSCHWIND	17222 SW 88 AVE
ANDRES APOLO	8980 SW 172 TER
CRISTIANE C LOPEZ	8960 SW 172 TER
ANTONIO HIDALGO	8940 SW 172 TER
ANDREW RASKA	8920 SW 172 TER
MARIA GUILLEN	8900 SW 172 TERR
JOSE RUBIO	8870 SW 17 TERR
ANGELICA F BALDWIN	8850 SW 172 TERR
NEELAKANTHA HARRINGTON	17300 SW 88 CT
LICET RUIZ TRS	17320 SW 88 CT
BRUCE E OUSLEY LE	17325 SW 89 AVE
EDMUNDO MIRANDA	17305 SW 89 AVE
DENIS CHUNG	17300 SW 89 AVE
SK FLORIDA HOMES LLC	2200 BISCAYNE BLVD
CLAIRE WARREN	17325 SW 89 CT
JASON BILLUPS	17305 SW 89 CT
FERNANDO AZCUE ENERIZ	17300 SW 89 CT
DAVID MARTINEZ	17320 SW 89 CT
CHRISTOPHER ROMERO	286 BUENA VISTA DRIVE
SHARLA RABIN	17255 SW 90 AVE

TYLER DANIEL KALBAC	8943 SW 178TH TER
FRANCISCO A PINO	8933 SW 178 TER
NATHAN FRIEDENBERG	8923 SW 178 TER
RICHARD EARL SWOPE	8903 SW 178 TERR
URSULINA DULCE CHAVEZ	8780 SW 174 ST
EDUARDO F PALACIOS	8760 SW 174 ST
ANTONIO DEBEN	8740 SW 174 ST
MARCO A LOPEZ	8720 SW 174 ST
MITCHELL NOWELS	8700 SW 174 ST
JOSEPH GARCIA	8705 SW 175 ST
DONNA MARIE MYRILL	8725 SW 175 ST
MAYLIN CASTANEDA	8745 SW 175 ST
LVR INVESTMENTS LLC	8420 SW 148 DR
JUAN CARLOS PINEIRO	8785 SW 175 ST
JORGE DIAZ	8780 SW 175 ST
NAILAN RODRIGUEZ	8760 SW 175 ST
WILLIAM G O'BRIEN	8740 SW 175 ST
VINICIO A MERIDA SR	8720 SW 175 ST
ALEXANDER A SOCARRAS	8700 SW 175 ST
MAURICIO OSORNO	8705 SW 176 ST
ERIC SLAY	8725 SW 176 ST
LINDA B BURTON	8745 SW 176 ST
JOHN T PRAHL TRS	8320 SW 105 ST
MANUEL A ROMERO	8785 SW 176 ST
ROSS SEGLER	17401 SW 89 AVE
ANDREW LAZARO VILLAR	8860 SW 174 ST
GERALDINE F LAMOGLIA	17421 SW 89 AVE
MARIA G SANCHEZ	17501 SW 89 AVE
DAWN MICHELLE THOMPSON	17521 SW 89 AVE
ALAIN PIERRE BIZET	8821 SW 176 ST
RYAN RODRIGUEZ TELLAHECHE	17560 SW 88 AVE
ROBERT S MILLER	8801 SW 176 ST
CHAO WEI	17401 SW 89 CT
ERNESTO BUDIER	17421 SW 89 CT
EVA THOMPSON	17501 SW 89 CT
JOSE F PICOS	8961 SW 176 ST
GABRIEL SEBASTIAN ORELLANA	8941 SW 176 ST
CARMELO SAAVEDRA	8921 SW 176 ST
JOSEE CHIN	8901 SW 176 ST
KENNETH E SOLIS TRS	8841 SW 176 ST
FREDDY NEYRA	17520 SW 89 AVE
JORGE GONZALEZ	8900 SW 175 TERR
PETER CUCCHIARA	8920 SW 175 TER

MIKEL JIMENEZ FERNANDEZ	17440 SW 89 AVE
JORGE PAZOS	17420 SW 89 AVE
ROY S TENN	8940 SW 176 ST
STEVEN E LUMBERT &W	8920 SW 176 ST
HOWARD A HENRY	8900 SW 176 ST
JASON J CHASE	8860 SW 176 ST
LINDSAY KUGLER	8840 SW 176 ST
SIRJE COUPLAND	8820 SW 176 ST
MICHAEL D WILEY	8800 SW 176 ST
DAVID W POULOS	8780 SW 176 ST
ILIANA RODRIGUEZ TRS	8760 SW 176 ST
JASON E GOLDMAN	8740 SW 176 ST
CRISTINA GOMEZ	8720 SW 176 ST
RUTH ELIZABETH SALAZAR	8700 SW 176 ST
CLEVELAND SUCKIE	8705 SW 176 TERR
KYOUNG SUB SIN	8725 SW 176 TER
CHELLAPPAH MAHESWARAN	8745 SW 176 TER
TRACIE DACOSTA	8765 SW 176 TER
SALVADOR ELMER LANDAVERDE FLORES	8785 SW 176 TERR
BIENVENIDO JOSE LA ROSA	8805 SW 176 TER
REST HOLDINGS LLC	14501 SW 81 AVE
JAMES M SARGENT	8865 SW 176 TERR
THEODORE B VAUGHAN	8905 SW 176 TER
LYDIA FEBUS TRS	8925 SW 176 TER
RICHARD PAUL DEREUTER	8945 SW 176 TER
TERESITA LASTRA	8965 SW 176 TERR
DANIEL J CERNOGORSKY	8964 SW 176TH TER
BONNIE F HANNEMANN LE	8944 SW 176 TERR
EFRAIN TOSADO &W WALISCA	8924 SW 176 TERR
SCOTT ZUCKER	8904 SW 176 TERR
MICHAEL K BAGNELL	8864 SW 176 TERR
JORGE RODRIGUEZ	8844 SW 176 TERR
DAVID A CINALLI	8845 SW 177 TERR
GUILLERMO J CARTAYA	8865 SW 177 TER
ROBERT L JACKSON	8905 SW 177 TERR
FELIPE CAM	8925 SW 177 TER
THOMAS F MCCORMICK	8945 SW 177 TERR
CHRISTINA JACOBSEN	8965 SW 177 TER
OSCAR SOSA JR	8964 SW 177 TER
ALEXANDER M MUINA	8944 SW 177 TER
LUIS E ALFARO VALLEJOS	8924 SW 177 TER

GLENN FLORES	8904 SW 177 TER
CHARLES L MCNEILL	8864 SW 177 TER
SAMANTHA L RODRIGUEZ	8844 SW 177 TER
WESTON HOUSE LLC	8777 COLLINS AVE #612
JAMES I PIGGOT	8800 SW 177 TERR
ENRIQUE CUERVO JTRS	8784 SW 177 TER
JOSE A ALVARADO &W	8764 SW 177 TERR
ALBERTO WOGINIACK	8744 SW 177 TER
ELCY A MATHURIN TRS	8724 SW 177 TER
JEAN SOCRATE DEVILME	8725 SW 177 TER
ALVARO FERNANDO MENDEZ	8745 SW 177 TER
MICHAEL LARSON	8765 SW 177 TER
NICOLE DIONNE VANRANDALL	8785 SW 177 TER
JAVIER PELAYO	8805 SW 177 TER
JOHN E SIMMONS	8825 SW 177 TERR
JEFFREY A CODALLO	8824 SW 176 TERR
RAFAEL N GOMEZ	8804 SW 176TH TER
JESSICA VILLEGAS	8784 SW 176 TER
LUIS R MONTESINOS &W MINETTE M	8764 SW 176 TERR
DAVID L STEINBERG	8744 SW 176 TERR
GABRIEL HOLCH	7445 SW 168 ST
AURELIO V FLOR &W MARIA CAROLINA	17650 SW 87 AVE
SHARON SAMOLE	17700 SW 87 AVENUE
EDWARD ZALDIVAR	17740 SW 87 AVE
MONICA JOAN PONCE	8895 SW 178 TER
DARRELL K EWING	8885 SW 178 TERR
BERNARDO ALVARADO	8865 SW 178 TERR
JUAN R VEGA	8845 SW 178 TERR
HAYDEE SANCHEZ	8825 SW 178 TERR
JAMES HAPPELL	8805 SW 178 TERR
DAVID MIRABAL	8765 SW 178 TERR
RAMON DIONISIO PICHARDO	8745 SW 178 TER
JOSE SEGUNDO DE ROSA	8725 SW 178 TER
GALINA WOSHCZYN	9120 SW 173 ST
9100 PALMETTO BAY LLC	253 NE 2 ST
PEDRO A COLEY	9101 SW 174 ST
JOSE BEATO	9121 SW 174 ST
ROSENDO SORTO	16803 SW 89 AVE
LISSET GONZALEZ TRS	16800 SW 88 CT
GUANGYAO CHEN	16809 SW 89 AVE
KENT SIRRIANNA	16810 SW 88 CT
CHRISTIAN ALFREDO CASTILLO	16915 SW 92ND AVE
DAVID R MCPECK	16821 SW 92 AVE

JUAN C P C MARTINEZ BUSTAMANTE	16833 SW 92 AVE
ORLANDO MARTINEZ &W CARIDAD	16803 SW 92 AVE
DELMY Y RUBIO	9160 SW 168 ST
MARIO RAMIREZ	9167 SW 169 TERR
MIRYAN FERNANDEZ	13841 HEANEY AVE
ULVIA MARIA CASTILLO TRS	9121 SW 170 ST
CHRISTOPHER GUTIERREZ	18495 SW DIXIE HWY BOX 332
FRANCISCA PISFIL	16971 SW 92 AVE
ADRIAN VEITIA GALVEZ	16951 SW 92 AVE
LILA E MUNOZ	16931 SW 92 AVE
LOUIS A SENOFONTE	16961 SW 92 CT
GUSTAVO R BUENDIA VILA	16901 SW 92 CT
JAMES WALDEN	7719 SW 188 ST
FRANK ALONSO	9240 SW 168 ST
VIVIEN CAMPBELL	16941 SW 92 CT
LESLIE MENDOZA	16921 SW 92 CT
MACARIO HUAITALLA	3343 SACRAMENTO WAY
HENRY BECERRA DIAZ	10955 SW 42 TER
ALEXANDER DE SANTIS	9145 SW 171 TERR
RTZ 188 LLC	3020 SW 25 ST
JORGE MEDEROS	9045 SW 171 TERR
AHMED RASHEED	9025 SW 171 TER
GUILLERMO E JIMENEZ	9005 SW 171 TERR
AMANDA DANIKA SAME	9140 SW 171 TER
DANIEL EDUARDO SAME	9120 SW 171 TER
DORYS MERY MARTINEZ	9040 SW 171 TER
MARIE R DAUREL	9020 SW 171 TER
JORGE A FERNANDEZ	9000 SW 171 TERR
SANTIAGO BUENO	16800 SW 92 AVE
DARIA BUENO LE	16810 SW 92 AVE
MONICA BUENO JTRS	16820 SW 92 AVE
DEBORAH V URRACA	16830 SW 92 AVE
WENCESLAO ALCALDE &W ALICIA	16840 SW 92 AVE
STAR BORROWER SFR5 LP	591 W PUTNAM AVE
MARTA MARIA MARTINEZ	16900 SW 92 AVE
XUDONG YANG	16910 SW 92 AVE
OBDUL LLOSA	16920 SW 92 AVE
GOLSTROM VENTURES LLC	9724 SW 114 CT
ISABEL A FLORES	16971 SW 92 CT
ROLAND WOLFF	16965 SW 92 CT
HERBERT O VILLAFUERTE PORTILLO	1000 BISCAYNE BLVD UNIT 1602
HERNAN V VALDEZ LE	16981 SW 92 CT
RICARDO IBARRA JR	16940 SW 92 AVE

MANUEL LA ROSA LE	16950 SW 92 AVE
ANTONIO ECHEVARRIA RODRIGUEZ	17080 SW 90 AVE
LISA KEY SHIM	17050 SW 90 AVE
PHU HO	17000 SW 90 AVE
ANDREW GEORGE MANOUILIDIS	17001 SW 91 AVE
CRISTIAN G WOLNITZKY ALEGRIA	17051 SW 91 AVE
CAROL CHOMETA	17081 SW 91 AVE
JOSEPH GOUSSE	17082 SW 91 AVE
STEFAN K SCHWABE	400 STRAWBERRY RIDGE LN
HUA LI	17002 SW 91 AVE
PEDRO O ARENCIBA	17003 SW 92 AVE
JORGE I LLAPUR LE	17053 SW 92 AVE
JAIRO MANUEL PICO	17083 SW 92 AVE
EVGENIA KIM TRS	17080 SW 92 AVE
CLARA R ROMERO TRS	17140 SW 92 AVE
LAA INVESTMENT CORP	11915 SW 46 ST
JAKE A FRALEY	17121 SW 92 CT
MARY ANN TICO CAYOBIT TRS	17091 SW 92 CT
MILIAN DEVELOPMENT GROUP INC	6890 SOUTH CARTEE RD
NEIL M GONZALEZ JR	17234 SW 92 AVE
SEBASTIAN ALPHONSO PEREIRA	17254 SW 92 AVE
JONATHAN MARMOLEJOS	17265 SW 92 CT
OMAR J COSTA	17261 SW 92 CT
17255 HOLDINGS LLC	9220 SW 69 AVE
MONIKA TAHOUN LE	9271 SW 174 ST
TRUE NORTH PROPERTY OWNER B LLC	PO BOX 4090
JOSEPH ROY	17301 SW 93 AVE
DEANNE S BAILY	17261 SW 93 AVE
MANUEL A MARQUES	17241 SW 93 AVE
JOSE A ORTEGA	17221 SW 93 AVE
JED CAYOBIT &	17201 SW 93 AVE
MICHAEL DEREK RIVERA	17200 SW 92 CT
ADDIEL JIMENEZ FERNANDEZ	17220 SW 92 CT
EDILIO BRITO	17240 SW 92 CT
KYMBERLY W MCNEILL	17260 SW 92 CT
RICKESH SEEREERAM	17300 SW 92 CT
11025 MEGAHOUSE LLC	8475 NW 100 ST
LILIA COUTO	17340 SW 92 CT
ALBERTO PERENZUELA &W KARLA	9255 SW 174 ST
SK FLORIDA HOMES LLC	2200 BISCAYNE BLVD
JEAN M BELOT	9270 SW 170 ST
ALFREDO FRANCISCO CAMARA	9250 SW 170 ST

SATESH BAHADURSINGH &W	9230 SW 170 ST
FLAVIA ARARIPE	17010 SW 92 CT
HECTOR I DE LOS RIOS DE LA TORRE	17020 SW 92 CT
LYNWOOD LLC	PO BOX 565483
LYNWOOD LLC	PO BOX 565483
DAVID SALGADO BERMEJO	17080 SW 92 CT
WILLY A MAURER	17100 SW 92 CT
FENGJUN YUAN	17120 SW 92 CT
MARIJA RUIZ	17111 SW 93 AVE
REINALDO NAVARRO	17101 SW 93 AVE
BRIAN MARTIN CORDOVEZ	17085 SW 93 AVE
MANUEL D FERNANDES	17065 SW 93 AVE
YE WIN NAING	17045 SW 93 AVE
JAMES J PARTRIDGE	17015 SW 93 AVE
MANUEL GARCIA	17001 SW 93 AVE
NANCI MEGHANN SILLS	9220 SW 170 ST
TIA ANNE SANTORO	9210 SW 170 ST
OMAR M ABUHANTASH	9200 SW 170 ST
SOUTH FLA WATER MANAGEMENT DIST	3301 GUN CLUB RD
G3C AND PB GROUP LLC	1907 W DIXIE HWY
JAY P WELCOM LE	8600 SW 176 ST
RICARDO ECHEVERRIA	17200 SW 84 AVE
CHRISTOPHER S PERSON	17220 SW 84 AVE
DAISY AGUILAR	17250 SW 84 AVE
SUZANNE BELISLE	17300 SW 84 AVE
WILFREDO GONZALEZ	17320 SW 84 AVE
KEVIN W BARRY &W CLAIRE M	8405 SW 174 ST
AARON M KUNTZ	8425 SW 174 ST
B V K LLC	318 ALHAMBRA CIR
ROBERT SAXBY	17305 SW 84 CT
TYRONE SCOT SHIRE	17255 SW 84 CT
LEON MICHAEL HIRZEL	17225 SW 84 CT
ROBERT J GONZALEZ	8440 SW 172 ST
IRIT ROTH	8450 SW 172 ST
HENRY KAUFMAN	17220 SW 84 CT
JUSTIN GILMORE	17250 SW 84 CT
DIEU T DANG	17300 SW 84 CT
DANIEL R DECESPEDES	17320 SW 84 CT
ORESTES MAYO	8495 SW 174 ST
CINDY A MEDINA LE	17385 SW 85 AVE
TERRY V MONGOLE	17365 SW 85 AVE

BARBARA C CASTANO ALVAREZ	17225 SW 85 AVE
CHRISTOPHER A MUNOZ	17215 SW 85 AVE
IRVIN IVON DANIEL HARNEY	8460 SW 172 ST
CONSCIOUS INVESTMENTS LLC	8500 SW 172 ST
GREGORY SCHROEDER &W	17220 SW 85 AVE
ANTONIO SANTI &W NELLY	7840 SW 164 ST
MARIETTA DE KOSKO	17300 SW 85 AVE
KARIM HABBAR	17380 SW 85 AVE
OSCAR ALVAREZ	17390 SW 85 AVE
STEPHEN J COPA	17321 SW 86 AVE
BERNARDO ORTIZ	17301 SW 86 AVE
ANTHONY MARIN	17251 SW 86 AVE
JUNG FENG LIN	17221 SW 86 AVE
JOSE LUIS CAMPOS	17201 SW 86 AVE
GUILLERMO E SAAVEDRA	8400 SW 174 ST
MARCUS BRACCI TRS	17422 SW 84 AVE
JORGE GOMEZ	17442 SW 84 AVE
GERALD ZSIGO	17502 SW 84 AVE
RAY W LANWAY	8425 SW 176 ST
JOHN M GEORGIADES	464 BARRACUDA BLVD
DEAN CHUNG	17501 SW 84 CT
FRANCIS UCCI LE	17441 SW 84 CT
JULIAN ESTEBAN DUQUE FLOREZ	17421 SW 84 CT
ANDRAE W DARBY	17401 SW 84 CT
RICHARD BARNETT &W MARIE P	8450 SW 174 ST
MICHAEL D FONTE	17420 SW 84 CT
AMARJIT KAUR GROVER LE	17440 SW 84 CT
KENNETH I WALKER LE	17500 SW 84 CT
JUANITA JOHNSON	17520 SW 84 CT
CHARLES SCUDDER	8451 SW 176 ST
ROBERTO PEREZ JR LE	17553 SW 85 AVE
DAVID KANIOS	17523 SW 85 AVE
WILLIAM D RUTAN LE	17503 SW 85 AVE
CARLOS M FUEYO	17443 SW 85 AVE
THOMAS BURNS	17423 SW 85 AVE
CHARLETA SUE MEYERS MOLE	8490 SW 174 ST
FRANCISCO RUIZ LE	17400 SW 85 AVE
MICHAEL J COPA	17450 SW 85 AVE
CARLOS A ESPINOSA	17460 SW 85 AVE
ANNE L HERZ TRS/ JTRS	17504 SW 85 AVE
MAURICIO DE LA VEGA	17554 SW 85 AVE
CALEB GONZALEZ	8525 SW 176 ST
DANIEL M KENDALL &W NANCY P	17505 SW 86 AVE

MANUEL GONZALEZ	8600 SW 174 ST
THOMAS MCDANIEL	17420 SW 86 AVE
SARA ANN GEORGIADES	17440 SW 86 AVE
KURT M JABLONSKI	17500 SW 86 AVE
KIMBERLY BOURNE CALLES	17555 SW 87 AVE
IVAN ALBREHT	17525 SW 87 AVE
TANYA GOODEN	17505 SW 87 AVE
PATRICIA YUEN LYN	17445 SW 87 AVE
ANGELO R BIONDO	17425 SW 87 AVE
ALEJANDRO PARET	8745 SW 166TH ST
SONJA RICHMOND	12118 CHANCERY STATION CIRCLE
MITUL PATEL	17623 SW 85 AVE
PAUL C GILBERT &W THERESA	8460 SW 176 ST
MAHONEY BAGGS	16801 SW 84 AVE
CHARLES MARTIJN	16851 SW 84 AVE
BARBARA G MELO	9411 SW 227 LN
MYRON NASTASZCZUK TRS	16931 SW 84 AVE
JAMES P GEORGIADES	16941 SW 84 AVE
ADRIAN RODRIGUEZ	17001 SW 84 AVE
DUANE L WIMBERLY	17051 SW 84 AVE
MARIA TERESA BERTI	16800 SW 84 AVE
VICTOR HUGO RAMS JR	16850 SW 84 AVE
RAUL CABALLERO	16880 SW 84 AVE
YASMANY A GARCIA TRS	16930 SW 84 AVE
LOUIS J LAWSON	16940 SW 84 AVE
FRANCISCO RICO	17000 SW 84 AVE
JUAN A GARCIA &W BLANCA	8461 SW 170 TERR
MARIO SANCHEZ	8481 SW 170 TERR
PIERRE J GENEVE	31 HAVENWOOD RD
RICHARD W NOLANDER	8521 SW 170 TERR
SYBIL THOMAS	17011 SW 86 AVE
JAVIER DEL VALLE	8410 SW 170 TERR
SAUL H SILVERMAN	8430 SW 170 TERR
LYNN L AUDIE	8460 SW 170 TER
PEREZOSSA LLC	15460 SW 36 TER
ANNEMARIE H ROBERTS	8520 SW 170 TERR
ROBERT JOHN REAVES LE	8590 SW 170 TER
JESUS VALDIVIA	8701 SW 174 ST
BHOOJRAJ RICKNAUTH	17300 SW 87 AVE
SETH RUTMAN	17240 SW 87 AVE
JUAN E KESSRA	17220 SW 87 AVE
CANDY ALEMANY TRS	17200 SW 87 AVE

ALAN MCLEOD DAVIDSON	17140 SW 87 AVE
WILLIAM GONZALEZ	17120 SW 87 AVE
VICTOR MANUEL GARCIA	17100 SW 87 AVE
THORARINN THORARINSSON	17020 SW 87 AVE
LYSTRA M NOTTINGHAM LE	17000 SW 87 AVE
HERMAN ORDONEZ &W	16940 SW 87 AVE
MARK A BLANCO	16920 SW 87 AVE
GABRIEL EDUARDO ARBE MARROCHE	16900 SW 87 AVE
JASON J LAYTON	16840 SW 87 AVE
SIHUI YU	16820 SW 87 AVE
ABEL DENIS &W DANIELLE	16800 SW 87 AVE
HPA BORROWER 2017 1 LLC	120 S RIVERSIDE PLZ STE 2000
OSCAR R LOPEZ	17302 SW 86 AVE
DIANE L BROWN	17240 SW 86 AVE
THOMAS PAUL ROMAN	17220 SW 86 AVE
EDUARDO MERINO TRS	17202 SW 86 AVE
ROBERT O BUZZELLI TRS	17140 SW 86 AVE
LOUIS MOLL	17120 SW 86 AVE
MARC AMORE	17100 SW 86 AVE
HERMINIO PULIDO	17101 SW 87 AVE
JOHN J NOVALES	17123 SW 87 AVE
OMOTAYO B AJILEYE	17143 SW 87 AVE
KATHERINE SANCHEZ CIPRIAN	17203 SW 87 AVE
PAUL D CONLEY	17223 SW 87 AVE
MARK LANGLEY	17243 SW 87 AVE
JACINTA R WONG TRS	17303 SW 87 AVE
FREDERIC K CRAIG	17323 SW 87 AVE
RENDELL BREWSTER	8601 SW 171 ST
CARLOS A MANCHA	17002 SW 86 AVE
FRANK E VAZQUEZ	16942 SW 86 AVE
NAKITA LEE BACCHUS	16922 SW 86 AVE
ALEJANDRO D HERNANDEZ	16902 SW 86 AVE
RYSI HOLDINGS LLC	10030 BAHIA DR
VICTORIA A LUTHER TRS	16822 SW 86 AVE
GEORGE ALVARADO	16802 SW 86 AVE
TERESITA DE J VASALLO OTERO AS TR	16803 SW 87 AVE
BONNIE SUE PHILLIPS LE	16823 SW 87 AVE
GARY L SARGENT	16843 SW 87 AVE
FERNANDO LEMA	16903 SW 87 AVE
TAMIKA WOOLLEY	16923 SW 87 AVE
RUSSELL A SPATZ	14707 S. DIXIE HWY #302
WILLIAM A LEELUM	17003 SW 87 AVE
CESAR CABRERA	17023 SW 87 AVE

LLOYD C QUINTANA	17601 SW 87 AVE
SVETLANA SHURIK	17621 SW 87 AVE
RENE G BENDECK	17641 SW 87 AVE
TRICIA MARIE CULLOP	17701 SW 87 AVE
ELIZABETH G DISKIN LE	17721 SW 87 AVE
MICHAEL OWENS EST OF	17737 SW 86 AVE
CHARLES R HART	17717 SW 86 AVENUE
ANTONIO SAY	17637 SW 86 AVE
GLENN B CLYATT	17071 SW 84 AVE
FRANK L GARCIA	17131 SW 84 AVE
SANDRA LANDA	17161 SW 84 AVE
MICHAEL CAMPIAN	17191 SW 84 AVE
JASON PIENAAR	17071 SW 84 CT
GISELLE S ALONSO &H	17131 SW 84 CT
MYRTA DELGADO ADAMS	17191 SW 84 CT
SRP SUB LLC	PO BOX 4900
JONATHAN D ROBBINS	17130 SW 84 AVE
DAVID PAULA	17070 SW 84 AVE
JOHANN BALAGUER	17071 SW 85 AVE
BVK LLC	318 ALHAMBRA CIRCLE
JOSE MEDINA	17191 SW 85 AVE
SHAUN PATRICK CONNOR	8461 SW 172 ST
RANDOLPH R MOLT	17130 SW 84 CT
FRANK H DUNN	17070 SW 84 CT
MATEO PABLO MLIKOTA	17071 SW 86 AVE
EMILIO F MARTINEZ	17131 SW 86 AVE
SUZANNE L WILDER	17191 SW 86 AVE
LILLIAN ALVARADO	17190 SW 85 AVE
MICHAEL WOLLING	17130 SW 85 AVE
EDGAR R BELAVAL JR	17070 SW 85 AVE
CODY LEGGE	17201 SW 84 AVE
JULIAN MINOR QUARLES III	17225 SW 84 AVE
JACKIE A PIRO	8267 S 128 ST UNIT 208
MARLYN PROPERTIES SOUTH INC	16843 SW 87 AVE
GALLIANE KERA PUECHAVY	17405 SW 84 AVE
JORGE SANABRIA	8345 SW 169 TER
NICOLE MARIE MOZEALOUS	16980 SW 83 CT
HENRY VELASQUEZ	17020 SW 83 CT
MIGUEL DAMIAN	17050 SW 83 CT
ERIC ALEXANDER GONZALEZ	17090 SW 83 CT
KATHLEEN H KINGGARD TRS	17120 SW 83 CT
JUAN M MUNIZ	8325 SW 172 ST

CHRISTIAN GABRIEL ARIAS	17600 SW 85 AVE
FREDY ALEJANDRO SIMEON CABRERA	17620 SW 85 AVE
ZACHARY NETO	17640 SW 85 AVE
DAVID J CHERRY	17705 SW 86 AVE
GREGORY M ALLEN TRS	17645 SW 86 AVE
JACQUELINE K NEIDORF	17625 SW 86 AVE
IAN D TORNQUIST	17605 SW 86 AVE
JUAN M DIRCIE &W	8345 SW 168 TERR
LORI A DAVIS	8365 SW 168 TERR
VINCENT J LOZOWICKI JR	8364 SW 168 TER
GAIL A GARCIA MENDOZA LE	8344 SW 168 TER
JOSE L DIAZ LE	8592 SW 169 TER
ALI SADEGHI	8552 SW 169 TER
SUSAN IVETTE ACOSTA	8512 SW 169 TER

EDUARDO A GAMARRA	16935 SW 84 CT
SCOTT SALYERS	16855 SW 84 CT
MARIE SANJURJO	16815 SW 84 CT
JON M HAMMAR	8485 SW 168 TERR
MICHAEL SANG	8515 SW 168 TERR
MIGUEL VILLALBA	8555 SW 168 TERR
DONALD MCCARTNEY	8595 SW 168 TERR
COREY P COHEN	8593 SW 169 TERR
DONALD G KAYE LE	8553 SW 169 TER
LIAM MICHAEL WILLIAMS	8513 SW 169 TER
FABRICIO M LETELLIER	8483 SW 169 TERR
MIGUEL A DOPAZO JR	8480 SW 168 TER
JAIME SERRANO TRS	8510 SW 168 TER
ALI KHAMESI	8590 SW 168 TERR
ADRIAN GRINSPAN	8598 SW 168 TERR

MAILING CITY	Mailing State	MAILING ZIP CODE
WEST PALM BEACH	FL	33406
MIAMI	FL	33157-3660
PALMETTO BAY	FL	33157
MIAMI	FL	33157-3666
PALMETTO BAY	FL	33157
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MIAMI	FL	33157-3693
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MIAMI	FL	33157-3621
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MIAMI	FL	33157-3695
MIAMI	FL	33157-3661
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MIAMI	FL	33156
MIAMI	FL	33157-3662
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CUTLER BAY	FL	33157
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CORAL GABLES	FL	33134
MIAMI	FL	33157-3699
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MIAMI	FL	33157-0413
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CORAL GABLES	FL	33134-5047
WEST PALM BEACH	FL	33406
MIAMI	FL	33132-1308
PERRINE	FL	33157-3509
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CORAL GABLES	FL	33146
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VILLAGE OF PALMETTO BAY	FL	33157-3577
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PINECREST	FL	33156-5652
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OXON HILL	MD	20745
MIAMI	FL	33157-3557
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MIAMI	FL	33189
AVENTURA	FL	33160
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CUTLER BAY	FL	33157
MIAMI	FL	33157-3889
PALMETTO BAY	FL	33157
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MIAMI	FL	33157-4512	
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MIAMI	FL	33257	
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KATY	TX		77493
PALMETTO BAY	FL	33157	
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MIAMI	FL	33157-5710	
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SCOTTSDALE	AZ	85261	

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CUTLER BAY	FL	33157
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STATEN ISLAND	FL	10301
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SCOTTSDALE	AZ	85261
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CORAL GABLES	FL	33134
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
MIAMI	FL	33157-4614
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MIAMI	FL	33157-4648
PALMETTO BAY	FL	33157
PALMETTO BAY	FL	33157
MIAMI	FL	33157-4666
PALMETTO BAY	FL	33157


ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT
VILLAGE HALL
ADDRESS
9705 E HIBISCUS
PURPOSE OF HEARING:
DATE:
OCT 20, 2025
TIME:
7:00PM
HEARING No:
CP-25-001
PALMETTO BAY
FOR FURTHER DETAILS CALL:
305-259-1234
VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING


AHEA
NO STOPPING OR STANDING TOW-AWAY ZONE
ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT
ADDRESS
305-259-1234
VILLAGE OF PALMETTO BAY
DEPARTMENT OF PLANNING AND ZONING


ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT
VILLAGE Hall
ADDRESS
9705 E Hibiscus
PURPOSE OF HEARING:
VILLAGE OF PALMETTO BAY
NOTICE OF ZONING HEARING
Monday, December 8th, 2025 at 7:00 p.m.
SECOND READING
at Village Hall, 9705 East Hibiscus Street, Council Chambers, Palmetto Bay, FL
LOCATION: SW CORNER OF THE SW 168 ST & SW 88 AVE INTERSECTION
PROPERTY FOLIO: 33-5033-050-0040 & 33-5033-050-0050
APPLICANT: VILLAGE OF PALMETTO BAY
APPLICATION: CP-25-001
REQUEST THE VILLAGE OF PALMETTO BAY IS REQUESTING AN AMENDMENT TO THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168 STREET BETWEEN SW 85TH AVE AND SW 88TH CT KNOWN AS THE WOODS FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION."
VILLAGE OF PALMETTO BAY
FLORIDA
DATE:
7:00 PM
TIME:
Dec 8 2025
FOR FURTHER DETAILS CALL:
305-259-1234
HEARING No:
CP-25-001
VILLAGE OF PALMETTO BAY
DEPARTMENT OF
PLANNING AND ZONING


ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT VILLAGE HALL
ADDRESS 9705 E HIBISCUS
PURPOSE OF HEARING
DATE: Dec 8 2025
TIME: 7:00 PM
HEARING No: CP-25-001
FOR FURTHER DETAILS CALL 305-259-1234
VILLAGE OF PALMETTO BAY
DEPARTMENT OF
EXPRESS

ONE WAY

EXPRESS

ZONING HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT VILLAGE HALL
ADDRESS 9705 E. HIBISCUS
PURPOSE OF HEARING:
DATE: Dec 8 2025
TIME: 7:00 PM
HEARING No: CP-25-001
FOR FURTHER DETAILS CALL: 305-259-1234
VILLAGE OF PALMETTO BAY
DEPARTMENT OF

AGENDA ITEM NO. 5.B

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE:	December 8, 2025
SUBMITTED BY:	Javier Gonzalez, Community and Economic Development
ITEM TYPE:	Ordinance
AGENDA SECTION:	**ORDINANCES FOR SECOND READING AND PUBLIC HEARING**
SUBJECT:	AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026 – 2029/2030 PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared By Planning and Zoning Director, Javier Gonzalez) (Passed on First Reading at the October 20, 2025, Zoning Hearing)*
SUGGESTED ACTION:	

ATTACHMENTS:

2025 Update to 5-Year SCI Ordinance.docx
Exhibit A - Capital Improvements Element (CIE) and SCI Update.pdf
2025 Update to 5-Year SCI Staff Report.docx
Attachment A â€“ Capital Improvements Element (CIE) and SCI Update.pdf
Attachment B - Public Notice.pdf

ORDINANCE 2025 - ___

AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026 – 2029/2030 PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. *(Sponsored by Administration and prepared By Planning and Zoning Director, Javier Gonzalez)(Passed on First Reading at the October 20, 2025, Zoning hearing)*

WHEREAS, pursuant to Section 163.3177(3)(b), Florida Statutes, local governments are required to undertake an annual review of the Capital Improvements Element to update the Five-Year Schedule of Capital Improvements; and

WHEREAS, the Five-Year Capital Improvements Schedule must be reviewed annually by the Village to reflect the timing, location and funding of capital projects to achieve and maintain adopted level of service standards for public facilities that are necessary to implement the comprehensive plan; and

WHEREAS, the Planning and Zoning Department is submitting the annual update to the Capital Improvements Element (CIE) of the Village's Comprehensive Plan for 2025 and the Five-Year Capital Improvements Schedule for Fiscal Years 2025/2026 – 2029/2030 which identifies the capital projects for the five-year planning period; and

WHEREAS, the Mayor and Village Council held a duly noticed public hearing on the proposed Annual Update to the Capital Improvements Element (CIE) on October 20, 2025, and passed this Ordinance on First Reading; and

WHEREAS, the Mayor and Village Council finds that the adoption of the 2025 update to the Capital Improvements Element is in the best interest of the health, safety and welfare of the residents and citizens of the Village of Palmetto Bay.

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

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

Section 2. Adoption. The Village Council hereby adopts the 2025 update to the Capital Improvements Element (CIE) of the Village's Comprehensive Plan and the Five-Year Schedule of Capital Improvements for Fiscal Years 2025/2026 – 2029/2030 pursuant to Section 163.3177(3)(b), Florida Statutes. A copy of the Annual Update to the Capital Improvements Element (CIE) and Five-Year Schedule of Capital Improvements for Fiscal Years 2025/2026 – 2029/2030 is provided in Exhibit A.

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

PASSED ON FIRST READING this 20th day of October, 2025.

PASSED AND ADOPTED ON SECOND READING this 8th day of December, 2025.

Attest: _____ _____

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

John J. Quick
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 ___

2025 CAPITAL IMPROVEMENTS ELEMENT (CIE) UPDATE AND FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS (SCI)

PUBLIC FACILITIES NEEDS ASSESSMENT

INTRODUCTION

The purpose of the 2025 Capital Improvements Element (CIE) Update is to annually review and maintain the 5-Year Schedule of Capital Improvements (SCI) consistent with the requirements set forth in Subsection 163.3177(3)(b), Florida Statutes. The Updated 5-Year SCI will replace the existing capital improvement projects in the Capital Improvement Element" of the Village of Palmetto Bay Comprehensive Plan.

The 2025 CIE Update includes all capital projects for which the Village has fiscal responsibility, including parks and recreation, stormwater management, and transportation. The Update also includes capital improvement projects which are the responsibility of other government agencies and entities, including water supply, sanitary sewer, solid waste, public school facilities, and transportation facilities. These "non-Village" projects are funded through Miami-Dade County, Miami-Dade Public School Board, and the Miami-Dade Transportation Planning Organization (TPO).

This Update also provides Level of Service (LOS) analyses for all public facilities within the Village based on population projections and related data. Projects included in the updated 5-Year SCI are necessary to address projected public facility needs to meet future LOS demand.

POPULATION ESTIMATES AND PROJECTIONS

Population projections are the foundation upon which to forecast future demand on public facilities and services. In developing the Village's population projections for this CIE update, various demographic sources including population estimates derived from the Shimberg Center – Florida Housing Data Clearinghouse are reviewed and analyzed.

Table 1: Population Estimates and Projections

YEAR	POPULATION
Historic Population	
2010	23,410
2020	24,439
Current and Projected Population	
2025	24,826
2030	25,097
2035	25,204
2040	25,219
2045	25,219

Source: Shimberg Center – Florida Housing Data Clearinghouse

The population levels in Table 1 above are utilized as the Village's current population projections for this CIE update to determine the Village's future public facility needs during the 5-year planning period. This ensures that the Capital Improvements Element is consistent with the projected growth of the Village.

LEVEL OF SERVICE ANALYSIS

TRANSPORTATION

The Level-of-Service (LOS) analysis is a critical tool for assessing the performance of the Village's transportation system and ensuring it meets adopted standards. As defined by the Florida Department of Transportation (FDOT), LOS is a qualitative measure of the user's perception of traffic flow, rated on a scale from "A" to "F," with "A" representing the best conditions and "F" representing the worst. The analysis below is based on data from the Southeastern Florida Regional Planning Model (SERPM).

Summary of Key Findings

The analysis shows that while the Village's internal roadways maintain stable performance, US 1, a key regional arterial, faces significant capacity issues that are projected to worsen.

1. **Current Roadway Performance (2025):**

   a) **Village and County Roads:** The majority of streets under Village and County jurisdiction, including SW 184 Street, SW 168 Street, SW 152 Street, SW 144 Street, SW 136th Street, SW 87 Avenue, SW 82 Avenue, SW 77 Avenue, and SW 67 Avenue, operate at a highly favorable LOS of "A," "B," or "C".
   b) **Old Cutler Road:** The section of Old Cutler Road between SW 136 Street and SW 184 Street operates at a strained LOS of "D".
   c) **US 1:** The section of US 1 between SW 136th and SW 152nd Streets currently operates at a LOS of "B." The segment of US 1 between SW 152nd and SW 168th Streets also operates at a LOS of "B." The northbound and southbound segments of US 1 between SW 168 Street and SW 184 Street operate at an LOS of "C".

2. **Projected Roadway Performance (2030):**

   a) **Village and County Roads:** Most internal roadways are projected to maintain their acceptable LOS.
   b) **US 1:** While the LOS of US 1 between SW 152nd and SW 168th Streets is projected to decline from "B" to "D," this remains within the adopted LOS standard of "E" for state-maintained arterial roads. Similarly, the projected decline from "C" to "E" for the segments of US 1 between SW 168th Street and SW 184th Street also meets the adopted LOS standard.

The full data for the LOS analysis is presented in the tables below, which show both existing and projected conditions.

Table 2: Existing Level of Service (2025)

Street/Road	Operating Level of Service
SW 67th Avenue (SW 136th to 152 Street)	B
Old Cutler Road (SW 136th to 152nd Streets)	D
Old Cutler Road (SW 152nd to 184th Streets)	D
SW 77th Avenue (SW 136th to 152nd Streets)	B
SW 77th Avenue (SW 152nd to 168th Streets)	B
SW 82nd Avenue (SW 136th to 144 Streets)	B
SW 82nd Avenue (SW 144th to 152nd Streets)	B
SW 82nd Avenue (SW 152nd to 168th Streets)	B
SW 87th Avenue (SW 168th to 184th Streets)	B

SW 136th Street	B
SW 144th Street (US1 to SW 77 Ave)	B
SW 144th Street (SW 77 Ave to Old Cutler)	A
SW 152nd Street	B
SW 168th Street	B
US 1 (SW 136th to 152nd Streets)	B
US 1 (SW 152nd to 168th Streets)	B
US 1 Northbound (SW 168th to 184th Streets)	C
US 1 Southbound (SW 168th to 184th Streets)	C

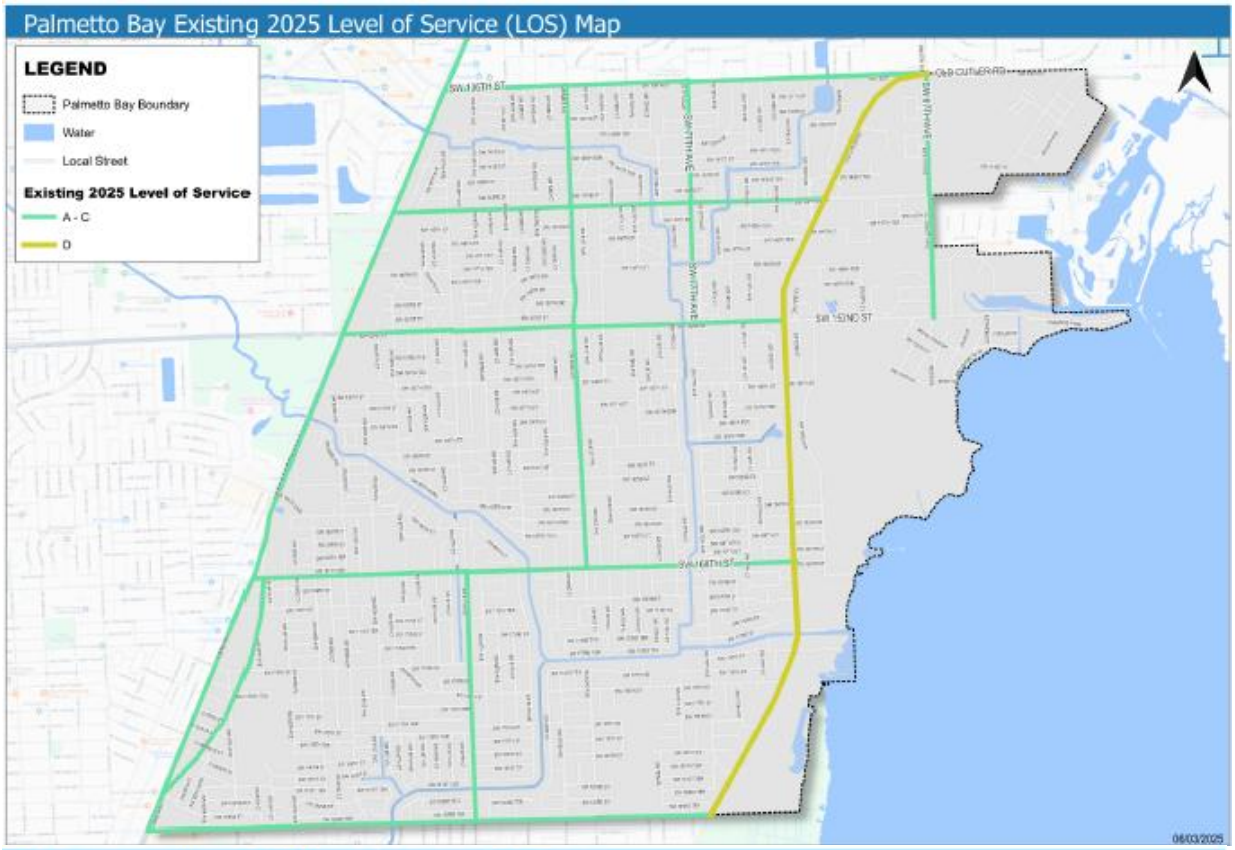
Source: Marlin Engineering, Multi-modal Transportation Master Plan

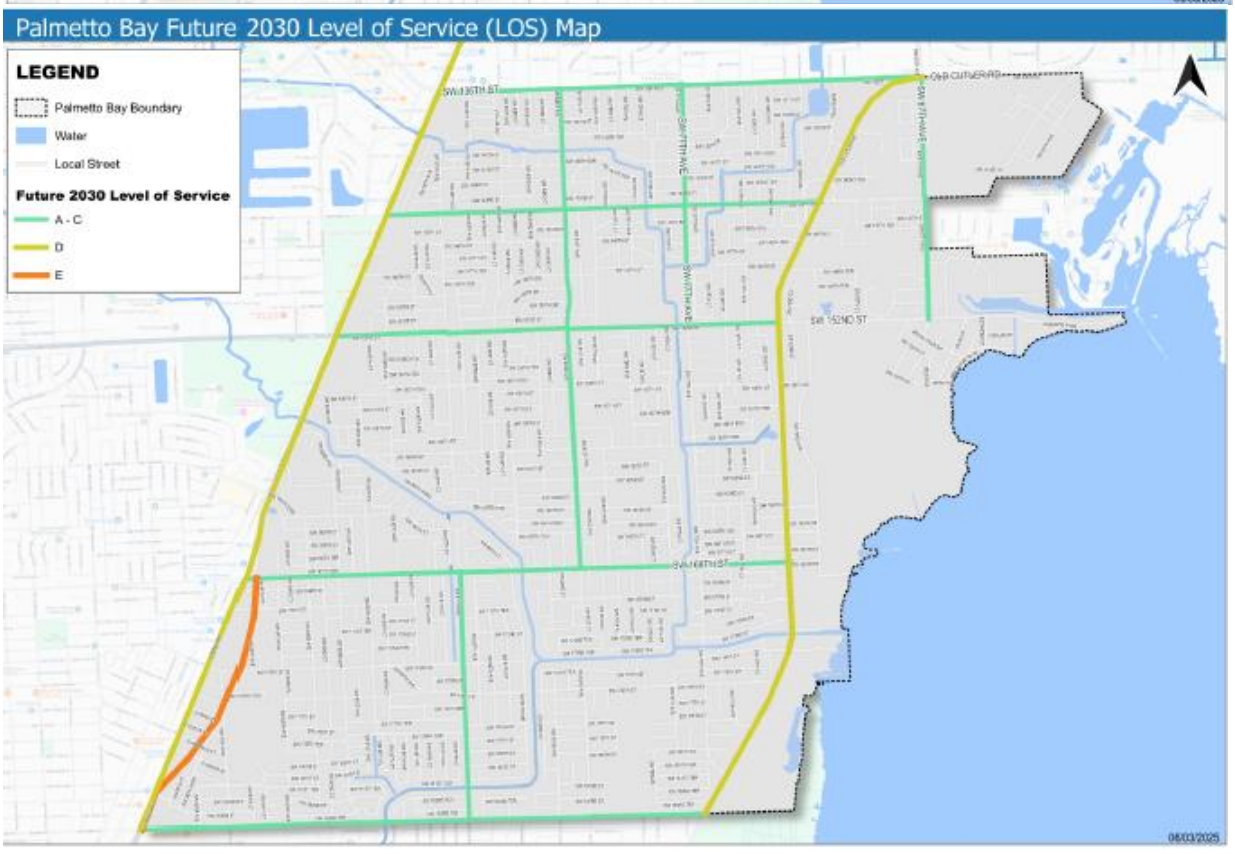
Table 3: Year 2030 Projected Roadway Performance

Street/Road	**Operating Level of Service**
SW 67th Avenue (SW 136th to 152 Street)	B
Old Cutler Road (SW 136th to 152nd Streets)	D
Old Cutler Road (SW 152nd to 184th Streets)	D
SW 77th Avenue (SW 136th to 152nd Streets)	B
SW 77th Avenue (SW 152nd to 168th Streets)	B
SW 82nd Avenue (SW 136th to 144 Streets)	C
SW 82nd Avenue (SW 144th to 152nd Streets)	C
SW 82nd Avenue (SW 152nd to 168th Streets)	C
SW 87th Avenue (SW 168th to 184th Streets)	B
SW 136th Street	B
SW 144th Street (US1 to SW 77 Ave)	B
SW 144th Street (SW 77 Ave to Old Cutler)	B
SW 152nd Street	C
SW 168th Street	B
US 1 (SW 136th to 152nd Streets)	D
US 1 (SW 152nd to 168th Streets)	D
US 1 Northbound (SW 168th to 184th Streets)	E
US 1 Southbound (SW 168th to 184th Streets)	E

Source: Marlin Engineering, Multi-modal Transportation Master Plan

The following maps depict current and future conditions of roadway level of service.





5-Year Transportation Improvement Program (TIP)

To address current and future transportation needs, the Village of Palmetto Bay works to program local projects and coordinate with Miami-Dade County and the Florida Department of Transportation (FDOT) on their respective capital improvement programs. The Village's projects focus on local roadways and multi-modal improvements to support the Comprehensive Plan's emphasis on a safe, accessible, and energy-efficient transportation system.

The Village's Draft 2025 Multi-Modal Transportation Master Plan outlines a comprehensive list of proposed improvements, with a number of Miami Dade County projects either currently underway (U/W) or being considered for the 2025-2030 period. These include preliminary vehicle capacity projects such as the construction of the SW 87th Avenue bridge, the installation of traffic circles on Old Cutler Road, and intersection improvements on US 1. The draft plan also details significant Village of Palmetto Bay proposed multi-modal improvements, including new shared-use paths, sidewalk gap closures, and the implementation of mobility hubs.

Table 3: Village of Palmetto Bay Proposed Transportation Projects

ID#	Roadway	Priority	From	To	Improvement	Source	Notes
1	South Dade TransitWay	U/W	SW 344 Street	Dadeland S Metro Sta	20 Mile Bus Rapid Transit (BRT) Project	TIP 2025-2029	Completion Late 2025
2	Park & Ride on TransitWay	U/W	SW 168 Street		450 Space Parking Garage Over TransitWay	TIP 2025-2029	Completion Late 2026
3	Old Cutler Road Traffic Circles	U/W	SW 184 Street	SW 67th Avenue	Traffic Circles 4 Locations	TIP 2025-2029	SW 152 Cir Completion Nov 2025
4	SW 87th Avenue	U/W			Bridge over Cutler Drain Canal C-100	TIP 2025-2029	Completion May 2026
5	SW 184 Street (Eureka Dr)	U/W	W of SW 84 Court	Old Cutler Road	6' Wide Missing Sidewalks N Side (Design)	VoPB	Construction Oct 2025
6					Consider 10' Wide N Side Shared Use Path	Safe Streets	Needs Council Review
9	SW 82 Avenue	U/W	SW 160 Street	SW 152 Street	4' Wide Bike Lanes Both Sides (Design)	VoPB	Council Approval Rqd 2025 Const
10		U/W	SW 152 Street	SW136 Street	Bike Lanes	VoPB	on Hold by the Council
11	SW 87 Avenue	U/W	SW 87 Avenue	SW 160 Street	Traffic Circle	VoPB	Traffic Sty & MD DTPW Coor Rqd
12	Bus Shelters	2025-2030			Install Bus Shelters on MDC & VoPB Routes	SMART Cnnt Sty	Start FY 2025-2026
13	Sidewalk Gaps	2025-2030			Address Sidewalk Gaps on Bus Routes	SMART Cnnt Sty	
14	Coral Reef Neighborhood Hub	2025-2030	SW 152 Street	SW 77 Avenue	Implement Mobility Hub	Mobility Hub Sty	JPA Funding to be sought
15	Downtown Neighborhood Hub	2025-2030	Franjo Road	Hibiscus Street	Implement Mobility Hub	Mobility Hub Sty	JPA Funding to be sought
16	Traffic Calming Continuing Studies	2025-2030			Address Section Lines & Public Requests	VoPB	Annual Process
17	Arterial & Local Street Safety Studies	2025-2030			Address Section Lines & Public Requests	Marlin Engineering	
18	Arterial & Local Street Landscaping	2025-2030			Address Section Lines & Public Requests	Marlin Engineering	
19	SW 136 Street	2025-2030	US 1	Old Cutler Road	Bicycle Facility Improvements	2050 LRTP	S Side Shared Use Path Complete
20		2025-2030	E/O SW 72 Avenue		Bridge Replacement	TIP 2025-2029	Missing Link Const Nov 2025
21		2025-2030	US 1	SW 67 Avenue	Congestion Management	TIP 2025-2029	
22		2025-2030	SW 136 Street	US 1	Intersection Improvement	TIP 2025-2029	
23	SW 184 Street	2025-2030	SW 184 Street	SW 97 Avenue	Intersection Congestion Management	TIP 2025-2029	
24	Old Cutler Road	2025-2030	Cutler Canal C-100		Pedestrian Bridge	TIP 2025-2029	Construction 2025
25		2025-2030	SW 87 Avenue	SW 184	Resurfacing	TIP 2025-2029	
26	Bus Shelters	2031-2035			Complete Shelters on MDC/VoPB Routes	SMART Cnnt Sty	
27	Sidewalk Gaps	2031-2035			Complete Sidewalk Gaps on Bus Routes	SMART Cnnt Sty	
28	Old Cutler Commercial Hub	2031-2035	SW 168 Street	Old Cutler Road	Implement Mobility Hub	Mobility Hub Sty	
29	Village Ctr Neighborhood Hub	2031-2035	SW 184 Street	Old Cutler Road	Implement Mobility Hub	Mobility Hub Sty	
30	Traffic Calming Continuing Studies	2031-2035			Address Section Lines & Public Requests	VoPB	
31	SR 5 (US 1)	2031-2035	SW 184 Street	SW 136 Street	Intrsn & Ped Impvts(184, 168, 144 & 136 St)	Safe Streets	
32	Hibiscus Street	2031-2035	Franjo Road	US 1	Bike Lanes, X Bike Mkgs & HV Xwalks US 1	Safe Streets	
33	Old Cutler Road	2031-2035	SW 67 Avenue	SW 144 Street	X Bikes at LV Xwalks, HV Xwalk SW 144 St	Safe Streets	
34		2031-2035	SW 144 Street	SW 152 Street	X Bikes at LV Xwalks, SW 146 St Sidewalk	Safe Streets	
35		2031-2035	SW 152 Street	SW 168 Street	X Bikes at LV Xwalks, Sidewalk SW 168-184	Safe Streets	
36		2031-2035	SW 168 Street	SW 184 Street	X Bikes at LV Xwalks, Curb Ext 3 locations	Safe Streets	
37	SW 67 Avenue	2031-2035	SW 152 Street	SW 136 Street	Bike Lane	2023 Bike Ped Sty	
38	SW 72 Avenue	2031-2035	SW 164 Street	SW 167 Street	Shared Use Path	2023 Bike Ped Sty	
39		2031-2035	SW 156 Street	SW 152 Street	Shared Use Path	2023 Bike Ped Sty	
40	SW 77 Avenue	2031-2035	SW 160 Terrace	SW 159 Terrace	Bridge over C-100A Feeder Canal	2050 LRTP	
41		2031-2035	SW 152 Street	SW 136 Street	2W Cycle Tk, Xwalks, Bus Shelters, 30 mph	Safe Streets	
42	SW 87 Avenue	2031-2035	SW 184 Street	SW 144 Street	Bike Lane	2023 Bike Ped Sty	
43		2031-2035	SW 184 Street	SW 168 Street	HV Xwalks, Raised Xwalk SW 178th St	Safe Streets	
44		2031-2035	SW 168 Street	SW 152 Street	HV & LV Xwalks, Mini Traffic CirSW 155 St	Safe Streets	
45		2031-2035	SW 152 Street	SW 141 Street	Sidewalk Gaps, HV/LV Xwalks, Raised Intsn	Safe Streets	
46	SW 152 Street (Coral Reef Dr)	2031-2035	US 1	SW 67th Avenue	Bike Lane	2050 LRTP	
47		2031-2035	US 1	SW 67th Avenue	Consider 10' wide S side widened Shared Path	Safe Streets	
48		2031-2035			HV Xwalks, Addtl Impvmts around School	Safe Streets	
49	SW 168 Street (Richmond Dr)	2031-2035	US 1	Old Cutler Road	Bike Lane	2050 LRTP	
50		2031-2035			Consider 10' wide N side widened Shared Path	Safe Streets	
51		2031-2035			HV Xwalks, Addtl Impvmts around School	Safe Streets	
52	SW 184 Street (Eureka Dr)	2031-2035	US 1	Old Cutler Road	Bike Lane	2050 LRTP	
53	SW 67 Avenue (Ludlam Rd)	2031-2035	SW 138 Street	SW 152 Street	Pedestrian Improvements	2050 LRTP	
54	SW 77 Avenue	2036-2040	SW 173 Street	SW 174 Street	Bridge over C-100A Feeder Canal	2050 LRTP	
55	SW 144th Street	2036-2040			Bridge over Canal 100-A (Repairs/Replace)	2050 LRTP	
56		2036-2040	US 1	SW 67th Avenue	Bike Lane	SMART Cnnt Sty	
57	SW 152 Street (Coral Reef Dr)	2036-2040	US 1	Old Cutler Road	Bicycle/Pedestrian Safety	2050 LRTP	
58	SW 152 Street (Coral Reef Dr)	2036-2040	SW 79 Avenue	SW 80 Avenue	Coral Reef ES - Bicycle/Pedestrian Safety	2050 LRTP	
59	SW 184 Street (Eureka Dr)	2036-2040	SW 82 Avenue	Old Cutler Road	Pedestrian & Bicycle/Pedestrian Safety	2050 LRTP	

Source: MARLIN Engineering, Inc.
Notes: See Attached Figures

POTABLE WATER

This section evaluates the potable water system serving the Village of Palmetto Bay inclusive of all structures designed to collect, treat, and distribute potable water in addition to water wells, treatment plants, reservoirs and distribution mains.

Miami-Dade County Water and Sewer Department (MDWASD) Geographic Service Area

The Village of Palmetto Bay's potable water is provided by a system operated by the Miami-Dade County Water and Sewer Department (MDWASD). The Village of Palmetto Bay is served by the Alexander Orr, Jr. Water Treatment Plant, which is located outside of the Village limits and serves customers who live south of approximately Flagler Street and north of SW 248th Street.

Water Sources

Potable water in the Village of Palmetto Bay is received from the County's water treatment plant. The Alexander Orr, Jr. Water Treatment Plant that serves the Village draws water from the Biscayne Aquifer and receives lime treatment to reduce hardness, and is then fluoridated, disinfected and filtered.

Water Treatment Plants (WTPs)

The Alexander Orr, Jr. WTP that serves the Village of Palmetto Bay is located at 6800 S.W. 87th Avenue in Unincorporated Miami-Dade County. The original design capacity was 40 Million of Gallons per Day (MGD) in 1954. This plant has undergone several expansions during the past 50 years. The raw water pumping capacity was increased by 32 MGD to 262 MGD in 1995 with an additional source from the West Wellfield. Additional reservoir and high pressure service capacities were also added to bring the total plant design capacity to 256 MGD.

The Alexander Orr, Jr. (AO) subarea is comprised of a high pressure system comprised of two major piping loops. This system delivers water to nearly all of Miami-Dade County south of approximately Flagler Street and north of SW 248th Street, including Virginia Key, Fisher Island, the Village of Key Biscayne and, upon request, to the City of Homestead, and Florida City. The Alexander Orr, Jr. subarea, water treatment plant is supplied by four water supply wellfields (Alexander Orr, Jr.- capacity 74.4 MGD; Snapper Creek – capacity 40.0 MGD; Southwest – capacity 161.2 MGD; and West 32.4 MGD), with a total designed capacity of approximately 308 MGD. In this subarea, there are also Upper Floridan Aquifer wells at two of the wellfields (West Wellfield (WWF) and the Southwest Wellfield (SWWF)). These wells have a total capacity of 25.08 MGD. MDWASD anticipates using these wells for storage of fresh Biscayne Aquifer water during the wet season (when operating water levels in the canal allows) for extraction and use in the dry season. In order to use the Upper Floridan Aquifer wells, the MDWASD installed an ultra-violet (UV) light disinfection system at both the SWWF and the WWF to provide treatment of the Biscayne aquifer water prior to injecting in the Floridan Aquifer.

Potable Water Level of Service

The Village's adopted Level of Service Standard for potable water is 139 gallons per capita per day. Table 4 provides a listing of the projected potable water demand based upon the population projections and the entire Village being connected to the County potable water system. In order to meet projected demand in 2045, the Village will require an estimated **3,510,000** gallons per day. To ensure the efficient and acceptable delivery of potable water services to the Village of Palmetto Bay continued coordination with MDWASD is recommended.

Table 4: Projected Potable Water Demand

Year	Population	Per Capita (gallons per day finished water)	Potable Water Demands (daily average annual, MGD)
2020	24,439	139	3.40
2025	24,826	139	3.45
2030	25,097	139	3.49

2035	25,204	139	3.50
2040	25,219	139	3.51
2045	25,219	139	3.51

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita data from Village of Palmetto Bay 18-Year Water Supply Facilities Work Plan (2016-2033)

Water Conservation

Water conservation is the key to maintaining the health and productivity of the Surficial Aquifer System. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. Protection of the aquifer system and wellfields through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality.

The Village of Palmetto Bay works in coordination with MDWASD and the South Florida Water Management District on water conservation, use, and protection through several programs and policies that include:

- Plumbing requirements
- Florida Friendly Landscaping as described in Section 373.185, Florida Statutes
- Adoption of a Village Stormwater Master Plan

SANITARY SEWER

The sanitary sewer system is defined as structures or systems designed for the collection, transmission, treatment, or disposal of sewage. Disposal includes solids and effluent reuse, which is also referred to as reclaimed or grey water.

Geographic Service Area

The Village of Palmetto Bay does not maintain a sanitary sewer facility within its corporate limits and the majority of the homes are serviced by septic tanks. Those homes within the Village of Palmetto Bay on central sewer service receive service from Miami-Dade County Water and Sewer Department (MDWASD). The entire Village is within the County's service area.

Treatment Facilities and Capacity

The MDWASD wastewater system serves approximately 375,345 retail customers and 13 wholesale customers, consisting of 12 municipal customers and the Homestead Air Reserve Base. It consists of three regional wastewater treatment plants (WWTP), over 1,000 sewage pump stations and nearly 6,400 miles of collection and transmission pipelines, manholes, lift stations and force mains. The service area of the system covers approximately 375 square miles. The three WWTPs are the South District, Central District and North District WWTPs. The disposal of the by-products of the treatment process (sludge and effluent or treated wastewater) is an important part of MDWASD's plan to improve and expand its sewer system.

Disposal of treated wastewater at the North District Plant and the Central District Plant is accomplished by discharge into the Atlantic Ocean. A portion of the treated effluent at the North District Plant is also disposed via deep injection wells. The South District Wastewater Treatment Plant disposes of its effluent through deep injection wells to the lower Floridan Aquifer at a depth below 2,400 feet. In 1995, MDWASD completed construction of five additional deep injection wells as part of its 112.5 million gallons per day (MGD) plant expansion project. In FY 2014, MDWASD finalized operational permit for all the South District's 17 injection wells, which are now fully operational.

MDWASD continues to plan, and design reclaimed water facilities. Currently, in FY 2022 the Department reused 13 MGD of treated wastewater. Additional capacity for production of reclaimed water currently is available at the South District Wastewater Treatment Plant, with 97.66 MGD of public access reuse quality water produced in FY 2022. MDWASD is committed to distributing as much reclaimed water for aquifer recharge, irrigation, power plant cooling and potentially coastal wetlands rehydration as technically, environmentally, and economically feasible.

Projected Wastewater Demand

The Village's adopted Level of Service standard for sanitary sewer is 122 gallons per capita per day. Table 5 depicts projected wastewater demand based upon the population projections and the entire Village being connected to the County wastewater system. To ensure the efficient and acceptable delivery of wastewater services to the Village of Palmetto Bay, continued coordination with MDWASD is recommended.

Table 5: Projected Wastewater Demand

Year	Population	Per Capita (gallons per day)	Wastewater Demands (daily average annual, MGD)
2020	24,439	122	2.98
2025	24,826	122	3.03
2030	25,097	122	3.06
2035	25,204	122	3.08
2040	25,219	122	3.08
2045	25,219	122	3.08

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita data from Village of Palmetto Bay 18-Year Water Supply Facilities Work Plan (2016-2033).

SOLID WASTE

The Village of Palmetto Bay relies on Miami-Dade County's Department of Solid Waste Management (DSWM) for its solid waste services. The County's Solid Waste Management Master Plan identifies new programs and technologies to provide sustainable services and meet projected long-term needs.

Miami-Dade County's Department of Solid Waste Management (DSWM) provides garbage, bulky trash pick-up, and recycling collection services, including electronic equipment recycling, for all homes in Palmetto Bay. Garbage collection occurs twice a week, with recycling once every two weeks. Each household is entitled to 2 bulky waste pickups per year of up to 25 cubic yards each. Besides the bulky trash pick-up services offered by DSWM, the division also manages 13 Neighborhood Trash and Recycling Centers, which accept landscape clippings, old appliances, vehicle tires, fence and construction debris, and more. The Eureka Drive Trash and Recycling Center at 9401 SW 184th St is located in Palmetto Bay.

The Miami-Dade County Department of Solid Waste Management (DSWM) currently maintains and operates active solid waste landfills, which are:

- North Dade Landfill: A Class III (trash only) facility located just south of the Dade-Broward line. Methane gas resulting from the decomposition of the landfill's waste is extracted and sent to a flare, where it is burned off.
- South Dade Landfill: This 320-acre facility is used primarily for the disposal of garbage and non-processable waste. The landfill has been designed and constructed with natural and synthetic liners, a leachate collection system, a groundwater monitoring and treatment system, and a sequencing batch reactor. The Department is working on a gas-to-energy recovery project where gas will be piped to the neighboring WASD wastewater treatment facility and converted into electricity for onsite use.

It is important to note that the Resources Recovery Facility in Doral, which previously served as a key waste-to-energy plant, was rendered inoperable by a fire on February 12, 2023, and has been permanently shut down. The County is actively pursuing a long-term plan to develop a new "Sustainable Solid Waste Campus" to replace the destroyed facility and ensure future waste management capacity.

5-Year Level-of-Service Solid Waste Projects

The Department of Solid Waste Management (DSWM) has officially determined that the current Level-of-Service (LOS) for solid waste disposal is adequate to issue development orders. The analysis shows sufficient system-wide capacity to meet the LOS through Fiscal Year 2035, or six years beyond the minimum five-year standard.

This determination is based on a projected 11-year utilization of the system's remaining disposal capacity, which includes the South Dade Landfill (capacity through FY 2029), the North Dade Landfill (capacity through FY 2033), and contractual agreements with private haulers.

STORMWATER MANAGEMENT

The Village of Palmetto Bay is a co-permittee on the Miami-Dade County Municipal Separate Storm Sewer System (MS4) Permit through the EPA's National Pollutant Discharge Elimination System (NPDES). The permit is administered by the Florida Department of Environmental Protection (DEP).

Since the 2014 Stormwater Master Plan Update, the Village has coordinated with the National Flood Insurance Program (NFIP) and has become a member of the Community Rating System (CRS). The Village's CRS rating is a 5, which represents a 25% reduction in the cost of flood insurance for Palmetto Bay residents.

In 2020, the Village completed its Stormwater Master Plan Update, which summarizes priority sub-basin performance against its goals, and now includes impacts associated with estimated sea level rise. This report also includes proposed stormwater system modifications and improvements which are the basis for the Capital Improvement Program.

Drainage Level of Service

Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 62-302.500 and 25.025, F.A.C., with treatment of first one (1) inch of rainfall runoff Water Quality Standard. Where two or more standards impact a specific development, the most restrictive standard shall apply:

- Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
- Treatment of the runoff from the first one (1) inch of rainfall onsite or the first 0.5 inch of runoff, whichever is greater.

5-Year Level-of-Service Stormwater Projects

The Village's Capital Improvement Program contains approximately $704,000 in annual expenses related to ongoing Operation and Maintenance (O&M) of the existing system. The Capital Improvement Program also contains $11,102,905 worth of capital improvement projects and localized drainage improvements recommended for implementation through 2030. The following table lists the projects identified in the 2020-2030 Ten-Year Capital Improvement Program.

Table 6: Village Stormwater Projects and Estimated Costs (2020-2030)

Project	Drainage Sub-Basin	Estimated Cost
Drainage Improvement Project	#61	$772,905
Drainage Improvement Project	#11	$1,450,000
Drainage Improvement Project	#12	$930,000
Drainage Improvement Project	#39	$1,020,000
Drainage Improvement Project	#41	$1,270,000
Drainage Improvement Project	#42	$930,000
Drainage Improvement Project	#43	$1,570,000
Drainage Improvement Project	#57/96	$2,160,000
Localized Drainage Improvement Projects	N/A	$1,000,000
Annual O&M	N/A	$7,040,000

Source: Palmetto Bay 2035/2045 Comprehensive Plan

Aquifer Recharge

There are no classified prime groundwater recharge areas within the Village of Palmetto Bay. Aquifer recharge sources in the Village include the Cutler Drain Canals and Biscayne Bay and their tributaries, drainage structures designed for infiltration, and lawns and swales. The Village's zoning regulations, flood damage prevention ordinance, and subdivision regulations accomplish an adequate degree of protection for natural drainage and recharge areas. Palmetto Bay's existing land use has generally developed in a manner favorable to natural groundwater recharge and natural flood protection.

EDUCATIONAL FACILITIES

Public school facility planning for the Village of Palmetto Bay is provided by Miami-Dade County Public Schools (MDCPS). Every year, MDCPS is required to update and submit a Five-Year District Facilities Work Plan to demonstrate available and projected student capacity and related information on project funding for capacity-related projects. The Village works in coordination with MDCPS to ensure public education facilities meet the needs of the community.

The Village of Palmetto Bay is served by several public schools located within or near its boundaries. Table 8 provides the most recent available capacity and enrollment data for these public schools.

Table 8: Palmetto Bay Area Public Schools Capacity and Enrollment

Public School	Student Enrollment
Coral Reef Elementary School	710
Dr. Henry E. Perrine Academy of the Arts	535
Southwood Middle School	1,081
Howard Drive Elementary School	336
Miami Palmetto Senior High School*	2,672
Coral Reef Senior High School**	3,295

**Located outside the Village but serves residents.
**Serves a portion of the Village.
Source: Miami-Dade County Public Schools

5-Year Capacity Projects

Miami-Dade County Public Schools maintains a district-wide Five-Year District Facilities Work Plan to manage its capital improvements and capacity projects. This plan addresses the needs of all schools in the county, including those that serve the Village of Palmetto Bay. The Village works with MDCPS to ensure that planned projects and capacity are sufficient to support future residential growth and maintain the adopted Level of Service standards for public school facilities. As a part of the County's plan, these projects may include new construction, building additions, or renovations to address student population needs.

Charter and Private Schools

The Village of Palmetto Bay is home to several private schools. While the Village does not have any charter schools located within its boundaries, residents have access to the many charter schools located throughout the broader Miami-Dade County area.

Private Schools

The Village of Palmetto Bay is home to a number of private schools. Table 9 lists a selection of private schools within the Village and their most recent student enrollment data.

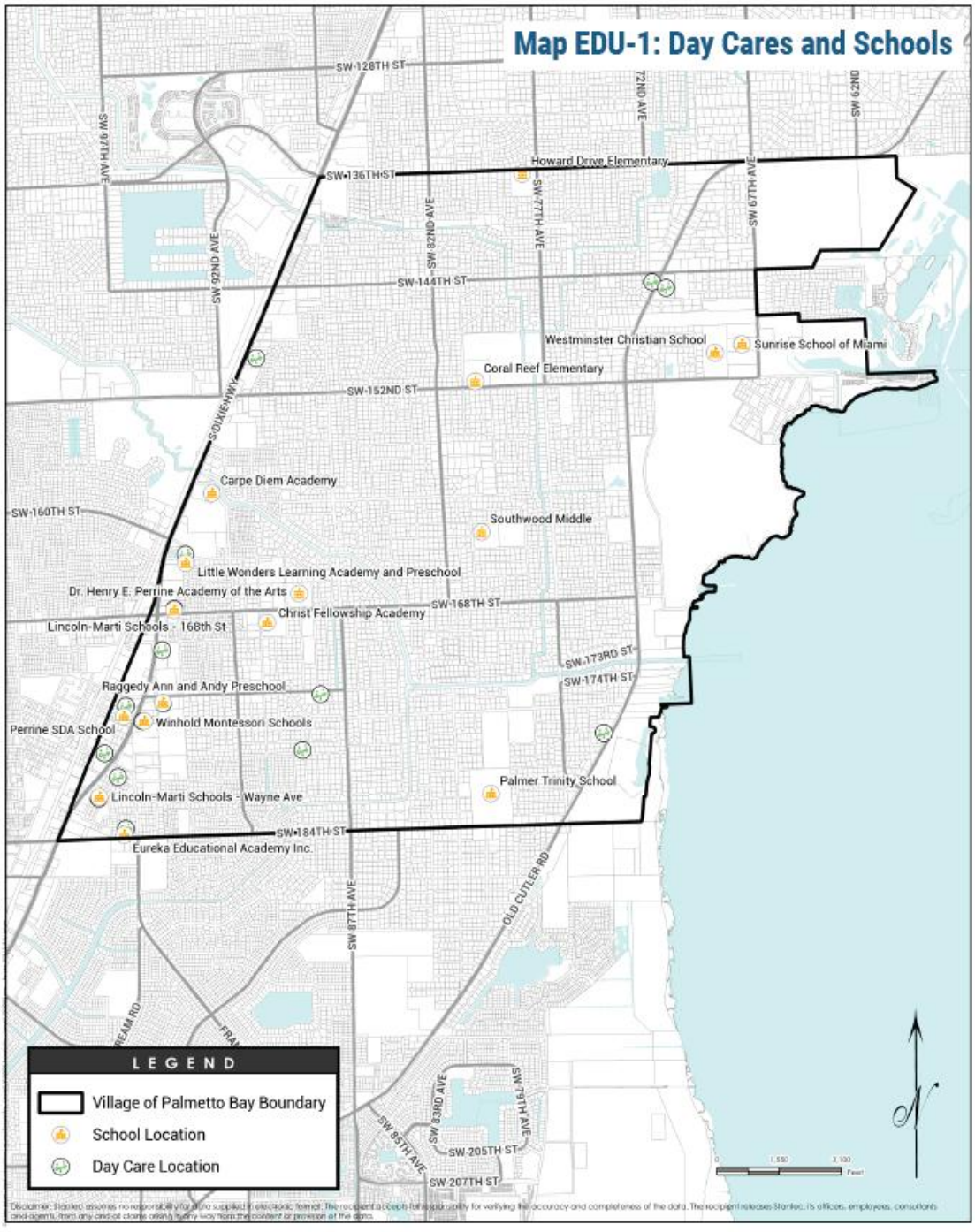
Table 9: Enrollment for Private Schools in Palmetto Bay

Private School	Student Enrollment
Westminster Christian School	1,280
Sunrise School of Miami	90
Palmer Trinity School	804

Christ Fellowship Academy	414
Palmetto Bay Academy	35
Alexander Montessori School	256
Holy Rosary-St. Richard Catholic School	373

Source: Village of Palmetto Bay staff and school data reviews, 2025

Day Care and Schools Location Map



PARKS AND RECREATION

The Level of Service (LOS) standard for the Village of Palmetto Bay's parks system is contained in the Village's Comprehensive Plan. The primary LOS standard is 3.0 acres of recreation and open space per 1,000 residents. For developments within the Downtown area, a separate LOS of 0.25 acres per 1,000 residents is applied.

The Village's current public parks inventory is the basis for meeting these standards. It includes a variety of facilities that contribute to the total acreage.

Table 10: Village of Palmetto Bay and County Public Parks Inventory

Village Park Name	**Acreage**
Coral Reef Park	48
Palmetto Bay Park	25
Ludovici Park	3
Perrine Wayside (Dog) Park	3
Thalatta Estate Park	4
Perrine Community House	.33
The Woods	8.69
Veterans Park	3
Total Village	**95.02**
County Parks	
Bill Sadowski Park & Nature Center	30
Deering Estate	444
Total County	**474**

Based on the adopted LOS standard, the population projections, and the current park inventory, the Village's park acreage needs are presented in the following table:

Table 11: Projected Parks Level-of-Service Acreage Needs

YEAR	PROJECTED POPULATION	PARK LOS NEED (Acres)	SURPLUS (Acres)
2025	24,826	74.48	20.54
2026	24,885	74.66	20.36
2027	24,944	74.83	20.19
2028	25,003	75.01	20.01
2029	25,062	75.19	19.83
2030	25,121	75.36	19.66

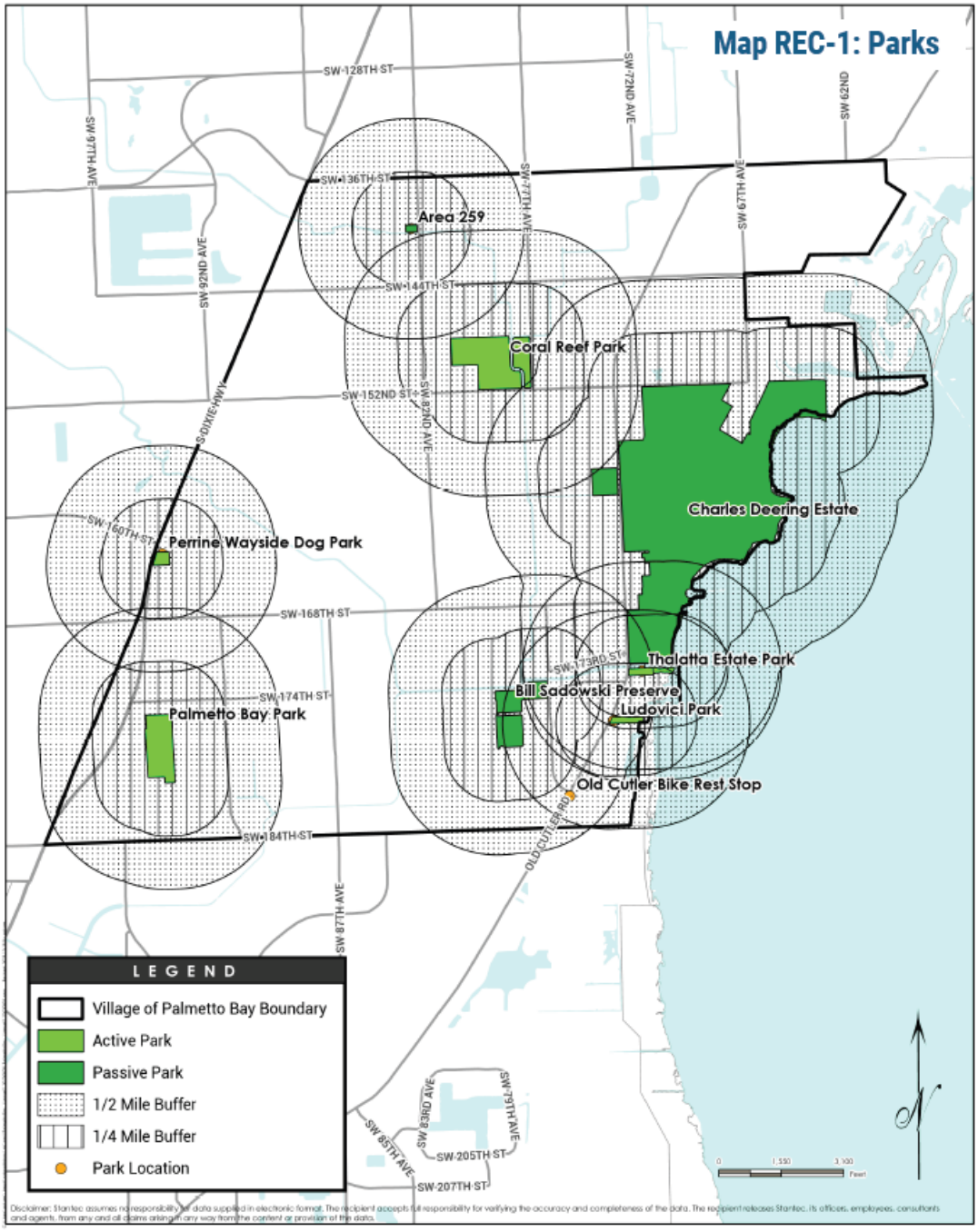
5-Year Level of Service Projects

The Village currently maintains a surplus of park acreage, which demonstrates a high level of service for its residents. To continue to provide high-quality recreation options and enhance the existing park assets, the following projects are planned for the upcoming fiscal years:

- Construction of a new 5,000 sq. ft. recreation center at Coral Reef Park
- Boat ramp/dock improvements at Coral Reef Park

- Coral Reef Park Trail Improvements: This project will repair and upgrade portions of the existing 2.5-mile trail, including converting a restroom from septic to sewer.
- Palmetto Bay Park trail improvements. This includes repairing areas where asphalt has lifted due to tree roots, creating tripping hazards.
- Skate Park renovations at Palmetto Bay Park.
- Park Master Plan Implementation: The Village will continue to implement the projects identified in the Parks Master Plan, which may include new amenities at existing parks or the development of new park space to accommodate future growth and maintain the current surplus.

Parks Location Map



SCHEDULE OF CAPITAL IMPROVEMENTS

The following table presents the Village of Palmetto Bay's proposed Schedule of Capital Improvements for the five-year period from 2025-26 to 2029-30. This schedule outlines planned and ongoing capital projects designed to address the Village's infrastructure needs and enhance the quality of life for residents. The projects, managed by the Public Services Department, focus on a variety of improvements, including transportation, drainage, and pedestrian and bicycle facilities. The table details project descriptions, their current status, and the anticipated funding sources and expenditures over the five-year planning period.

VILLAGE OF PALMETTO BAY CAPITAL IMPROVEMENT PROGRAM (CIP)

FY 2025-26 through FY 2029-30

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
Parks Department Projects									
CRP- Multipurpose Building/Tennis Shop	Parks	Programmed	Village	$5,192,926	$0	$0	$0	$0	$5,192,926
CRP-Expanded Playground/ Improvements	Parks	Programmed	TBD	$350,000	$0	$0	$1,755,600	$0	$2,105,600
CRP-Walking Trails Repairs and Improvements	Parks	Programmed	Village	$117,458.70	$0	$0	$0	$0	$117,458.70
RP- Pine Rockland Resto-ration & Management	Parks	Programmed	Village	$50,000	$0	$0	$0	$0	$50,000
Pine Rockland & Other Parks Preservation lands exotic invasive removal	Parks	Future	Village	$0	$25,000	$25,000	$25,000	$25,000	$100,000
Covered Pedestrian Connection from Multi-Purpose Building to Concessions	Parks	Future	TBD	$0	$0	$0	$0	$640,000	$640,000
Gymnasium Construction Option	Parks	Future	TBD	$0	$0	$0	$0	$4,500,000	$4,500,000
Frisbee Golf	Parks	Future	TBD	$0	$0	$0	$0	$24,500	$24,500
Canal Water Feature	Parks	Future	TBD	$0	$0	$0	$15,000	$0	$15,000
Canoe Launch/Paddle Boat/Storage	Parks	Future	TBD	$0	$0	$45,000	$0	$0	$45,000
CRP Tennis Court Resurfacing and Restriping	Parks	Programmed	Village	$65,000	$0	$0	$0	$0	$65,000
CRP Tennis Court Fencing	Parks	Programmed	Village	$85,000	$0	$0	$0	$0	$85,000
CRP- Recreation Center Furniture	Parks	Programmed	Village	$100,000	$0	$0	$0	$0	$100,000
Police - Boat Dock	Parks	Programmed	Village	$180,000	$0	$0	$0	$0	$180,000
CRP-Dumpster Enclosure	Parks	Future	Village	$0	$0	$25,000	$0	$0	$25,000
PBP-Redesign/Upgrades Playground	Parks	Future	TBD	$0	$0	$1,935,000	$0	$0	$1,935,000
PBP-Splash Pad	Parks	Future	TBD	$0	$0	$0	$0	$450,000	$450,000
PBP- Expanded Basketball Courts (3)	Parks	Future	TBD	$0	$110,000	$0	$0	$0	$110,000

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
PBP- Irrigation System	Parks	Programmed	Village	$150,000	$0	$0	$0	$0	$150,000
PBP- Skate Park Improvements	Parks	Programmed	TBD	$450,000	$0	$0	$0	$0	$450,000
PBP-Enhanced Landscape	Parks	Future	TBD	$0	$0	$0	$0	$100,000	$100,000
PBP- Modify Parking lot expansion	Parks	Future	TBD	$0	$0	$0	$144,000	$0	$144,000
PBP-Mower	Parks	Programmed	Village	$47,560	$0	$0	$0	$0	$47,560
PBP- Community Facility Building w/ Indoor Gymnasium	Parks	Future	TBD	$0	$0	$0	$0	$5,500,000	$5,500,000
PBP- Pineland Preserve	Parks	Future	TBD	$0	$0	$0	$120,000	$0	$120,000
PBP- Labyrinth/Sensory Garden	Parks	Future	TBD	$0	$0	$0	$0	$204,000	$204,000
PBP- Dog Park	Parks	Future	TBD	$0	$0	$200,000	$0	$0	$200,000
PBP- Shared Storage Area w/PS	Parks	Future	TBD	$0	0	$500,000	$0	$0	$500,000
PBP- New Outdoor Exercise Stations	Parks	Future	TBD	$0	$0	$0	$75,600	$0	$75,600
PBP – Safety Netting behind field #1 (Playground)	Parks	Future	TBD	$0	$50,000	$0	$0	$0	$50,000
PBP-Pickleball Center	Parks	Programmed	Village	$1,724,513	$1,599,999.73	$0	$0	$0	$3,324,512.73
PWS- Recontour Lake Bank	Parks	Future	TBD	$0	$0	$0	$160,000	$0	$160,000
PWS- Seating Areas	Parks	Future	TBD	$0	$24,000	$0	$0	$0	$24,000
PWS- ADA Bathroom w/ Grooming Building	Parks	Future	TBD	$0	$0	$0	$0	$270,000	$270,000
PWS- Improved Walkways	Parks	Future	TBD	$0	$80,000	$0	$0	$0	$80,000
PCH- New Impact Windows	Parks	Future	TBD	$0	$35,000	$0	$0	$0	$35,000
TE-design/build pier/gazebo	Parks	Future	TBD	$0	$0	$0	$2,000,000	$0	$2,000,000
TE-Chair Lift- Carriage House	Parks	Future	Village	$0	$0	$15,000	$0	$0	$15,000
TE- Walkway along Canal	Parks	Future	TBD	$0	$0	$0	$144,000	$0	$144,000
TE- Event Stage area	Parks	Future	TBD	$0	$250,000	$0	$0	$0	$250,000

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
TE- Indoor Multipurpose Room/Space	Parks	Future	TBD	$0	$0	$990,000	$0	$0	$990,000
TE- New Pedestrian Bridge	Parks	Future	TBD	$0	$0	$0	$0	$2,000,000	$2,000,000
Veterans Park	Parks	Programmed	Village	$2,500,000	$2,500,000	$2,500,000	$0	$0	$7,500,000
LP- ADA Bathroom - 2nd Floor	Parks	Future	TBD	$0	$0	$0	$50,000.00	$0	$50,000
LP- Elevator Improvements	Parks	Future	TBD	$0	$60,000.00	$0	$0	$0	$60,000
LP- Planter Wall Barrier	Parks	Future	TBD	$0	$0	$15,000.00	$0	$0	$15,000
LP- Fence - Rear of property	Parks	Future	TBD	$0	$0	$0	$0	$20,000.00	$20,000
The Woods Park- (5- year plan) Perimeter Walking Path, benches, signage, and waste receptacles.	Parks	Programmed	Village	$250,000	$200,000	$100,000	$100,000	$100,000	$750,000
All parks- add trees, nature preserve area, bioswales, butterfly gardens with educational signage	Parks	Future	TBD	$0	$15,000	$15,000	$15,000	$15,000	$60,000
All parks- Recycling bins (next to every existing trash can)	Parks	Future	TBD	$0	$10,000	$10,000	$10,000	$10,000	$40,000
Parks- Bike Repair Stations and bike racks	Parks	Future	TBD	$0	$5,000	$5,000	$5,000	$5,000	$20,000
Parks- additional water fountains and bottle refill stations	Parks	Future	TBD	$0	$2,500	$2,500	$2,500	$2,500	$10,000
Parks Cost Subtotal									**$41,099,157.43**

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
Public Services Department									
US-1 downtown street lighting -- Phase study, design, construct	Public Services	Future	DOT- Village	$0	$50,000	$100,000	$100,000	$100,000	$350,000
Roadway Resurfacing Village Wide	Public Services	On-going	Special Revenue Fund - Trasnporta-tion	$150,000	$150,000	$100,000	$100,000	$100,000	$600,000
ADA-Compliant Sidewalks	Public Services	On-going	Special Revenue Fund - Trasnporta-tion	$200,000	$200,000	$150,000	$100,000	$100,000	$750,000
Traffic Calming Various Locations (prioritized in Traffic Calming Plan)	Public Services	On-going	Special Revenue Fund - Trasnporta-tion	$150,000	$150,000	$100,000	$100,000	$100,000	$600,000
Localized Drainage Improvements	Public Services	Programmed	Special Revenue Fund - Capital Projects	$150,000	$150,000	$150,000	$150,000	$150,000	$750,000
Circulator/ Freebee - Route Improvements/post Busway study, realignment	Public Services	Future	MPO TDM-Local match	$50,000	$0	$0	$0	$0	$50,000
Bus Benches, Bus Shelters and Amenities	Public Services	On-going	TBD	$50,000	$50,000	$50,000	$50,000	$0	$200,000
Safe Routes to School Improvements (Implementation of study)	Public Services	Future	MPO-Local match	$0	$100,000	$100,000	$100,000	$0	$300,000
Safe Routes to Parks Improvements (Implementation of study)	Public Services	Future	TBD	$0	$0	$100,000	$100,000	$100,000	$300,000
Bicycle Lane SW 82 AV (from SW 160 St to SW 152 St)	Public Services	Programmed	Special Revenue Fund - Trasnporta-tion	$175,000	$225,000	$0	$0	$0	$400,000
Village Hall Painting	Public Services	Programmed	Special Revenue Fund - Capital Projects	$65,000	$7,500	$7,500	$7,500	$7,500	$95,000
Traffic Studies Main Corridors	Public Services	Programmed	Special Rev-enue Fund Trasnportation	$65,000	$65,000	$35,000	$0	$0	$165,000

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
Freebee Service Expansion	Public Services	Programmed	Special Revenue Fund - CITT - Transit	$305,000	$305,000	$0	$0	$0	$610,000
Tree Planting Main Corridors	Public Services	Programmed	Special Revenue Fund - Capital Projects	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000
Drainage Sub-Basin 43 (SW 165th Ter, N. of SW 168th St, W. of SW 72th Av, E. of SW 77th Av)	Public Services	On-going	Grants/State Appropria-tions	$750,000	$750,000	$0	$0	$0	$1,500,000
Drainage Sub-Basin 44 (S of SW 164 St, N of SW 166 St, W of SW 72 Ave, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropria-tions	$500,000	$0	$0	$0	$0	$500,000
Drainage Sub-Basin 41 (S of SW 173 St, N of SW 174 St, W of Old Cutler Rd, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropria-tions	$770,000	$500,000	$0	$0	$0	$1,270,000
Drainage Sub-Basin 11 (S of SW 152, N of SW 156 St, W of 89 Ave, E of Dixie Hwy)	Public Services	On-going	Grants/State Appropria-tions	$0	$1,530,000	$0	$0	$0	$1,530,000
Drainage Sub-Basin 12 (S of SW 168 St, N of SW 170 Terr, W of Old Cutler Rd, E of SW 76 Ave)	Public Services	On-going	Grants/State Appropria-tions	$799,000	$0	$0	$0	$0	$799,000
Drainage Sub-Basin 39 (S of SW 170 Terr, N of SW 173 St, W of Old Cutler Rd, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropria-tions	$0	$0	$1,020,000	$0	$0	$1,020,000
Drainage Sub-Basin 42 (S of SW 168TH St, N of SW 171 St, W of SW 76 Ave, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropria-tions	$0	$0	$0	$930,000	$0	$930,000
SW 92ND Avenue Complete Street Project	Public Services	On-going	Special Rev-enue Fund - Transporta-tion Grants	$549,157	$0	$0	$0	$0	$549,157
Public Services Site Improvement Project	Public Services	Programmed	Special Revenue Fund - Capital Projects'	$480,000	$0	$0	$0	$0	$480,000

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
Traffic Circle SW 144th. St & Sw 82nd. Ave	Public Services	Programmed	Special Revenue Fund - Transportation Grants	$0	$100,000	$375,000	$125,000	$0	$600,000
Franjo Road west of US-1 Complete Street add bike lane, lighting (north side)	Public Services	Future	TBD	$0	$0	$100,000	$150,000	$150,000	$400,000
Old Cutler Trail intersection upgrades (add ped and bike crosswalks, village lighting, curbing/ bioswales)	Public Services	Future	DOT SS4A-MDC-Village	$0	$0	$50,000	$50,000	$50,000	$150,000
Downtown Sidewalk Connectivity, Maintenance, Repairs	Public Services	Future	DOT SS4A-MPO-Village	$0	$0	$25,000	$25,000	$25,000	$75,000
Restriping roadway-drive- way intersections, cross- walks, reflectors, signage around schools	Public Services	Future	DOT SS4A-Village	$10,000	$10,000	$10,000	$10,000	$10,000	$50,000
Restriping roadway-drive- way intersections, cross- walks, reflectors, signage around parks	Public Services	Future	DOT SS4A-Village	$10,000	$10,000	$10,000	$10,000	$10,000	$50,000
Pedestrian Improvements across canals	Public Services	Future	DOT SS4A-Village, MDC, MPO	$0	$0	$25,000	$25,000	$25,000	$75,000
Stormwater Vac-Con Operations	Public Services	On-going	Special Revenue - Stormwater	$200,000	$225,000	$225,000	$250,000	$250,000	$1,150,000
Public Services Cost Subtotal									**$16,548,157**

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
ID/ Branding (US-1 Lights) Downtown US-1 Overlay Study (Phase I- Dtwn, Phase II North end, Phase III middle)	Capital Projects	Future	TBD	$50,000	$50,000	$50,000	$50,000	$0	$200,000
Maintenance Entry Monuments @ US1 Entry Points Existing entry monuments need maintenance- solar lights, plants, palms.	Capital Projects	Future	TBD	$30,000	$0	$0	$0	$0	$30,000
Entry Monuments @ Franjo, 97 Av, 87nd Av south entrances	Capital Projects	Future	TBD	$0	$50,000	$0	$0	$0	$50,000
Entry Monuments @ 82 Av, Palmetto Rd, Old Cutler north entrances	Capital Projects	Future	TBD	$0	$50,000	$0	$0	$0	$50,000
Maintenance of existing traffic circles (art, fountains, landscape, signage, striping, reflectors, lighting	Capital Projects	Future	TBD	$5,000	$5,000	$5,000	$5,000	$5,000	$25,000
Capital Projects Subtotal									**$355,000**
Total Village Capital Cost									**$58,002,314.4**

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:	December 8, 2025
To:	Honorable Mayor and Village Council
From:	Javier Gonzalez, AICP, CFM, Planning and Zoning Director
Subject:	Annual Update to the Capital Improvement Element of the Comprehensive Plan for 2025 and the Five-Year Schedule of Capital Improvements (SCI) for Fiscal Years 2025/2026 – 2029/2030

REQUEST

The Administration through the Planning & Zoning Department is requesting Mayor and Village Council approval of the annual update to the Capital Improvements Element (CIE) of the Village's Comprehensive Plan for 2025 and the Five-Year Schedule of Capital Improvements (SCI) for Fiscal Years 2025/2026 – 2029/2030

BACKGROUND

Section 163.3177(3)(b), Florida Statutes, requires local governments to update their Five-Year Schedule of Capital Improvements of the Comprehensive Plan yearly. The primary purpose of the SCI update is to stay abreast of the facility needs of the community and to ensure that the deficiencies as well as the improvements identified in the other elements of the Village's Comprehensive Plan are programmed and adjusted accordingly.

With the 2011 legislative changes, Florida's local governments are no longer required to submit the annual update of the Five-Year Schedule of Capital Improvements (SCI) to the Florida Department of Commerce (formerly known as the Florida Department of Economic Opportunity). However, the Capital Improvements Element remains a required critical component of the local government's comprehensive plan. The schedule must be reviewed annually by the local government to reflect the timing, location and funding of capital projects to achieve and maintain adopted level of service standards for public facilities that are necessary to implement the comprehensive plan. Furthermore, local governments may adopt annual updates of the Five-Year Schedule of Capital Improvements (SCI) by ordinance and are not considered an amendment to the Comprehensive Plan.

The update provides a Level of Service (LOS) analysis for all public facilities in the Village based on population projections and related data. Projects included in the updated Five-Year Schedule of Capital Improvements are necessary to address projected public facility needs to meet future LOS demand. A copy of the annual update to the Capital Improvements Element (CIE) of the Village's Comprehensive Plan for 2025 and the Five-Year Schedule of Capital Improvements (SCI) is provided in Attachment A.

BUSINESS IMPACT ESTIMATE

This ordinance updates the Village's Five-Year Schedule of Capital Improvement (SCI), a required annual action for local governments under Section 163.3177(3)(b), Florida Statutes. Therefore, pursuant to Section 166.041(4)(c)1, Florida Statutes, which exempts ordinances required for compliance with state law or regulation, a business impact estimate is not required.

RECOMMENDATION

Staff recommends that the Mayor and Village Councilmembers authorize approval of the annual update to the Capital Improvements Element (CIE) of the Village's Comprehensive Plan for 2025 and the Five-Year Schedule of Capital Improvements for Fiscal Years 2025/2026 – 2029/2030.

ATTACHMENTS

Attachment A – Capital Improvements Element (CIE) Update and SCI
Attachment B – Public Notice

2025 CAPITAL IMPROVEMENTS ELEMENT (CIE) UPDATE AND FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS (SCI)

PUBLIC FACILITIES NEEDS ASSESSMENT

INTRODUCTION

The purpose of the 2025 Capital Improvements Element (CIE) Update is to annually review and maintain the 5-Year Schedule of Capital Improvements (SCI) consistent with the requirements set forth in Subsection 163.3177(3)(b), Florida Statutes. The Updated 5-Year SCI will replace the existing capital improvement projects in the Capital Improvement Element" of the Village of Palmetto Bay Comprehensive Plan.

The 2025 CIE Update includes all capital projects for which the Village has fiscal responsibility, including parks and recreation, stormwater management, and transportation. The Update also includes capital improvement projects which are the responsibility of other government agencies and entities, including water supply, sanitary sewer, solid waste, public school facilities, and transportation facilities. These "non-Village" projects are funded through Miami-Dade County, Miami-Dade Public School Board, and the Miami-Dade Transportation Planning Organization (TPO).

This Update also provides Level of Service (LOS) analyses for all public facilities within the Village based on population projections and related data. Projects included in the updated 5-Year SCI are necessary to address projected public facility needs to meet future LOS demand.

POPULATION ESTIMATES AND PROJECTIONS

Population projections are the foundation upon which to forecast future demand on public facilities and services. In developing the Village's population projections for this CIE update, various demographic sources including population estimates derived from the Shimberg Center – Florida Housing Data Clearinghouse are reviewed and analyzed.

Table 1: Population Estimates and Projections

YEAR	POPULATION
Historic Population	
2010	23,410
2020	24,439
Current and Projected Population	
2025	24,826
2030	25,097
2035	25,204
2040	25,219
2045	25,219

Source: Shimberg Center – Florida Housing Data Clearinghouse

The population levels in Table 1 above are utilized as the Village's current population projections for this CIE update to determine the Village's future public facility needs during the 5-year planning period. This ensures that the Capital Improvements Element is consistent with the projected growth of the Village.

LEVEL OF SERVICE ANALYSIS

TRANSPORTATION

The Level-of-Service (LOS) analysis is a critical tool for assessing the performance of the Village's transportation system and ensuring it meets adopted standards. As defined by the Florida Department of Transportation (FDOT), LOS is a qualitative measure of the user's perception of traffic flow, rated on a scale from "A" to "F," with "A" representing the best conditions and "F" representing the worst. The analysis below is based on data from the Southeastern Florida Regional Planning Model (SERPM).

Summary of Key Findings

The analysis shows that while the Village's internal roadways maintain stable performance, US 1, a key regional arterial, faces significant capacity issues that are projected to worsen.

1. **Current Roadway Performance (2025):**

   a) **Village and County Roads:** The majority of streets under Village and County jurisdiction, including SW 184 Street, SW 168 Street, SW 152 Street, SW 144 Street, SW 136th Street, SW 87 Avenue, SW 82 Avenue, SW 77 Avenue, and SW 67 Avenue, operate at a highly favorable LOS of "A," "B," or "C".
   b) **Old Cutler Road:** The section of Old Cutler Road between SW 136 Street and SW 184 Street operates at a strained LOS of "D".
   c) **US 1:** The section of US 1 between SW 136th and SW 152nd Streets currently operates at a LOS of "B." The segment of US 1 between SW 152nd and SW 168th Streets also operates at a LOS of "B." The northbound and southbound segments of US 1 between SW 168 Street and SW 184 Street operate at an LOS of "C".

2. **Projected Roadway Performance (2030):**

   a) **Village and County Roads:** Most internal roadways are projected to maintain their acceptable LOS.
   b) **US 1:** While the LOS of US 1 between SW 152nd and SW 168th Streets is projected to decline from "B" to "D," this remains within the adopted LOS standard of "E" for state-maintained arterial roads. Similarly, the projected decline from "C" to "E" for the segments of US 1 between SW 168th Street and SW 184th Street also meets the adopted LOS standard.

The full data for the LOS analysis is presented in the tables below, which show both existing and projected conditions.

Table 2: Existing Level of Service (2025)

Street/Road	Operating Level of Service
SW 67th Avenue (SW 136th to 152 Street)	B
Old Cutler Road (SW 136th to 152nd Streets)	D
Old Cutler Road (SW 152nd to 184th Streets)	D
SW 77th Avenue (SW 136th to 152nd Streets)	B
SW 77th Avenue (SW 152nd to 168th Streets)	B
SW 82nd Avenue (SW 136th to 144 Streets)	B
SW 82nd Avenue (SW 144th to 152nd Streets)	B
SW 82nd Avenue (SW 152nd to 168th Streets)	B
SW 87th Avenue (SW 168th to 184th Streets)	B

SW 136th Street	B
SW 144th Street (US1 to SW 77 Ave)	B
SW 144th Street (SW 77 Ave to Old Cutler)	A
SW 152nd Street	B
SW 168th Street	B
US 1 (SW 136th to 152nd Streets)	B
US 1 (SW 152nd to 168th Streets)	B
US 1 Northbound (SW 168th to 184th Streets)	C
US 1 Southbound (SW 168th to 184th Streets)	C

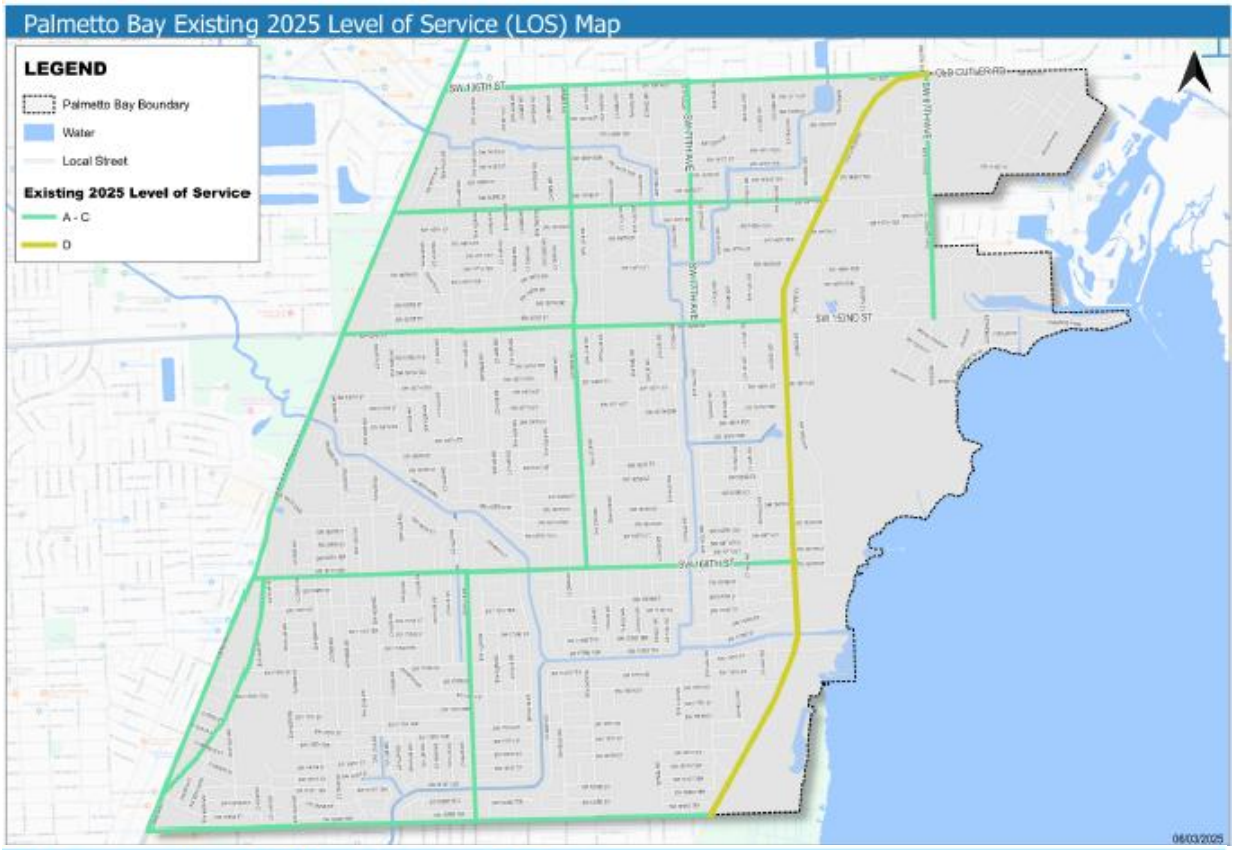
Source: Marlin Engineering, Multi-modal Transportation Master Plan

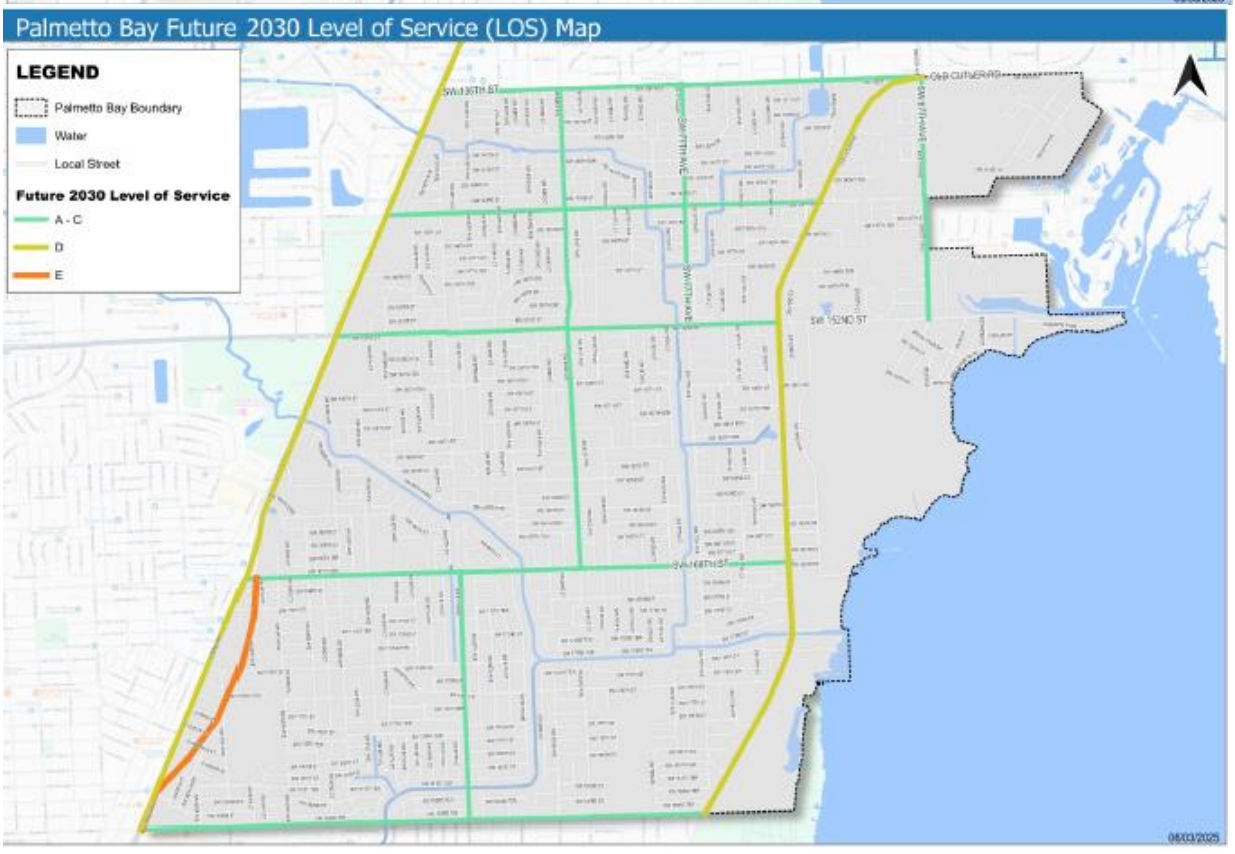
Table 3: Year 2030 Projected Roadway Performance

Street/Road	**Operating Level of Service**
SW 67th Avenue (SW 136th to 152 Street)	B
Old Cutler Road (SW 136th to 152nd Streets)	D
Old Cutler Road (SW 152nd to 184th Streets)	D
SW 77th Avenue (SW 136th to 152nd Streets)	B
SW 77th Avenue (SW 152nd to 168th Streets)	B
SW 82nd Avenue (SW 136th to 144 Streets)	C
SW 82nd Avenue (SW 144th to 152nd Streets)	C
SW 82nd Avenue (SW 152nd to 168th Streets)	C
SW 87th Avenue (SW 168th to 184th Streets)	B
SW 136th Street	B
SW 144th Street (US1 to SW 77 Ave)	B
SW 144th Street (SW 77 Ave to Old Cutler)	B
SW 152nd Street	C
SW 168th Street	B
US 1 (SW 136th to 152nd Streets)	D
US 1 (SW 152nd to 168th Streets)	D
US 1 Northbound (SW 168th to 184th Streets)	E
US 1 Southbound (SW 168th to 184th Streets)	E

Source: Marlin Engineering, Multi-modal Transportation Master Plan

The following maps depict current and future conditions of roadway level of service.





5-Year Transportation Improvement Program (TIP)

To address current and future transportation needs, the Village of Palmetto Bay works to program local projects and coordinate with Miami-Dade County and the Florida Department of Transportation (FDOT) on their respective capital improvement programs. The Village's projects focus on local roadways and multi-modal improvements to support the Comprehensive Plan's emphasis on a safe, accessible, and energy-efficient transportation system.

The Village's Draft 2025 Multi-Modal Transportation Master Plan outlines a comprehensive list of proposed improvements, with a number of Miami Dade County projects either currently underway (U/W) or being considered for the 2025-2030 period. These include preliminary vehicle capacity projects such as the construction of the SW 87th Avenue bridge, the installation of traffic circles on Old Cutler Road, and intersection improvements on US 1. The draft plan also details significant Village of Palmetto Bay proposed multi-modal improvements, including new shared-use paths, sidewalk gap closures, and the implementation of mobility hubs.

Table 3: Village of Palmetto Bay Proposed Transportation Projects

ID#	Roadway	Priority	From	To	Improvement	Source	Notes
1	South Dade TransitWay	U/W	SW 344 Street	Dadeland S Metro Sta	20 Mile Bus Rapid Transit (BRT) Project	TIP 2025-2029	Completion Late 2025
2	Park & Ride on TransitWay	U/W	SW 168 Street		450 Space Parking Garage Over TransitWay	TIP 2025-2029	Completion Late 2026
3	Old Cutler Road Traffic Circles	U/W	SW 184 Street	SW 67th Avenue	Traffic Circles 4 Locations	TIP 2025-2029	SW 152 Cir Completion Nov 2025
4	SW 87th Avenue	U/W			Bridge over Cutler Drain Canal C-100	TIP 2025-2029	Completion May 2026
5	SW 184 Street (Eureka Dr)	U/W	W of SW 84 Court	Old Cutler Road	6' Wide Missing Sidewalks N Side (Design)	VoPB	Construction Oct 2025
6					Consider 10' Wide N Side Shared Use Path	Safe Streets	Needs Council Review
9	SW 82 Avenue	U/W	SW 160 Street	SW 152 Street	4' Wide Bike Lanes Both Sides (Design)	VoPB	Council Approval Rqd 2025 Const
10		U/W	SW 152 Street	SW136 Street	Bike Lanes	VoPB	on Hold by the Council
11	SW 87 Avenue	U/W	SW 87 Avenue	SW 160 Street	Traffic Circle	VoPB	Traffic Sty & MD DTPW Coor Rqd
12	Bus Shelters	2025-2030			Install Bus Shelters on MDC & VoPB Routes	SMART Cnnt Sty	Start FY 2025-2026
13	Sidewalk Gaps	2025-2030			Address Sidewalk Gaps on Bus Routes	SMART Cnnt Sty	
14	Coral Reef Neighborhood Hub	2025-2030	SW 152 Street	SW 77 Avenue	Implement Mobility Hub	Mobility Hub Sty	JPA Funding to be sought
15	Downtown Neighborhood Hub	2025-2030	Franjo Road	Hibiscus Street	Implement Mobility Hub	Mobility Hub Sty	JPA Funding to be sought
16	Traffic Calming Continuing Studies	2025-2030			Address Section Lines & Public Requests	VoPB	Annual Process
17	Arterial & Local Street Safety Studies	2025-2030			Address Section Lines & Public Requests	Marlin Engineering	
18	Arterial & Local Street Landscaping	2025-2030			Address Section Lines & Public Requests	Marlin Engineering	
19	SW 136 Street	2025-2030	US 1	Old Cutler Road	Bicycle Facility Improvements	2050 LRTP	S Side Shared Use Path Complete
20		2025-2030	E/O SW 72 Avenue		Bridge Replacement	TIP 2025-2029	Missing Link Const Nov 2025
21		2025-2030	US 1	SW 67 Avenue	Congestion Management	TIP 2025-2029	
22		2025-2030	SW 136 Street	US 1	Intersection Improvement	TIP 2025-2029	
23	SW 184 Street	2025-2030	SW 184 Street	SW 97 Avenue	Intersection Congestion Management	TIP 2025-2029	
24	Old Cutler Road	2025-2030	Cutler Canal C-100		Pedestrian Bridge	TIP 2025-2029	Construction 2025
25		2025-2030	SW 87 Avenue	SW 184	Resurfacing	TIP 2025-2029	
26	Bus Shelters	2031-2035			Complete Shelters on MDC/VoPB Routes	SMART Cnnt Sty	
27	Sidewalk Gaps	2031-2035			Complete Sidewalk Gaps on Bus Routes	SMART Cnnt Sty	
28	Old Cutler Commercial Hub	2031-2035	SW 168 Street	Old Cutler Road	Implement Mobility Hub	Mobility Hub Sty	
29	Village Ctr Neighborhood Hub	2031-2035	SW 184 Street	Old Cutler Road	Implement Mobility Hub	Mobility Hub Sty	
30	Traffic Calming Continuing Studies	2031-2035			Address Section Lines & Public Requests	VoPB	
31	SR 5 (US 1)	2031-2035	SW 184 Street	SW 136 Street	Intrsn & Ped Impvts(184, 168, 144 & 136 St)	Safe Streets	
32	Hibiscus Street	2031-2035	Franjo Road	US 1	Bike Lanes, X Bike Mkgs & HV Xwalks US 1	Safe Streets	
33	Old Cutler Road	2031-2035	SW 67 Avenue	SW 144 Street	X Bikes at LV Xwalks, HV Xwalk SW 144 St	Safe Streets	
34		2031-2035	SW 144 Street	SW 152 Street	X Bikes at LV Xwalks, SW 146 St Sidewalk	Safe Streets	
35		2031-2035	SW 152 Street	SW 168 Street	X Bikes at LV Xwalks, Sidewalk SW 168-184	Safe Streets	
36		2031-2035	SW 168 Street	SW 184 Street	X Bikes at LV Xwalks, Curb Ext 3 locations	Safe Streets	
37	SW 67 Avenue	2031-2035	SW 152 Street	SW 136 Street	Bike Lane	2023 Bike Ped Sty	
38	SW 72 Avenue	2031-2035	SW 164 Street	SW 167 Street	Shared Use Path	2023 Bike Ped Sty	
39		2031-2035	SW 156 Street	SW 152 Street	Shared Use Path	2023 Bike Ped Sty	
40	SW 77 Avenue	2031-2035	SW 160 Terrace	SW 159 Terrace	Bridge over C-100A Feeder Canal	2050 LRTP	
41		2031-2035	SW 152 Street	SW 136 Street	2W Cycle Tk, Xwalks, Bus Shelters, 30 mph	Safe Streets	
42	SW 87 Avenue	2031-2035	SW 184 Street	SW 144 Street	Bike Lane	2023 Bike Ped Sty	
43		2031-2035	SW 184 Street	SW 168 Street	HV Xwalks, Raised Xwalk SW 178th St	Safe Streets	
44		2031-2035	SW 168 Street	SW 152 Street	HV & LV Xwalks, Mini Traffic CirSW 155 St	Safe Streets	
45		2031-2035	SW 152 Street	SW 141 Street	Sidewalk Gaps, HV/LV Xwalks, Raised Intsn	Safe Streets	
46	SW 152 Street (Coral Reef Dr)	2031-2035	US 1	SW 67th Avenue	Bike Lane	2050 LRTP	
47		2031-2035	US 1	SW 67th Avenue	Consider 10' wide S side widened Shared Path	Safe Streets	
48		2031-2035			HV Xwalks, Addtl Impvmts around School	Safe Streets	
49	SW 168 Street (Richmond Dr)	2031-2035	US 1	Old Cutler Road	Bike Lane	2050 LRTP	
50		2031-2035			Consider 10' wide N side widened Shared Path	Safe Streets	
51		2031-2035			HV Xwalks, Addtl Impvmts around School	Safe Streets	
52	SW 184 Street (Eureka Dr)	2031-2035	US 1	Old Cutler Road	Bike Lane	2050 LRTP	
53	SW 67 Avenue (Ludlam Rd)	2031-2035	SW 138 Street	SW 152 Street	Pedestrian Improvements	2050 LRTP	
54	SW 77 Avenue	2036-2040	SW 173 Street	SW 174 Street	Bridge over C-100A Feeder Canal	2050 LRTP	
55	SW 144th Street	2036-2040			Bridge over Canal 100-A (Repairs/Replace)	2050 LRTP	
56		2036-2040	US 1	SW 67th Avenue	Bike Lane	SMART Cnnt Sty	
57	SW 152 Street (Coral Reef Dr)	2036-2040	US 1	Old Cutler Road	Bicycle/Pedestrian Safety	2050 LRTP	
58	SW 152 Street (Coral Reef Dr)	2036-2040	SW 79 Avenue	SW 80 Avenue	Coral Reef ES - Bicycle/Pedestrian Safety	2050 LRTP	
59	SW 184 Street (Eureka Dr)	2036-2040	SW 82 Avenue	Old Cutler Road	Pedestrian & Bicycle/Pedestrian Safety	2050 LRTP	

Source: MARLIN Engineering, Inc.
Notes: See Attached Figures

POTABLE WATER

This section evaluates the potable water system serving the Village of Palmetto Bay inclusive of all structures designed to collect, treat, and distribute potable water in addition to water wells, treatment plants, reservoirs and distribution mains.

Miami-Dade County Water and Sewer Department (MDWASD) Geographic Service Area

The Village of Palmetto Bay's potable water is provided by a system operated by the Miami-Dade County Water and Sewer Department (MDWASD). The Village of Palmetto Bay is served by the Alexander Orr, Jr. Water Treatment Plant, which is located outside of the Village limits and serves customers who live south of approximately Flagler Street and north of SW 248th Street.

Water Sources

Potable water in the Village of Palmetto Bay is received from the County's water treatment plant. The Alexander Orr, Jr. Water Treatment Plant that serves the Village draws water from the Biscayne Aquifer and receives lime treatment to reduce hardness, and is then fluoridated, disinfected and filtered.

Water Treatment Plants (WTPs)

The Alexander Orr, Jr. WTP that serves the Village of Palmetto Bay is located at 6800 S.W. 87th Avenue in Unincorporated Miami-Dade County. The original design capacity was 40 Million of Gallons per Day (MGD) in 1954. This plant has undergone several expansions during the past 50 years. The raw water pumping capacity was increased by 32 MGD to 262 MGD in 1995 with an additional source from the West Wellfield. Additional reservoir and high pressure service capacities were also added to bring the total plant design capacity to 256 MGD.

The Alexander Orr, Jr. (AO) subarea is comprised of a high pressure system comprised of two major piping loops. This system delivers water to nearly all of Miami-Dade County south of approximately Flagler Street and north of SW 248th Street, including Virginia Key, Fisher Island, the Village of Key Biscayne and, upon request, to the City of Homestead, and Florida City. The Alexander Orr, Jr. subarea, water treatment plant is supplied by four water supply wellfields (Alexander Orr, Jr.- capacity 74.4 MGD; Snapper Creek – capacity 40.0 MGD; Southwest – capacity 161.2 MGD; and West 32.4 MGD), with a total designed capacity of approximately 308 MGD. In this subarea, there are also Upper Floridan Aquifer wells at two of the wellfields (West Wellfield (WWF) and the Southwest Wellfield (SWWF)). These wells have a total capacity of 25.08 MGD. MDWASD anticipates using these wells for storage of fresh Biscayne Aquifer water during the wet season (when operating water levels in the canal allows) for extraction and use in the dry season. In order to use the Upper Floridan Aquifer wells, the MDWASD installed an ultra-violet (UV) light disinfection system at both the SWWF and the WWF to provide treatment of the Biscayne aquifer water prior to injecting in the Floridan Aquifer.

Potable Water Level of Service

The Village's adopted Level of Service Standard for potable water is 139 gallons per capita per day. Table 4 provides a listing of the projected potable water demand based upon the population projections and the entire Village being connected to the County potable water system. In order to meet projected demand in 2045, the Village will require an estimated **3,510,000** gallons per day. To ensure the efficient and acceptable delivery of potable water services to the Village of Palmetto Bay continued coordination with MDWASD is recommended.

Table 4: Projected Potable Water Demand

Year	Population	Per Capita (gallons per day finished water)	Potable Water Demands (daily average annual, MGD)
2020	24,439	139	3.40
2025	24,826	139	3.45
2030	25,097	139	3.49

2035	25,204	139	3.50
2040	25,219	139	3.51
2045	25,219	139	3.51

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita data from Village of Palmetto Bay 18-Year Water Supply Facilities Work Plan (2016-2033)

Water Conservation

Water conservation is the key to maintaining the health and productivity of the Surficial Aquifer System. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. Protection of the aquifer system and wellfields through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality.

The Village of Palmetto Bay works in coordination with MDWASD and the South Florida Water Management District on water conservation, use, and protection through several programs and policies that include:

- Plumbing requirements
- Florida Friendly Landscaping as described in Section 373.185, Florida Statutes
- Adoption of a Village Stormwater Master Plan

SANITARY SEWER

The sanitary sewer system is defined as structures or systems designed for the collection, transmission, treatment, or disposal of sewage. Disposal includes solids and effluent reuse, which is also referred to as reclaimed or grey water.

Geographic Service Area

The Village of Palmetto Bay does not maintain a sanitary sewer facility within its corporate limits and the majority of the homes are serviced by septic tanks. Those homes within the Village of Palmetto Bay on central sewer service receive service from Miami-Dade County Water and Sewer Department (MDWASD). The entire Village is within the County's service area.

Treatment Facilities and Capacity

The MDWASD wastewater system serves approximately 375,345 retail customers and 13 wholesale customers, consisting of 12 municipal customers and the Homestead Air Reserve Base. It consists of three regional wastewater treatment plants (WWTP), over 1,000 sewage pump stations and nearly 6,400 miles of collection and transmission pipelines, manholes, lift stations and force mains. The service area of the system covers approximately 375 square miles. The three WWTPs are the South District, Central District and North District WWTPs. The disposal of the by-products of the treatment process (sludge and effluent or treated wastewater) is an important part of MDWASD's plan to improve and expand its sewer system.

Disposal of treated wastewater at the North District Plant and the Central District Plant is accomplished by discharge into the Atlantic Ocean. A portion of the treated effluent at the North District Plant is also disposed via deep injection wells. The South District Wastewater Treatment Plant disposes of its effluent through deep injection wells to the lower Floridan Aquifer at a depth below 2,400 feet. In 1995, MDWASD completed construction of five additional deep injection wells as part of its 112.5 million gallons per day (MGD) plant expansion project. In FY 2014, MDWASD finalized operational permit for all the South District's 17 injection wells, which are now fully operational.

MDWASD continues to plan, and design reclaimed water facilities. Currently, in FY 2022 the Department reused 13 MGD of treated wastewater. Additional capacity for production of reclaimed water currently is available at the South District Wastewater Treatment Plant, with 97.66 MGD of public access reuse quality water produced in FY 2022. MDWASD is committed to distributing as much reclaimed water for aquifer recharge, irrigation, power plant cooling and potentially coastal wetlands rehydration as technically, environmentally, and economically feasible.

Projected Wastewater Demand

The Village's adopted Level of Service standard for sanitary sewer is 122 gallons per capita per day. Table 5 depicts projected wastewater demand based upon the population projections and the entire Village being connected to the County wastewater system. To ensure the efficient and acceptable delivery of wastewater services to the Village of Palmetto Bay, continued coordination with MDWASD is recommended.

Table 5: Projected Wastewater Demand

Year	Population	Per Capita (gallons per day)	Wastewater Demands (daily average annual, MGD)
2020	24,439	122	2.98
2025	24,826	122	3.03
2030	25,097	122	3.06
2035	25,204	122	3.08
2040	25,219	122	3.08
2045	25,219	122	3.08

Source: Population Projections from Shimberg Center – Florida Housing Data Clearinghouse; Per Capita data from Village of Palmetto Bay 18-Year Water Supply Facilities Work Plan (2016-2033).

SOLID WASTE

The Village of Palmetto Bay relies on Miami-Dade County's Department of Solid Waste Management (DSWM) for its solid waste services. The County's Solid Waste Management Master Plan identifies new programs and technologies to provide sustainable services and meet projected long-term needs.

Miami-Dade County's Department of Solid Waste Management (DSWM) provides garbage, bulky trash pick-up, and recycling collection services, including electronic equipment recycling, for all homes in Palmetto Bay. Garbage collection occurs twice a week, with recycling once every two weeks. Each household is entitled to 2 bulky waste pickups per year of up to 25 cubic yards each. Besides the bulky trash pick-up services offered by DSWM, the division also manages 13 Neighborhood Trash and Recycling Centers, which accept landscape clippings, old appliances, vehicle tires, fence and construction debris, and more. The Eureka Drive Trash and Recycling Center at 9401 SW 184th St is located in Palmetto Bay.

The Miami-Dade County Department of Solid Waste Management (DSWM) currently maintains and operates active solid waste landfills, which are:

- North Dade Landfill: A Class III (trash only) facility located just south of the Dade-Broward line. Methane gas resulting from the decomposition of the landfill's waste is extracted and sent to a flare, where it is burned off.
- South Dade Landfill: This 320-acre facility is used primarily for the disposal of garbage and non-processable waste. The landfill has been designed and constructed with natural and synthetic liners, a leachate collection system, a groundwater monitoring and treatment system, and a sequencing batch reactor. The Department is working on a gas-to-energy recovery project where gas will be piped to the neighboring WASD wastewater treatment facility and converted into electricity for onsite use.

It is important to note that the Resources Recovery Facility in Doral, which previously served as a key waste-to-energy plant, was rendered inoperable by a fire on February 12, 2023, and has been permanently shut down. The County is actively pursuing a long-term plan to develop a new "Sustainable Solid Waste Campus" to replace the destroyed facility and ensure future waste management capacity.

5-Year Level-of-Service Solid Waste Projects

The Department of Solid Waste Management (DSWM) has officially determined that the current Level-of-Service (LOS) for solid waste disposal is adequate to issue development orders. The analysis shows sufficient system-wide capacity to meet the LOS through Fiscal Year 2035, or six years beyond the minimum five-year standard.

This determination is based on a projected 11-year utilization of the system's remaining disposal capacity, which includes the South Dade Landfill (capacity through FY 2029), the North Dade Landfill (capacity through FY 2033), and contractual agreements with private haulers.

STORMWATER MANAGEMENT

The Village of Palmetto Bay is a co-permittee on the Miami-Dade County Municipal Separate Storm Sewer System (MS4) Permit through the EPA's National Pollutant Discharge Elimination System (NPDES). The permit is administered by the Florida Department of Environmental Protection (DEP).

Since the 2014 Stormwater Master Plan Update, the Village has coordinated with the National Flood Insurance Program (NFIP) and has become a member of the Community Rating System (CRS). The Village's CRS rating is a 5, which represents a 25% reduction in the cost of flood insurance for Palmetto Bay residents.

In 2020, the Village completed its Stormwater Master Plan Update, which summarizes priority sub-basin performance against its goals, and now includes impacts associated with estimated sea level rise. This report also includes proposed stormwater system modifications and improvements which are the basis for the Capital Improvement Program.

Drainage Level of Service

Stormwater facilities shall be designed to meet the design and performance standards established in Ch. 62-302.500 and 25.025, F.A.C., with treatment of first one (1) inch of rainfall runoff Water Quality Standard. Where two or more standards impact a specific development, the most restrictive standard shall apply:

- Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration.
- Treatment of the runoff from the first one (1) inch of rainfall onsite or the first 0.5 inch of runoff, whichever is greater.

5-Year Level-of-Service Stormwater Projects

The Village's Capital Improvement Program contains approximately $704,000 in annual expenses related to ongoing Operation and Maintenance (O&M) of the existing system. The Capital Improvement Program also contains $11,102,905 worth of capital improvement projects and localized drainage improvements recommended for implementation through 2030. The following table lists the projects identified in the 2020-2030 Ten-Year Capital Improvement Program.

Table 6: Village Stormwater Projects and Estimated Costs (2020-2030)

Project	Drainage Sub-Basin	Estimated Cost
Drainage Improvement Project	#61	$772,905
Drainage Improvement Project	#11	$1,450,000
Drainage Improvement Project	#12	$930,000
Drainage Improvement Project	#39	$1,020,000
Drainage Improvement Project	#41	$1,270,000
Drainage Improvement Project	#42	$930,000
Drainage Improvement Project	#43	$1,570,000
Drainage Improvement Project	#57/96	$2,160,000
Localized Drainage Improvement Projects	N/A	$1,000,000
Annual O&M	N/A	$7,040,000

Source: Palmetto Bay 2035/2045 Comprehensive Plan

Aquifer Recharge

There are no classified prime groundwater recharge areas within the Village of Palmetto Bay. Aquifer recharge sources in the Village include the Cutler Drain Canals and Biscayne Bay and their tributaries, drainage structures designed for infiltration, and lawns and swales. The Village's zoning regulations, flood damage prevention ordinance, and subdivision regulations accomplish an adequate degree of protection for natural drainage and recharge areas. Palmetto Bay's existing land use has generally developed in a manner favorable to natural groundwater recharge and natural flood protection.

EDUCATIONAL FACILITIES

Public school facility planning for the Village of Palmetto Bay is provided by Miami-Dade County Public Schools (MDCPS). Every year, MDCPS is required to update and submit a Five-Year District Facilities Work Plan to demonstrate available and projected student capacity and related information on project funding for capacity-related projects. The Village works in coordination with MDCPS to ensure public education facilities meet the needs of the community.

The Village of Palmetto Bay is served by several public schools located within or near its boundaries. Table 8 provides the most recent available capacity and enrollment data for these public schools.

Table 8: Palmetto Bay Area Public Schools Capacity and Enrollment

Public School	Student Enrollment
Coral Reef Elementary School	710
Dr. Henry E. Perrine Academy of the Arts	535
Southwood Middle School	1,081
Howard Drive Elementary School	336
Miami Palmetto Senior High School*	2,672
Coral Reef Senior High School**	3,295

**Located outside the Village but serves residents.
**Serves a portion of the Village.
Source: Miami-Dade County Public Schools

5-Year Capacity Projects

Miami-Dade County Public Schools maintains a district-wide Five-Year District Facilities Work Plan to manage its capital improvements and capacity projects. This plan addresses the needs of all schools in the county, including those that serve the Village of Palmetto Bay. The Village works with MDCPS to ensure that planned projects and capacity are sufficient to support future residential growth and maintain the adopted Level of Service standards for public school facilities. As a part of the County's plan, these projects may include new construction, building additions, or renovations to address student population needs.

Charter and Private Schools

The Village of Palmetto Bay is home to several private schools. While the Village does not have any charter schools located within its boundaries, residents have access to the many charter schools located throughout the broader Miami-Dade County area.

Private Schools

The Village of Palmetto Bay is home to a number of private schools. Table 9 lists a selection of private schools within the Village and their most recent student enrollment data.

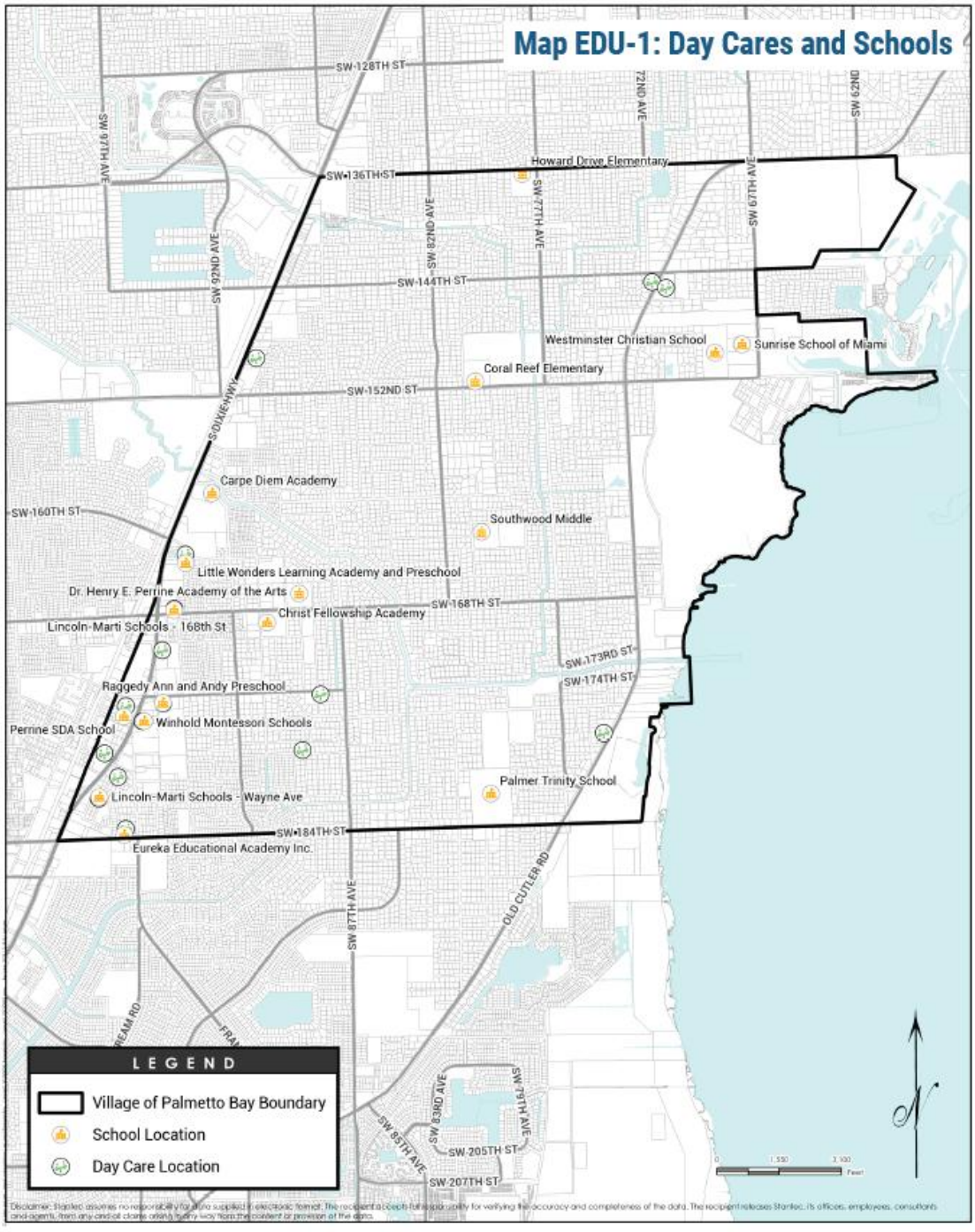
Table 9: Enrollment for Private Schools in Palmetto Bay

Private School	Student Enrollment
Westminster Christian School	1,280
Sunrise School of Miami	90
Palmer Trinity School	804

Christ Fellowship Academy	414
Palmetto Bay Academy	35
Alexander Montessori School	256
Holy Rosary-St. Richard Catholic School	373

Source: Village of Palmetto Bay staff and school data reviews, 2025

Day Care and Schools Location Map



PARKS AND RECREATION

The Level of Service (LOS) standard for the Village of Palmetto Bay's parks system is contained in the Village's Comprehensive Plan. The primary LOS standard is 3.0 acres of recreation and open space per 1,000 residents. For developments within the Downtown area, a separate LOS of 0.25 acres per 1,000 residents is applied.

The Village's current public parks inventory is the basis for meeting these standards. It includes a variety of facilities that contribute to the total acreage.

Table 10: Village of Palmetto Bay and County Public Parks Inventory

Village Park Name	**Acreage**
Coral Reef Park	48
Palmetto Bay Park	25
Ludovici Park	3
Perrine Wayside (Dog) Park	3
Thalatta Estate Park	4
Perrine Community House	.33
The Woods	8.69
Veterans Park	3
Total Village	**95.02**
County Parks	
Bill Sadowski Park & Nature Center	30
Deering Estate	444
Total County	**474**

Based on the adopted LOS standard, the population projections, and the current park inventory, the Village's park acreage needs are presented in the following table:

Table 11: Projected Parks Level-of-Service Acreage Needs

YEAR	PROJECTED POPULATION	PARK LOS NEED (Acres)	SURPLUS (Acres)
2025	24,826	74.48	20.54
2026	24,885	74.66	20.36
2027	24,944	74.83	20.19
2028	25,003	75.01	20.01
2029	25,062	75.19	19.83
2030	25,121	75.36	19.66

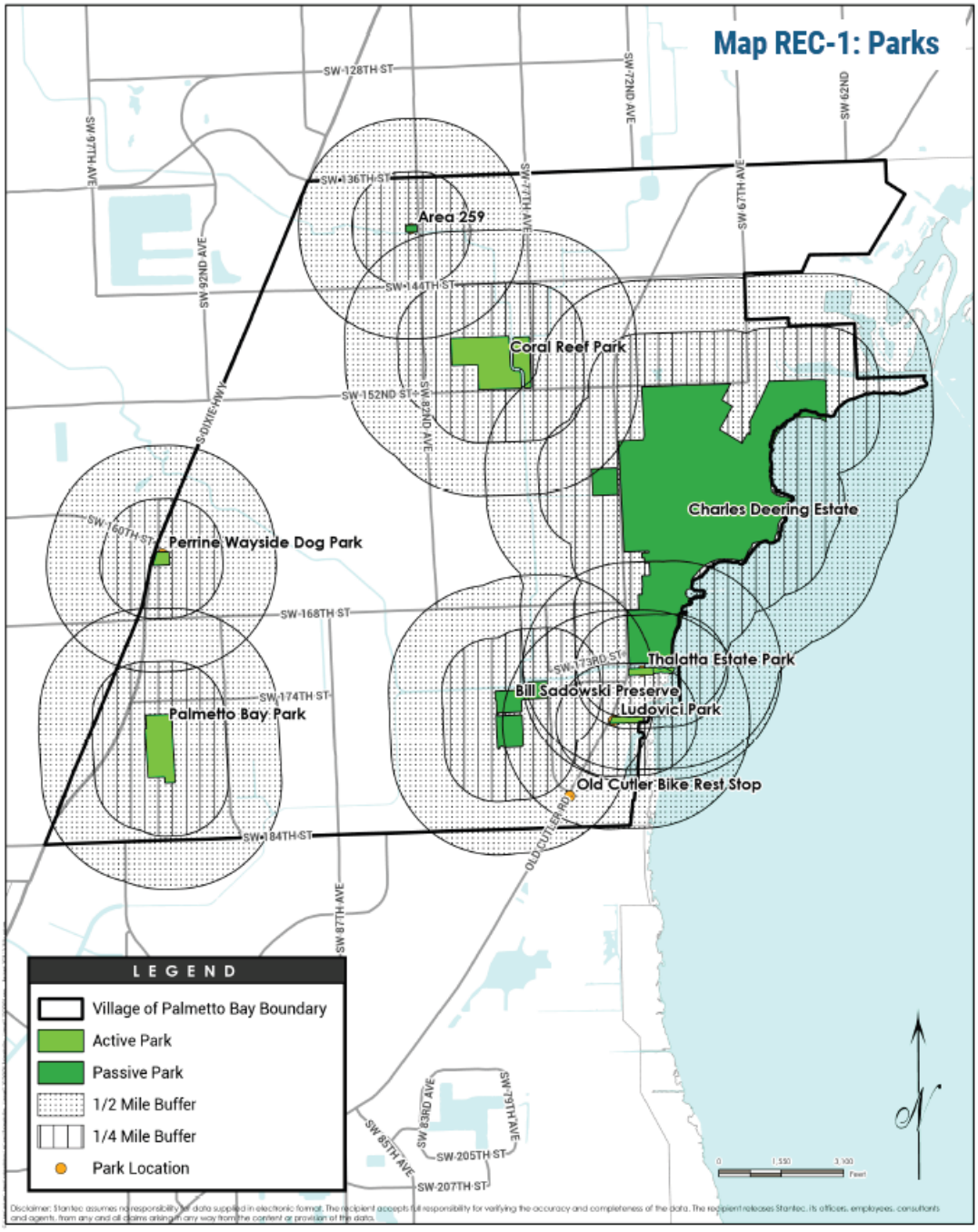
5-Year Level of Service Projects

The Village currently maintains a surplus of park acreage, which demonstrates a high level of service for its residents. To continue to provide high-quality recreation options and enhance the existing park assets, the following projects are planned for the upcoming fiscal years:

- Construction of a new 5,000 sq. ft. recreation center at Coral Reef Park
- Boat ramp/dock improvements at Coral Reef Park

- Coral Reef Park Trail Improvements: This project will repair and upgrade portions of the existing 2.5-mile trail, including converting a restroom from septic to sewer.
- Palmetto Bay Park trail improvements. This includes repairing areas where asphalt has lifted due to tree roots, creating tripping hazards.
- Skate Park renovations at Palmetto Bay Park.
- Park Master Plan Implementation: The Village will continue to implement the projects identified in the Parks Master Plan, which may include new amenities at existing parks or the development of new park space to accommodate future growth and maintain the current surplus.

Parks Location Map



SCHEDULE OF CAPITAL IMPROVEMENTS

The following table presents the Village of Palmetto Bay's proposed Schedule of Capital Improvements for the five-year period from 2025-26 to 2029-30. This schedule outlines planned and ongoing capital projects designed to address the Village's infrastructure needs and enhance the quality of life for residents. The projects, managed by the Public Services Department, focus on a variety of improvements, including transportation, drainage, and pedestrian and bicycle facilities. The table details project descriptions, their current status, and the anticipated funding sources and expenditures over the five-year planning period.

VILLAGE OF PALMETTO BAY CAPITAL IMPROVEMENT PROGRAM (CIP)

FY 2025-26 through FY 2029-30

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
Parks Department Projects									
CRP- Multipurpose Building/Tennis Shop	Parks	Programmed	Village	$5,192,926	$0	$0	$0	$0	$5,192,926
CRP-Expanded Playground/ Improvements	Parks	Programmed	TBD	$350,000	$0	$0	$1,755,600	$0	$2,105,600
CRP-Walking Trails Repairs and Improvements	Parks	Programmed	Village	$117,458.70	$0	$0	$0	$0	$117,458.70
RP- Pine Rockland Resto-ration & Management	Parks	Programmed	Village	$50,000	$0	$0	$0	$0	$50,000
Pine Rockland & Other Parks Preservation lands exotic invasive removal	Parks	Future	Village	$0	$25,000	$25,000	$25,000	$25,000	$100,000
Covered Pedestrian Connection from Multi-Purpose Building to Concessions	Parks	Future	TBD	$0	$0	$0	$0	$640,000	$640,000
Gymnasium Construction Option	Parks	Future	TBD	$0	$0	$0	$0	$4,500,000	$4,500,000
Frisbee Golf	Parks	Future	TBD	$0	$0	$0	$0	$24,500	$24,500
Canal Water Feature	Parks	Future	TBD	$0	$0	$0	$15,000	$0	$15,000
Canoe Launch/Paddle Boat/Storage	Parks	Future	TBD	$0	$0	$45,000	$0	$0	$45,000
CRP Tennis Court Resurfacing and Restriping	Parks	Programmed	Village	$65,000	$0	$0	$0	$0	$65,000
CRP Tennis Court Fencing	Parks	Programmed	Village	$85,000	$0	$0	$0	$0	$85,000
CRP- Recreation Center Furniture	Parks	Programmed	Village	$100,000	$0	$0	$0	$0	$100,000
Police - Boat Dock	Parks	Programmed	Village	$180,000	$0	$0	$0	$0	$180,000
CRP-Dumpster Enclosure	Parks	Future	Village	$0	$0	$25,000	$0	$0	$25,000
PBP-Redesign/Upgrades Playground	Parks	Future	TBD	$0	$0	$1,935,000	$0	$0	$1,935,000
PBP-Splash Pad	Parks	Future	TBD	$0	$0	$0	$0	$450,000	$450,000
PBP- Expanded Basketball Courts (3)	Parks	Future	TBD	$0	$110,000	$0	$0	$0	$110,000

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
PBP- Irrigation System	Parks	Programmed	Village	$150,000	$0	$0	$0	$0	$150,000
PBP- Skate Park Improvements	Parks	Programmed	TBD	$450,000	$0	$0	$0	$0	$450,000
PBP-Enhanced Landscape	Parks	Future	TBD	$0	$0	$0	$0	$100,000	$100,000
PBP- Modify Parking lot expansion	Parks	Future	TBD	$0	$0	$0	$144,000	$0	$144,000
PBP-Mower	Parks	Programmed	Village	$47,560	$0	$0	$0	$0	$47,560
PBP- Community Facility Building w/ Indoor Gymnasium	Parks	Future	TBD	$0	$0	$0	$0	$5,500,000	$5,500,000
PBP- Pineland Preserve	Parks	Future	TBD	$0	$0	$0	$120,000	$0	$120,000
PBP- Labyrinth/Sensory Garden	Parks	Future	TBD	$0	$0	$0	$0	$204,000	$204,000
PBP- Dog Park	Parks	Future	TBD	$0	$0	$200,000	$0	$0	$200,000
PBP- Shared Storage Area w/PS	Parks	Future	TBD	$0	0	$500,000	$0	$0	$500,000
PBP- New Outdoor Exercise Stations	Parks	Future	TBD	$0	$0	$0	$75,600	$0	$75,600
PBP – Safety Netting behind field #1 (Playground)	Parks	Future	TBD	$0	$50,000	$0	$0	$0	$50,000
PBP-Pickleball Center	Parks	Programmed	Village	$1,724,513	$1,599,999.73	$0	$0	$0	$3,324,512.73
PWS- Recontour Lake Bank	Parks	Future	TBD	$0	$0	$0	$160,000	$0	$160,000
PWS- Seating Areas	Parks	Future	TBD	$0	$24,000	$0	$0	$0	$24,000
PWS- ADA Bathroom w/ Grooming Building	Parks	Future	TBD	$0	$0	$0	$0	$270,000	$270,000
PWS- Improved Walkways	Parks	Future	TBD	$0	$80,000	$0	$0	$0	$80,000
PCH- New Impact Windows	Parks	Future	TBD	$0	$35,000	$0	$0	$0	$35,000
TE-design/build pier/gazebo	Parks	Future	TBD	$0	$0	$0	$2,000,000	$0	$2,000,000
TE-Chair Lift- Carriage House	Parks	Future	Village	$0	$0	$15,000	$0	$0	$15,000
TE- Walkway along Canal	Parks	Future	TBD	$0	$0	$0	$144,000	$0	$144,000
TE- Event Stage area	Parks	Future	TBD	$0	$250,000	$0	$0	$0	$250,000

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
TE- Indoor Multipurpose Room/Space	Parks	Future	TBD	$0	$0	$990,000	$0	$0	$990,000
TE- New Pedestrian Bridge	Parks	Future	TBD	$0	$0	$0	$0	$2,000,000	$2,000,000
Veterans Park	Parks	Programmed	Village	$2,500,000	$2,500,000	$2,500,000	$0	$0	$7,500,000
LP- ADA Bathroom - 2nd Floor	Parks	Future	TBD	$0	$0	$0	$50,000.00	$0	$50,000
LP- Elevator Improvements	Parks	Future	TBD	$0	$60,000.00	$0	$0	$0	$60,000
LP- Planter Wall Barrier	Parks	Future	TBD	$0	$0	$15,000.00	$0	$0	$15,000
LP- Fence - Rear of property	Parks	Future	TBD	$0	$0	$0	$0	$20,000.00	$20,000
The Woods Park- (5- year plan) Perimeter Walking Path, benches, signage, and waste receptacles.	Parks	Programmed	Village	$250,000	$200,000	$100,000	$100,000	$100,000	$750,000
All parks- add trees, nature preserve area, bioswales, butterfly gardens with educational signage	Parks	Future	TBD	$0	$15,000	$15,000	$15,000	$15,000	$60,000
All parks- Recycling bins (next to every existing trash can)	Parks	Future	TBD	$0	$10,000	$10,000	$10,000	$10,000	$40,000
Parks- Bike Repair Stations and bike racks	Parks	Future	TBD	$0	$5,000	$5,000	$5,000	$5,000	$20,000
Parks- additional water fountains and bottle refill stations	Parks	Future	TBD	$0	$2,500	$2,500	$2,500	$2,500	$10,000
Parks Cost Subtotal									**$41,099,157.43**

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
Public Services Department									
US-1 downtown street lighting -- Phase study, design, construct	Public Services	Future	DOT- Village	$0	$50,000	$100,000	$100,000	$100,000	$350,000
Roadway Resurfacing Village Wide	Public Services	On-going	Special Revenue Fund - Trasnporta-tion	$150,000	$150,000	$100,000	$100,000	$100,000	$600,000
ADA-Compliant Sidewalks	Public Services	On-going	Special Revenue Fund - Trasnporta-tion	$200,000	$200,000	$150,000	$100,000	$100,000	$750,000
Traffic Calming Various Locations (prioritized in Traffic Calming Plan)	Public Services	On-going	Special Revenue Fund - Trasnporta-tion	$150,000	$150,000	$100,000	$100,000	$100,000	$600,000
Localized Drainage Improvements	Public Services	Programmed	Special Revenue Fund - Capital Projects	$150,000	$150,000	$150,000	$150,000	$150,000	$750,000
Circulator/ Freebee - Route Improvements/post Busway study, realignment	Public Services	Future	MPO TDM-Local match	$50,000	$0	$0	$0	$0	$50,000
Bus Benches, Bus Shelters and Amenities	Public Services	On-going	TBD	$50,000	$50,000	$50,000	$50,000	$0	$200,000
Safe Routes to School Improvements (Implementation of study)	Public Services	Future	MPO-Local match	$0	$100,000	$100,000	$100,000	$0	$300,000
Safe Routes to Parks Improvements (Implementation of study)	Public Services	Future	TBD	$0	$0	$100,000	$100,000	$100,000	$300,000
Bicycle Lane SW 82 AV (from SW 160 St to SW 152 St)	Public Services	Programmed	Special Revenue Fund - Trasnporta-tion	$175,000	$225,000	$0	$0	$0	$400,000
Village Hall Painting	Public Services	Programmed	Special Revenue Fund - Capital Projects	$65,000	$7,500	$7,500	$7,500	$7,500	$95,000
Traffic Studies Main Corridors	Public Services	Programmed	Special Rev-enue Fund Trasnportation	$65,000	$65,000	$35,000	$0	$0	$165,000

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
Freebee Service Expansion	Public Services	Programmed	Special Revenue Fund - CITT - Transit	$305,000	$305,000	$0	$0	$0	$610,000
Tree Planting Main Corridors	Public Services	Programmed	Special Revenue Fund - Capital Projects	$50,000	$50,000	$50,000	$50,000	$50,000	$250,000
Drainage Sub-Basin 43 (SW 165th Ter, N. of SW 168th St, W. of SW 72th Av, E. of SW 77th Av)	Public Services	On-going	Grants/State Appropria-tions	$750,000	$750,000	$0	$0	$0	$1,500,000
Drainage Sub-Basin 44 (S of SW 164 St, N of SW 166 St, W of SW 72 Ave, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropria-tions	$500,000	$0	$0	$0	$0	$500,000
Drainage Sub-Basin 41 (S of SW 173 St, N of SW 174 St, W of Old Cutler Rd, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropria-tions	$770,000	$500,000	$0	$0	$0	$1,270,000
Drainage Sub-Basin 11 (S of SW 152, N of SW 156 St, W of 89 Ave, E of Dixie Hwy)	Public Services	On-going	Grants/State Appropria-tions	$0	$1,530,000	$0	$0	$0	$1,530,000
Drainage Sub-Basin 12 (S of SW 168 St, N of SW 170 Terr, W of Old Cutler Rd, E of SW 76 Ave)	Public Services	On-going	Grants/State Appropria-tions	$799,000	$0	$0	$0	$0	$799,000
Drainage Sub-Basin 39 (S of SW 170 Terr, N of SW 173 St, W of Old Cutler Rd, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropria-tions	$0	$0	$1,020,000	$0	$0	$1,020,000
Drainage Sub-Basin 42 (S of SW 168TH St, N of SW 171 St, W of SW 76 Ave, E of SW 77 Ave)	Public Services	On-going	Grants/State Appropria-tions	$0	$0	$0	$930,000	$0	$930,000
SW 92ND Avenue Complete Street Project	Public Services	On-going	Special Rev-enue Fund - Transporta-tion Grants	$549,157	$0	$0	$0	$0	$549,157
Public Services Site Improvement Project	Public Services	Programmed	Special Revenue Fund - Capital Projects'	$480,000	$0	$0	$0	$0	$480,000

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
Traffic Circle SW 144th. St & Sw 82nd. Ave	Public Services	Programmed	Special Revenue Fund - Transportation Grants	$0	$100,000	$375,000	$125,000	$0	$600,000
Franjo Road west of US-1 Complete Street add bike lane, lighting (north side)	Public Services	Future	TBD	$0	$0	$100,000	$150,000	$150,000	$400,000
Old Cutler Trail intersection upgrades (add ped and bike crosswalks, village lighting, curbing/ bioswales)	Public Services	Future	DOT SS4A- MDC-Village	$0	$0	$50,000	$50,000	$50,000	$150,000
Downtown Sidewalk Connectivity, Maintenance, Repairs	Public Services	Future	DOT SS4A- MPO-Village	$0	$0	$25,000	$25,000	$25,000	$75,000
Restriping roadway-drive- way intersections, cross- walks, reflectors, signage around schools	Public Services	Future	DOT SS4A- Village	$10,000	$10,000	$10,000	$10,000	$10,000	$50,000
Restriping roadway-drive- way intersections, cross- walks, reflectors, signage around parks	Public Services	Future	DOT SS4A- Village	$10,000	$10,000	$10,000	$10,000	$10,000	$50,000
Pedestrian Improvements across canals	Public Services	Future	DOT SS4A- Village, MDC, MPO	$0	$0	$25,000	$25,000	$25,000	$75,000
Stormwater Vac-Con Operations	Public Services	On-going	Special Revenue - Stormwater	$200,000	$225,000	$225,000	$250,000	$250,000	$1,150,000
Public Services Cost Subtotal									**$16,548,157**

Project Description	Lead Department	Status	Funding Source	2025-26	2026-27	2027-28	2028-29	2029-30	5 Year Total
ID/ Branding (US-1 Lights) Downtown US-1 Overlay Study (Phase I- Dtwn, Phase II North end, Phase III middle)	Capital Projects	Future	TBD	$50,000	$50,000	$50,000	$50,000	$0	$200,000
Maintenance Entry Monuments @ US1 Entry Points Existing entry monuments need maintenance- solar lights, plants, palms.	Capital Projects	Future	TBD	$30,000	$0	$0	$0	$0	$30,000
Entry Monuments @ Franjo, 97 Av, 87nd Av south entrances	Capital Projects	Future	TBD	$0	$50,000	$0	$0	$0	$50,000
Entry Monuments @ 82 Av, Palmetto Rd, Old Cutler north entrances	Capital Projects	Future	TBD	$0	$50,000	$0	$0	$0	$50,000
Maintenance of existing traffic circles (art, fountains, landscape, signage, striping, reflectors, lighting	Capital Projects	Future	TBD	$5,000	$5,000	$5,000	$5,000	$5,000	$25,000
Capital Projects Subtotal									**$355,000**
Total Village Capital Cost									**$58,002,314.4**

VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, DECEMBER 8, 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:

Applicant: Village of Palmetto Bay
Location: Southwest corner of SW 168th Street & SW 88th Avenue Intersection
Folio No.: 33-5033-000-0040 & 33-5033-000-0050
Application: CP-25-001
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168 STREET BETWEEN SW 88TH AVE AND SW 88TH CT, KNOWN AS THE WOODS, FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION"; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Mayor Karyn Cunningham) (Passed on First Reading on October 20, 2025, Zoning Hearing)*

Applicant: Village of Palmetto Bay
Location: Village-wide
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026–2029/2030, PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (Passed on First Reading on October 20, 2025, Zoning Hearing)

The following Resolution requiring a public hearing is being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: Manuel Torres
Location: 7660 SW 170th Street
Folio No.: 33-5035-007-0020
Application: V-25-008
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 A REAR PRINCIPAL SETBACK OF 12 FEET WHERE 25 FEET IS REQUIRED, FOR THE PROPERTY LOCATED AT 7660 SW 170 ST; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*

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

This meeting will be conducted using a teleconferencing platform and broadcast live. Members of the public may attend the meeting physically in-person at Village Hall Municipal Center and/or watch the virtual meeting live via the Village's official Facebook page, YouTube Channel and/or our Granicus web stream the Village website at on www.palmettobay-fl.gov.

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

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this address: Form Center • Public Comments Form

From submissions received before 5:00 PM, the day of the meeting, should be read out loud by the Clerk during the public comment section of the meeting. All forms are made part of the record and are distributed to the members of the Village Council.

Public comments forum (Option 2): Residents can review agenda item details and indicate their position on an agenda item using the e-comment feature under the agenda tab of the Village website. The e-comment feature may be used from any 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 session information and call-in telephone numbers for those wishing to use a telephone. Telephone attendees may not participate in public comments as the system has no way to mute or unmute. Attendees wishing to speak during public comment time must use the GoToWebinar application on their desktop, laptop, or smart device. Attendees may not use a webcam whatsoever. In lieu, if there is no availability to participate through the online seminar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

https://attendee.gotowebinar.com/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

AGENDA ITEM NO. 6.A

Item Cover Page

ZONING HEARING AGENDA ITEM REPORT

DATE: December 8, 2025

SUBMITTED BY: Javier Gonzalez, Community and Economic Development

ITEM TYPE: Resolution

AGENDA SECTION: **RESOLUTIONS REQUIRING PUBLIC HEARING**

SUBJECT: 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 A REAR PRINCIPAL SETBACK OF 12 FEET WHERE 25 FEET IS REQUIRED, FOR THE PROPERTY LOCATED AT 7660 SW 170 ST; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*

SUGGESTED ACTION:

ATTACHMENTS:

V-25-008 Variance Resolution.docx
Exhibit A- Application.pdf
V-25-008 - Variance Staff Report.docx
Attachment A - Site Plan.pdf
Attachment B - Application & Neighbor Approval Form.pdf
Attachment C - Letter of Intent.pdf
Attachment D - Public Notice.pdf

RESOLUTION NO. 2025-____

ZONING APPLICATION V-25-008

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 A REAR PRINCIPAL SETBACK OF 12 FEET WHERE 25 FEET IS REQUIRED, FOR THE PROPERTY LOCATED AT 7660 SW 170 ST; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*

WHEREAS, Manuel Torres (the "Applicant"), has applied for a variance to allow a rear principal setback of 12 feet where 25 feet is required; and

WHEREAS, the subject property is located at 7660 SW 170 St and is designated as folio number 33-5035-007-0020; and

WHEREAS, the property is designated "Estate Modified Single Family District" (E-M) 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 at Village Hall, 9705 East Hibiscus Street on December 8, 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 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 December 8, 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 7660 SW 170 St and is designated as folio number 33-5035-007-0020.

2. After hearing testimony from Village Staff, the applicant, the property owner, and the public, the Village Council accepted the findings of Village Staff as they relate to Section 30-30.6, 'Variances,' and Section 30-50.4, 'Estate Modified Single Family District (E-M).' The Council further finds that the variance meets the standards for approval under Section 30-30.6, including demonstrating practical difficulties and unnecessary hardship, and is therefore consistent with the Village's Land Development Code, as specified in the Planning and Zoning Department Staff Report.

3. 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 "Estate Modified Single Family District" (E-M) of the Village's Code of Ordinances and was found to be consistent.

Section 5. Order. The Village Council approves the application for a principal building setback variance request for Manuel Torres at 7660 SW 170 ST and is designated as folio number 33-5035-007-0020, to allow a rear principal setback of 12 feet where 25 feet is required, based upon review of Section 30-30.6 "Variances" and Section 30-50.4 Estate Modified Single Family District (E-M) of the Village Zoning Code, as more particularly described in the attached application and supporting documents (Exhibit A), subject to the following conditions:

1. The size of the addition, as shown in the plans dated 10/6/2025, provided in Exhibit A, shall be in strict conformance with those plans. Any deviation from these approved plans requires prior approval from the Mayor and Village Council.

2. 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.

3. All exterior finishes, including wall material, color, and roofing material for the new addition, must match the existing residence in type and quality to ensure the preservation of the essential character of the neighborhood.

4. The applicant must submit a certified final paving, grading, and drainage plan prepared by a licensed engineer. This plan shall ensure that all runoff from the new addition and associated improvements is contained entirely on the subject property and does not negatively impact the flow of stormwater onto or across any adjacent property. The certified plan shall be submitted to the Village concurrently with the building permit application.

This is the final order.

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 RESOLVED this 8th of December 2025.

Attest:

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

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
John J. Quick
Village Attorney

FINAL VOTE AT ADOPTION:

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

Section 1 – Letter of Intent- Request for Variance

Manuel Torres
7660 SW 170 Street
Palmetto Bay, FL 33157
September 15, 2025

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

Re: Request for Variance – 7660 SW 170th Street, Palmetto Bay, FL 33157

Dear Members of the Zoning Board,

We respectfully submit this letter of intent in support of our application for a variance at our residence located at 7660 SW 170th Street, Palmetto Bay, FL 33157. We believe this request is both reasonable and necessary, as the absence of such relief would create a significant hardship for our family.

Our family circumstances require unique accommodations. We are the caregivers of our son, who is non-verbal and living with autism, and our elderly mother, who has Alzheimer's disease. Both require safe, accessible spaces that allow for freedom of movement without risk of harm. To meet these needs, we have already reorganized portions of our home; however, further accommodation is essential to ensure their safety and quality of life.

Accordingly, we are requesting approval to expand the rear of our house to construct an ample closet space to compensate for areas of the home that have been repurposed for accessibility and safety purposes. In conjunction with this, we seek to expand our pool deck and incorporate a gazebo so that the improvements align with the proposed addition. This expansion will provide the necessary clearance for potential wheelchair use and other future medical equipment that may be required for our loved ones.

We note that this request is not intended to alter the character of the neighborhood or create any adverse impact. To the contrary, we have proactively communicated with our neighbors regarding our plans, and they have expressed their support, which we have included in writing as part of this submission.

We respectfully submit that granting this variance will allow us to reasonably use and enjoy our property while ensuring the well-being of our family members with special needs. We appreciate the Board's consideration and understanding, and we respectfully request approval of this variance.

Sincerely,

Manuel Torres

V	**Village of Palmetto Bay** **APPLICATION FOR VARIANCE (PUBLIC HEARING)**

Date: _____
Application No: _____

Petitioner / Applicant: Manuel Torres

Petitioner / Applicant Address: 7660 SW 170 ST

Phone: 786-643-7071 E-mail: MANNYYACHTS@msn.com

Petitioner's Relation to Subject Property: _____

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: _____

Signature of Petitioner: _____

Address of Property: 7660 SW 170 ST PALMETTO BAY FL 33157

Folio: _____

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 1st day of September 20 25 by Manuel Torres.

☑ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public: _____
Type or Print Name: Janet Keebler

JANET KEEBLER
Notary Public-State of Florida
Commission # HH 290393
My Commission Expires
July 20, 2026

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

Revised 12/2022

Village of Palmetto Bay
VARIANCE NEIGHBOR APPROVAL FORM

I, Manuel Torres, have applied for a Variance, to allow Building a closet in the rear of master bathroom. 10'5" X 17'5", Leaving 12+ft of Setback

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) Janet Keebler Date 6/19/25
Address 7680 SW 170th St Palmetto BAY, FL 33157
Signature

Name (Type or Print) ELIZABETH SHAW Date 7/8/2025
Address 7640 SW 170 ST
Signature

Name (Type or Print) Pouya Sabouri Date 8/21/25
Address 7663 SW 170 ST Palmetto Bay, FL 33157
Signature

Name (Type or Print) Ramon Arias Date 8/22/25
Address 7665 SW 171 ST.
Signature

Name (Type or Print) Jesus Alvarez Date 10/20/25
Address 16975 SW 77 AVE
Signature

Revised 12/2022

Village of Palmetto Bay
VARIANCE NEIGHBOR APPROVAL FORM

I, _____, have applied for a Variance, to allow

_____

_____

_____

_____

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) MIGUEL ANGEL GARROTE Date 9/26/25
Address 7643 SW. 170 ST. PALMETTO BAY, FL

Signature

Name (Type or Print) Eliza Furtwaengler Date 10/06/25
Address 7685 SW 171st St Miami. FL 33157

Signature

Name (Type or Print) Leonardo Rioseco Date 10-19-25
Address 7645 SW 171 ST

Signature

Name (Type or Print) _____ Date _____
Address _____

Signature

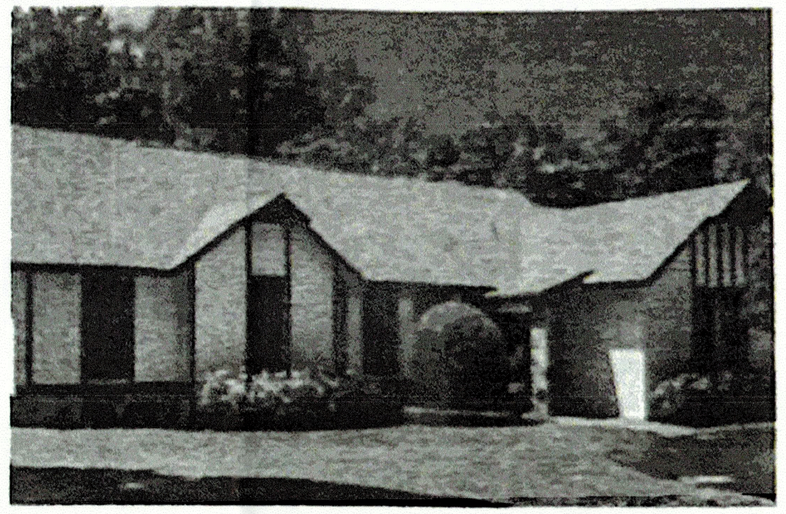
Name (Type or Print) _____ Date _____
Address _____

Signature

Revision 12/2022

BOUNDARY SURVEY

SCALE: 1"= 20'



VIEW OF SUBJECT PROPERTY



VICINITY MAP

LEGEND OF SYMBOLOGY

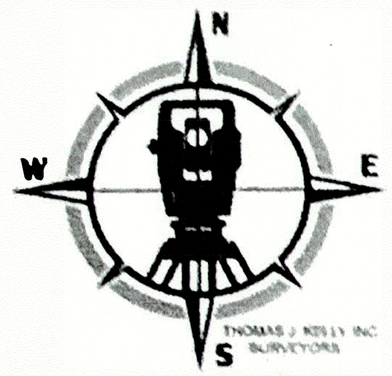
LEGEND OF SURVEY ABBREVIATIONS

BY APPT. ONLY: 9495 SW 99 STREET, MIAMI FLA. 33176
MAILING ADDRESS: P.O BOX. 160399, MIAMI, FLORIDA 33116
TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD
E-MAIL: tjksurveys@gmail.com

THOMAS J. KELLY INC
SURVEYORS-MAPPERS
LAND PLANNERS
LB # 6077

BOUNDARY SURVEY

DATE	05/04/22
SCALE	1"=20'
DRAWN BY	R.R.R
CHECKED BY	22-0790
SHEET	1 of 1



CERTIFY TO:
MANUEL TORRES DEL CRISTO
BEST SOLUTION TITLE SERVICES INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES ITS SUCCESSORS AND/OR ASSIGNS.
A.T.I.M.A.

LEGAL DESCRIPTION:
LOT 2 BLOCK 1 OLD CUTLER OAKS SOUTH FIRST ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95 AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

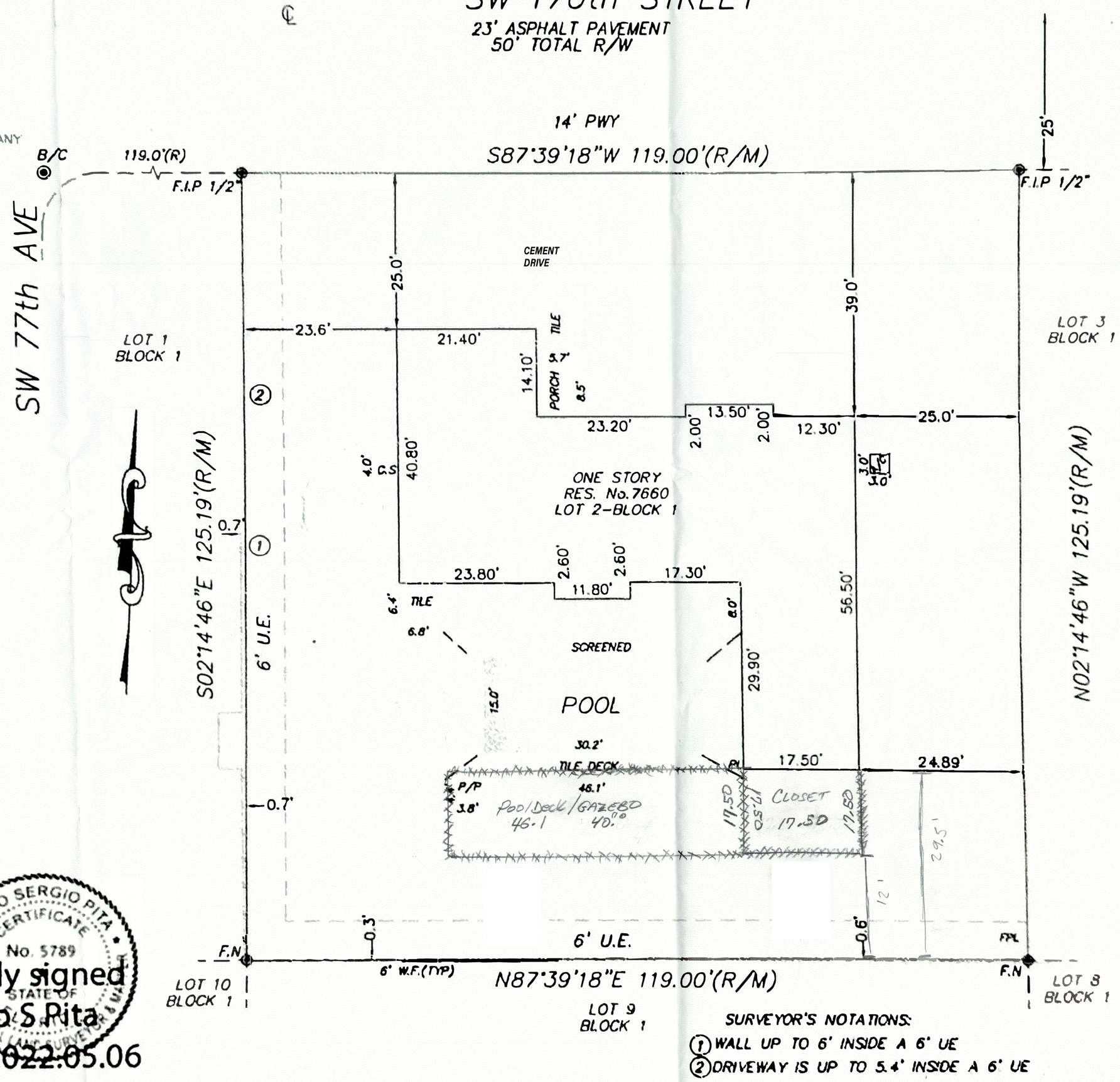
PROPERTY ADDRESS:
7660 SW 170th ST
PALMETTO BAY, FLORIDA 33157

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:	09/11/2009

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

Notes:
A) As Clearances and / or encroachments shown hereon are of apparent nature. fences ownership by visual means. Legal ownership of fences not determined.
B) This survey is intended for mortgage or refinance purposes only exclusively for the use by those to whom it is certified. This survey is not to be used for construction, permitting, design or any other use without written consent of Thomas J. Kelly, Inc.
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, pursuant 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
J) This is a boundary survey.



SURVEYOR'S NOTATIONS:
(1) WALL UP TO 6' INSIDE A 6' UE
(2) DRIVEWAY IS UP TO 5.4' INSIDE A 6' UE

JULIO SERGIO PITA CERTIFICATE No. 5789 STATE OF FLORIDA

Julio S Pita

Digitally signed by Julio S Pita
Date: 2022.05.06 10:57:19 -04'00'

JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

Received
10 / 6 / 2025 Edgar Medero

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: December 8, 2025
To: Honorable Mayor and Village Council
From: Javier Gonzalez, AICP, CFM, Planning and Zoning Director
Subject: Variance – Addition Setback
Application: V-25-008 | Manuel Torres

REQUEST

Manuel Torres (the "Applicant"), seeks a variance to construct an addition to his property at 7660 SW 170 St. The request is to permit a rear principal setback of 12 feet, where 25 feet is required.

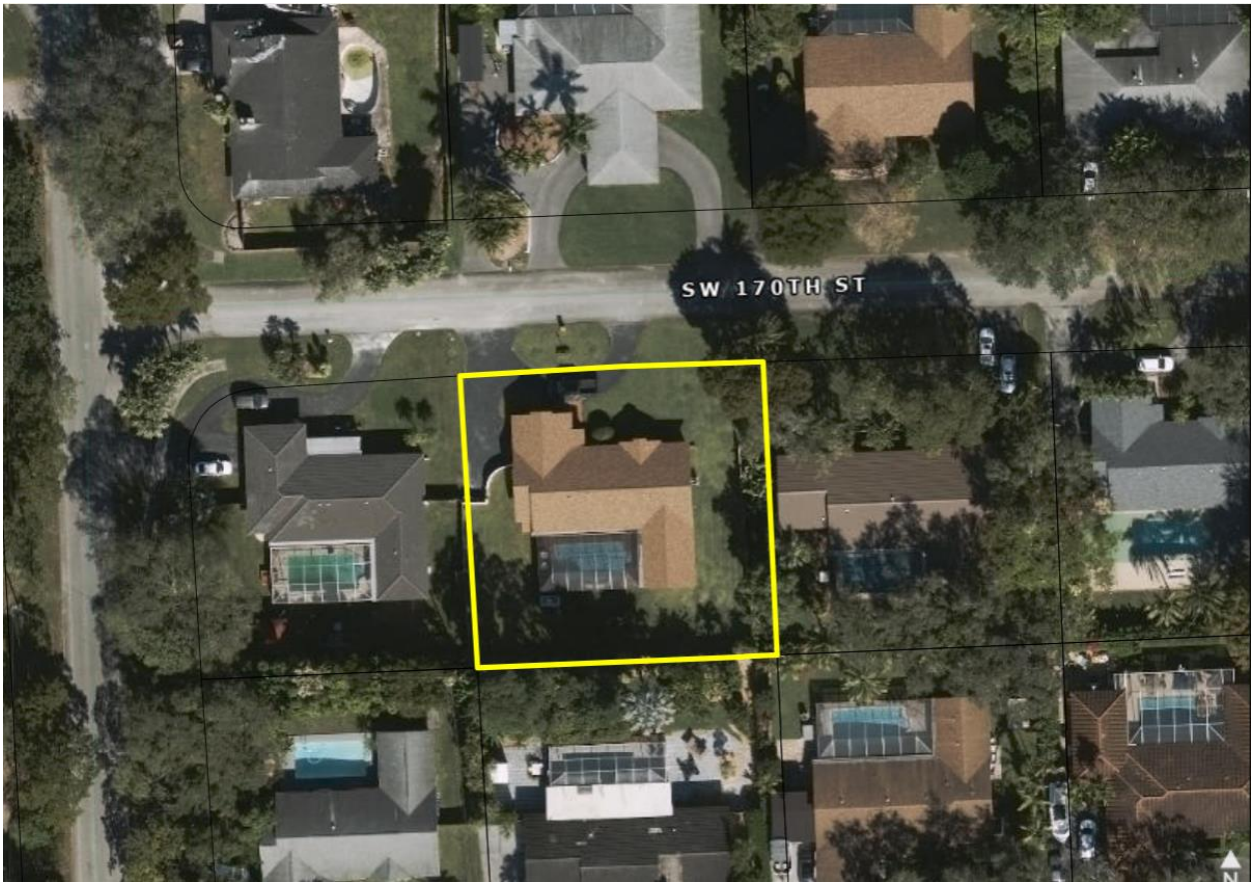
GENERAL INFORMATION

Owner / Applicant	Manuel Torres
Property Address	7660 SW 170 St
Site Acreage	0.34 Acres (14,875 sq. ft.)
Folio Number	33-5035-007-0020
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 shown below:



= Applicants Property

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, mailing notices, and sign postings are located in Attachment D.

BACKGROUND

The Village of Palmetto Bay received an application to allow construction on an addition that encroached on the setbacks provided in Sec. 30-50.4. This property is a single-family house originally built in 1973, prior to the Village's incorporation. Per Property Appraiser's records, the subject lot is 14,875 square feet and the living area of the existing house is 2,338 square feet.

The Applicant intends to build an addition on the south side of the property. The proposed additions intended use is to be a closet that will be 17.5 feet long and 17.5 feet wide extending from the existing

house. The house is currently 29.5 feet from rear property line with a setback of 25 feet meaning the largest possible addition they could make to the rear of the house would be 4.5 feet without needing a variance. This variance requires an exception of 13 feet.

VARIANCE APPROVAL CRITERIA

Per Sec. 30-30.6(e) - Village Council action and criteria for approval, the 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: The request is to permit a rear principal setback of 12 feet, where 25 feet is required making for an exception of 13 feet.

Applicant's justification: Our family circumstances require accommodation. We are the caregivers of our son, who is non-verbal and living with autism, and our elderly mother, who has Alzheimer's disease. Both require safe, accessible spaces that allow for freedom of movement without risk of harm. To meet these needs, we have already reorganized portions of our home; however further accommodation is essential to ensure their safety and quality of life.

Accordingly, we are requesting approval to expand the rear of our house to construct an ample closet space to compensate for areas of the home that have been repurposed for accessibility and safety purposes. In conjunction with this, we seek to expand our pool deck and incorporate a gazebo so that the improvements align with the proposed addition. This expansion will provide the necessary clearance for potential wheelchair use and other future medical equipment that may be required for our loved ones.

Approval Criteria Evaluation

a. Whether the village has received written support of the specifically identified variance requests from adjoining property owners.

Applicant's Response: Yes. We have proactively reached out to all adjoining and nearby property owners within the required notification radius, and we will be submitting a signed support form demonstrating their agreement with the requested variance.

Staff Evaluation: The applicant has presented written support for the variance provided in Attachment B. **CRITERIA MET.**

b. Whether approval of the variance would be compatible with development patterns in the village.

Applicant's Response: Yes. The proposed improvements are consistent with existing development patterns within the Village and will maintain the residential character and scale of surrounding properties.

Staff Evaluation: An addition of this characteristic does not defy the development patterns in the Village. **CRITERIA MET.**

c. Whether the essential character of the neighborhood would be preserved.

Applicant's Response: Yes. The requested addition is located at the rear of the property and will not be visible from the public right-of-way. The streetside appearance of the home will not be visible from the public right of way. The streetside appearance of the home will remain unchanged, and the rear improvements will be designed to match the existing structure, thereby preserving the integrity and character of the neighborhood.

Staff Evaluation: A change to the rear setback including consideration for the plans submitted would not be visible from the street and any notable changes to the neighborhood would not be detrimental to the character of the neighborhood. **CRITERIA MET.**

d. Whether the variance can be approved without causing substantial detriment to adjoining properties.

Applicant's Response: Yes. The proposed modification does not encroach on any neighboring property, does not affect drainage or privacy, and has the express support of adjacent property owners. No negative impact is anticipated.

Staff Evaluation: A setback of 12 feet would not cause significant detriment to neighboring properties and written support from adjoining properties confirms this. **CRITERIA 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: Approval of this variance would allow us to reasonably and safely use our home given our family's circumstances while setting no negative precedent for surrounding properties. It represents a fair and necessary accommodation that provides essential relief without imposing any adverse effect on others.

Staff Evaluation: The applicant has stated that the variance would allow them to build a closet that is wheel chair accessible and more fitting for their family with special needs. **CRITERIA 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: Yes. Our hardship arises from unique family circumstances, as detailed in our Letter of Intent. We are full-time caregivers to our non-verbal autistic son and our elderly mother with Alzheimer's, both of whom require wider, safer, and unobstructed interior and exterior pathways. Strict adherence to the current zoning requirements would prevent us from making essential accessibility modifications, creating an unnecessarily burdensome situation.

Staff Evaluation: The applicant has expressed that their hardship originates from a special needs family whose livelihood would be improved with this variance. To clarify, no special conditions exist due to the property itself but instead stems from the applicant who's family requires special consideration due to an unfortunate situation they are placed in. **CRITERIA MET.**

g. Whether the special conditions and circumstances which exist are the result of actions beyond the control of the applicant.

Applicant's Response: Yes. The medical and cognitive conditions of our loved ones are beyond our control. Our request is not based on preference or convenience but on medical necessity and safety considerations.

Staff Evaluation: The medical conditions that afflict the Torres family is not a result of actions they made. **CRITERIA 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: Yes. We have obtained support from the adjoining property owners, and in any event, a clear hardship exists as outlined in our letter of intent. We are a caregiving household supporting an autistic child and an elderly parent, both of whom require a safe, accessible environment that allows for freedom of movement without risk of injury. This variance is essential to meet those needs.

Staff Evaluation: The applicant has presented written consent by those who are contiguous property owners. **CRITERIA MET**

RECOMMENDATION

Staff finds that the variance request fully meets eight of the eight evaluation criteria for Practical Difficulty under Section 30-30.6(e) of the Village Land Development Code. Based on the documentation of the unique, non-self-created hardship of the applicant, the substantial neighborhood support, no finding of negative detrimental impacts to the immediate neighborhood, and the finding that the application satisfies the requirements of the Village Land Development Code, staff recommends that the Mayor and Council approve the application subject to conditions.

CONDITIONS

Should the Mayor and Village Council approve the requested variance, Staff recommends the following conditions be attached to the approval:

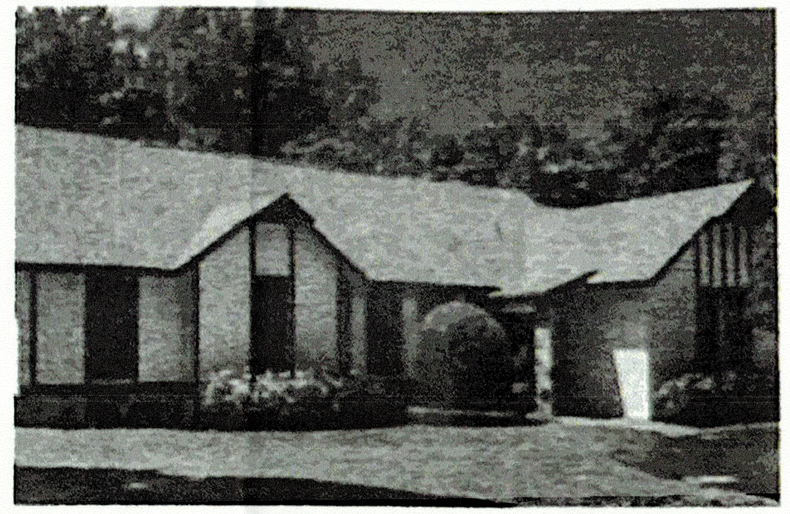
1. The size of the addition, as shown in the plans dated 10/6/2025, provided in Attachment A, shall be in strict conformance with those plans. Any deviation from these approved plans requires prior approval from the Mayor and Village Council.
2. This variance shall expire and be rendered void if construction 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.
3. All exterior finishes, including wall material, color, and roofing material for the new addition, must match the existing residence in type and quality to ensure the preservation of the essential character of the neighborhood.
4. The applicant must submit a certified final paving, grading, and drainage plan prepared by a licensed engineer. This plan shall ensure that all runoff from the new addition and associated improvements is contained entirely on the subject property and does not negatively impact the flow of stormwater onto or across any adjacent property. The certified plan shall be submitted to the Village concurrently with the building permit application.

ATTACHMENTS

Attachment A – Site Plan
Attachment B – Application & Neighbor Approval Form
Attachment C – Letter of Intent
Attachment D – Public Notice

BOUNDARY SURVEY

SCALE: 1"= 20'



VIEW OF SUBJECT PROPERTY



VICINITY MAP

LEGEND OF SYMBOLOGY

LEGEND OF SURVEY ABBREVIATIONS

BY APPT. ONLY: 9495 SW 99 STREET, MIAMI FLA. 33176
MAILING ADDRESS: P.O BOX. 160399, MIAMI, FLORIDA 33116
TEL:(786) 242-7692 DADE, (954) 779-3288 BRWD
E-MAIL: tjksurveys@gmail.com

THOMAS J. KELLY INC
SURVEYORS-MAPPERS
LAND PLANNERS
LB # 6077

BOUNDARY SURVEY

DATE 05/04/22
SCALE 1"=20'
DRAWN BY R.R.R
CHECKED BY 22-0790
SHEET 1 of 1

CERTIFY TO:
MANUEL TORRES DEL CRISTO
BEST SOLUTION TITLE SERVICES INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES ITS SUCCESSORS AND/OR ASSIGNS.
A.T.I.M.A.

LEGAL DESCRIPTION:
LOT 2 BLOCK 1 OLD CUTLER OAKS SOUTH FIRST ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95 AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PROPERTY ADDRESS:
7660 SW 170th ST
PALMETTO BAY, FLORIDA 33157

FLOOD ZONE INFORMATION:
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	AE
PANEL NO/SUFFIX:	0021L
COMMUNITY NO.:	120687
DATE OF FIRM:	09/11/2009

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA

Notes:
A) As Clearances and / or encroachments shown hereon are of apparent nature. fences ownership by visual means. Legal ownership of fences not determined.
B) This survey is intended for mortgage or refinance purposes only exclusively for the use by those to whom it is certified. This survey is not to be used for construction, permitting, design or any other use without written consent of Thomas J. Kelly, Inc.
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, pursuant 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
J) This is a boundary survey.

JULIO SERGIO PITA CERTIFICATE No. 5789 STATE OF FLORIDA

Julio S Pita

Digitally signed by Julio S Pita
Date: 2022.05.06 10:57:19 -04'00'

JULIO S. PITA, P.S & M # 5789
STATE OF FLORIDA
NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

SW 77th AVE

SW 170th STREET
23' ASPHALT PAVEMENT
50' TOTAL R/W

14' PWY

B/C — 119.0'(R) — F.I.P 1/2" — S87°39'18"W 119.00'(R/M) — F.I.P 1/2" — 25'

LOT 1 BLOCK 1

LOT 3 BLOCK 1

S02°14'46"E 125.19'(R/M)

N02°14'46"W 125.19'(R/M)

6' U.E.

0.7'

23.6' — 25.0' — 21.40' — 39.0'

CEMENT DRIVE

TILE

14.10' — 5.7' — 8.5' PORCH

23.20' — 2.00' — 13.50' — 2.00' — 12.30' — 25.0'

4.0' P.S.

40.80'

3.0' 3.0' A/C

ONE STORY RES. No. 7660 LOT 2-BLOCK 1

23.80' — 2.60' — 11.80' — 2.60' — 17.30'

6.4' TILE — 6.8' — 8.0'

56.50'

SCREENED

29.90'

12.0'

POOL

30.2'

TILE DECK

P/P — 3.8' — 48.1' — Pool Deck/GAZEBO 46.1 40.0"

17.50' — 24.89'

11.5D — 05.2D — CLOSET 17.5D — 11.8D

24.51'

12'

0.3' — 0.6'

F.N — F.N — F.P.L

6' W.F.(TYP)

N87°39'18"E 119.00'(R/M)

LOT 10 BLOCK 1 — LOT 9 BLOCK 1 — LOT 8 BLOCK 1

SURVEYOR'S NOTATIONS:
(1) WALL UP TO 6' INSIDE A 6' UE
(2) DRIVEWAY IS UP TO 5.4' INSIDE A 6' UE

Received
10 / 6 / 2025 Edgar Medero

V	**Village of Palmetto Bay** **APPLICATION FOR VARIANCE (PUBLIC HEARING)**

Date: _____
Application No: _____

Petitioner / Applicant: Manuel Torres

Petitioner / Applicant Address: 7660 SW 170 ST

Phone: 786-643-7071 E-mail: MANNYYACHTS@msn.com

Petitioner's Relation to Subject Property: _____

If Petitioner is not Owner, Name of Owner: _____

Address of Owner: _____

Signature of Petitioner: _____

Address of Property: 7660 SW 170 ST PALMETTO BAY FL 33157

Folio: _____

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 1st day of September 20 25 by Manuel Torres.

☑ He/She is personally known to me or

☐ He/She has presented _____ as identification.

Signature of Notary Public: _____
Type or Print Name: Janet Keebler

JANET KEEBLER
Notary Public-State of Florida
Commission # HH 290393
My Commission Expires
July 20, 2026

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

Revised 12/2022

Village of Palmetto Bay
VARIANCE NEIGHBOR APPROVAL FORM

I, Manuel Torres, have applied for a Variance, to allow Building a closet in the rear of master bathroom. 10'5" X 17'5", Leaving 12+ft of Setback

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) Janet Keebler Date 6/19/25
Address 7680 SW 170th St Palmetto BAY, FL 33157
Signature

Name (Type or Print) ELIZABETH SHAW Date 7/8/2025
Address 7640 SW 170 ST
Signature

Name (Type or Print) Pouya Sabouri Date 8/21/25
Address 7663 SW 170 ST Palmetto Bay, FL 33157
Signature

Name (Type or Print) Ramon Arias Date 8/22/25
Address 7665 SW 171 ST.
Signature

Name (Type or Print) Jesus Alvarez Date 10/20/25
Address 16975 SW 77 AVE
Signature

Revised 12/2022

Village of Palmetto Bay
VARIANCE NEIGHBOR APPROVAL FORM

I, _____, have applied for a Variance, to allow

_____

_____

_____

_____

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) MIGUEL ANGEL GARROTE Date 9/26/25
Address 7643 SW. 170 ST. PALMETTO BAY, FL

Signature

Name (Type or Print) Eliza Furtwaengler Date 10/06/25
Address 7685 SW 171st St Miami. FL 33157

Signature

Name (Type or Print) Leonardo Rioseco Date 10-19-25
Address 7645 SW 171 ST

Signature

Name (Type or Print) _____ Date _____
Address _____

Signature

Name (Type or Print) _____ Date _____
Address _____

Signature

Revision 12/2022

Section 1 – Letter of Intent- Request for Variance

Manuel Torres
7660 SW 170 Street
Palmetto Bay, FL 33157
September 15, 2025

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

Re: Request for Variance – 7660 SW 170th Street, Palmetto Bay, FL 33157

Dear Members of the Zoning Board,

We respectfully submit this letter of intent in support of our application for a variance at our residence located at 7660 SW 170th Street, Palmetto Bay, FL 33157. We believe this request is both reasonable and necessary, as the absence of such relief would create a significant hardship for our family.

Our family circumstances require unique accommodations. We are the caregivers of our son, who is non-verbal and living with autism, and our elderly mother, who has Alzheimer's disease. Both require safe, accessible spaces that allow for freedom of movement without risk of harm. To meet these needs, we have already reorganized portions of our home; however, further accommodation is essential to ensure their safety and quality of life.

Accordingly, we are requesting approval to expand the rear of our house to construct an ample closet space to compensate for areas of the home that have been repurposed for accessibility and safety purposes. In conjunction with this, we seek to expand our pool deck and incorporate a gazebo so that the improvements align with the proposed addition. This expansion will provide the necessary clearance for potential wheelchair use and other future medical equipment that may be required for our loved ones.

We note that this request is not intended to alter the character of the neighborhood or create any adverse impact. To the contrary, we have proactively communicated with our neighbors regarding our plans, and they have expressed their support, which we have included in writing as part of this submission.

We respectfully submit that granting this variance will allow us to reasonably use and enjoy our property while ensuring the well-being of our family members with special needs. We appreciate the Board's consideration and understanding, and we respectfully request approval of this variance.

Sincerely,

Manuel Torres

VILLAGE OF PALMETTO BAY
NOTICE OF HYBRID ZONING HEARING

NOTICE IS HEREBY GIVEN that the Village will hold a hybrid Zoning Hearing on **MONDAY, DECEMBER 8, 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:

Applicant: Village of Palmetto Bay
Location: Southwest corner of SW 168th Street & SW 88th Avenue Intersection
Folio No.: 33-5033-000-0040 & 33-5033-000-0050
Application: CP-25-001
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AMENDING THE VILLAGE'S FUTURE LAND USE MAP (FLUM) TO CHANGE THE FLUM DESIGNATION OF THE PROPERTY GENERALLY LOCATED SOUTH OF SW 168 STREET BETWEEN SW 88TH AVE AND SW 88TH CT, KNOWN AS THE WOODS, FROM "ESTATE DENSITY RESIDENTIAL" TO "PARKS AND RECREATION"; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Mayor Karyn Cunningham) (Passed on First Reading on October 20, 2025, Zoning Hearing)*

Applicant: Village of Palmetto Bay
Location: Village-wide
Request: AN ORDINANCE OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE) OF THE VILLAGE'S COMPREHENSIVE PLAN FOR 2025 AND THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025/2026–2029/2030, PURSUANT TO SECTION 163.3177(3)(B), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE. (Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez) (Passed on First Reading on October 20, 2025, Zoning Hearing)

The following Resolution requiring a public hearing is being heard and considered during the Zoning Hearing pursuant to the Village's Land Development Code:

Applicant: Manuel Torres
Location: 7660 SW 170th Street
Folio No.: 33-5035-007-0020
Application: V-25-008
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 A REAR PRINCIPAL SETBACK OF 12 FEET WHERE 25 FEET IS REQUIRED, FOR THE PROPERTY LOCATED AT 7660 SW 170 ST; AND PROVIDING FOR AN EFFECTIVE DATE. *(Sponsored by Administration and prepared by Planning and Zoning Director, Javier Gonzalez)*

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

This meeting will be conducted using a teleconferencing platform and broadcast live. Members of the public may attend the meeting physically in-person at Village Hall Municipal Center and/or watch the virtual meeting live via the Village's official Facebook page, YouTube Channel and/or our Granicus web stream the Village website at on www.palmettobay-fl.gov.

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

Public comments forum (Option 1): Prior to the meeting, the public can submit a web form available at this address: Form Center • Public Comments Form

From submissions received before 5:00 PM, the day of the meeting, should be read out loud by the Clerk during the public comment section of the meeting. All forms are made part of the record and are distributed to the members of the Village Council.

Public comments forum (Option 2): Residents can review agenda item details and indicate their position on an agenda item using the e-comment feature under the agenda tab of the Village website. The e-comment feature may be used from any 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 session information and call-in telephone numbers for those wishing to use a telephone. Telephone attendees may not participate in public comments as the system has no way to mute or unmute. Attendees wishing to speak during public comment time must use the GoToWebinar application on their desktop, laptop, or smart device. Attendees may not use a webcam whatsoever. In lieu, if there is no availability to participate through the online seminar, please submit your public comment using the web form as described above.

Please register to attend the session as follows:

https://attendee.gotowebinar.com/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

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:
Manuel Torres

Property Address and Folio Number(s):

16160 SW 170 St, Palmetto Bay, FL 33157

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) Oct 29, 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: Manuel Torres

Affiant's Signature.:

Date: 10/29/25

Notary Public Affirmation

SWORN AND SUBSCRIBED before me, this 29 day of October, 20 25, personally appeared Manuel Torres, being personally known to me (X) or having produced as identification FL DSL, 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: Ericka Reid

Notary Public Stamp:

ERICKA REID
MY COMMISSION #HH608513
EXPIRES: MAR 26, 2028
Bonded through 1st State Insurance

My Commission Expires:
03/26/2028

Village of Palmetto Bay | Planning and Zoning Department
9705 East Hibiscus Street, Palmetto Bay, FL 33157

Public Hearing Certified Mailing Requirements and Information

Application No.: V-25-008

Date of Hearing: Monday, December 8, 2025

Official Request Details:

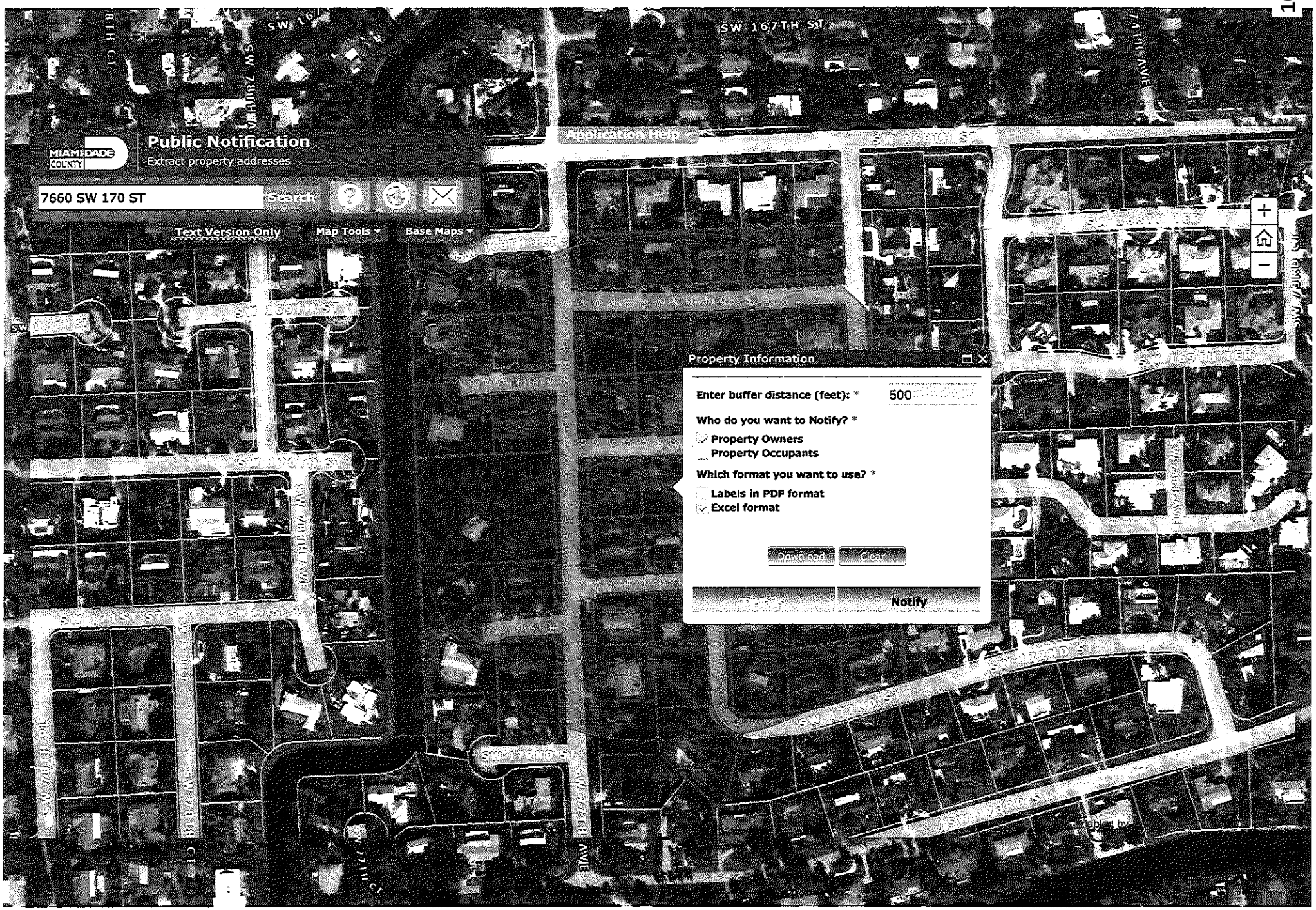
REQUEST: THE APPLICANT, MANUEL TORRES HAS APPLIED FOR A VARIANCE TO ALLOW A REAR PRINCIPAL BUILDING SETBACK OF 12 FEET WHERE 25 IS THE REQUIRED MINIMUM.

Required Verbiage:

- **Application No.:** V-25-008
- **Applicant:** Manuel Torres
- **Date of Hearing:** December 8, 2025
- **Folio:** 33-5035-007-0020
- **Location of Subject Property:** 7660 SW 170 ST, Palmetto Bay FL 33157
- The Zoning Hearing on December 8, 2025, will be held at the Village Hall Municipal Center at 7:00 p.m. The public may attend the hearing in person or view the meeting live on the Village's official Facebook page and web stream on www.palmettobay-fl.gov.

Required Notice Radius:

- ☑ **500 ft radius** ☐ 1,500 ft radius ☐ 2,500 ft radius


Public Notification
Extract property addresses
7660 SW 170 ST
Search
Text Version Only
Map Tools
Base Maps
Application Help
Property Information
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500
Who do you want to Notify? *
Property Owners
Property Occupants
Which format you want to use? *
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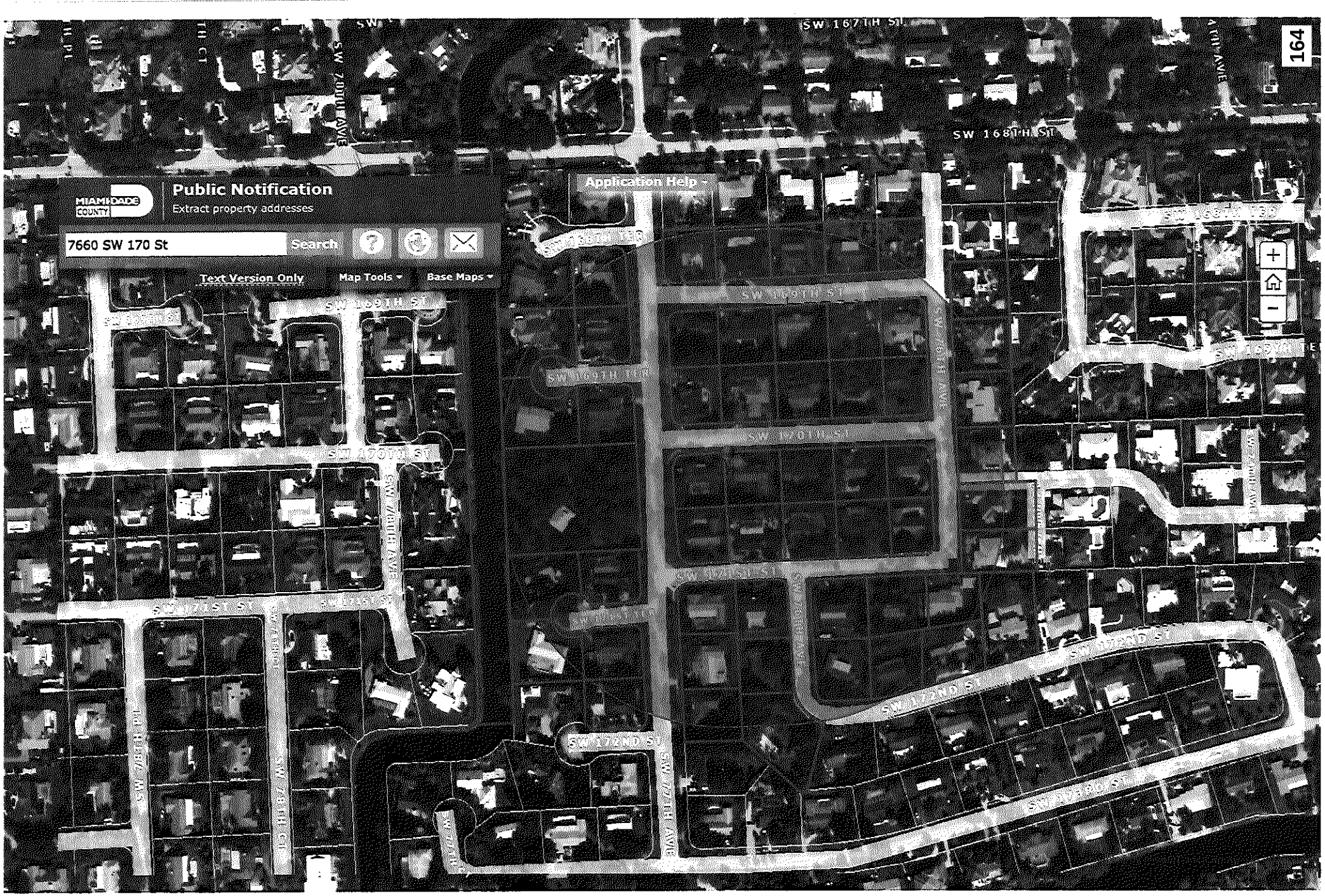
SW 170TH ST
SW 172ND ST
SW 173RD ST
SW 74TH AVE
SW 75TH AVE
SW 76TH AVE
SW 77TH AVE
SW 78TH CT


Public Notification
Extract property addresses
7660 SW 170 St
Search
Text Version Only
Map Tools
Base Maps
Application Help
SW 167TH ST
SW 168TH ST
SW 169TH ST
SW 170TH ST
SW 171ST ST
SW 172ND ST
SW 173RD ST
SW 70TH AVE
SW 71ST AVE
SW 72ND AVE
SW 73RD AVE
SW 74TH CT
SW 75TH CT
164

Folio	Property Owner Name	Property Address	Property City	Property Zip Code	Mailing Address	Mailing City and State	Mailing Zip Code	Land Use
33-5034-000-0171	SOUTH FLA WATER MANAGEMENT DIST	Not Available	Palmetto Bay	33157-0000	3301 GUN CLUB RD	WEST PALM BEACH, FL	33406	9981
33-5034-000-0173	ROCKELL INVESTMENT PROPERTIES LLC	17010 SW 77 AVE	Palmetto Bay	33157-0000	13624 SW 92 CT	MIAMI, FL	33176	0101
33-5034-003-0010	ERICK SOTO	7705 SW 171 TER	Palmetto Bay	33157-0000	7705 SW 171 TER	PALMETTO BAY, FL	33157	0101
33-5034-003-0020	CATALINA D SARMIENTO	7725 SW 171 TER	Palmetto Bay	33157-0000	7725 SW 171 TER	PALMETTO BAY, FL	33157	0101
33-5034-003-0030	MICHAEL JAMES MAIURI	7724 SW 171 TER	Palmetto Bay	33157-0000	7724 SW 171 TER	PALMETTO BAY, FL	33157-4860	0101
33-5034-003-0040	LUIS A COLON	7704 SW 171 TER	Palmetto Bay	33157-0000	7704 SW 171 TER	PALMETTO BAY, FL	33157	0101
33-5034-003-0050	LETICIA ROBERTSON	7701 SW 172 ST	Palmetto Bay	33157-0000	7701 SW 172 ST	PALMETTO BAY, FL	33157	0101
33-5035-004-0150	PETER A ENGLAND	7620 SW 171 ST	Palmetto Bay	33157-0000	7620 SW 171 ST	MIAMI, FL	33157-4828	0101
33-5035-004-0160	MICHAEL ANTHONY GONZALEZ	17125 SW 77 AVE	Palmetto Bay	33157-0000	17125 SW 77 AVE	PALMETTO BAY, FL	33157	0101
33-5035-004-0170	SIGMUND JOSEPH PACZKOWSKI	17145 SW 77 AVE	Palmetto Bay	33157-0000	17145 SW 77 AVE	PALMETTO BAY, FL	33157	0101
33-5035-004-0370	KAREN FERNANDEZ	17140 SW 76 AVE	Palmetto Bay	33157-0000	17140 SW 76 AVE	PALMETTO BAY, FL	33157	0101
33-5035-004-0380	PATRICIA J WALKER	17120 SW 76 AVE	Palmetto Bay	33157-0000	17120 SW 76 AVE	MIAMI, FL	33157-4804	0101
33-5035-004-0390	CHRISTIAN SCHOEPP	7600 SW 171 ST	Palmetto Bay	33157-0000	7600 SW 171 ST	PALMETTO BAY, FL	33157	0101
33-5035-004-0400	YANIER CARRION &W	7520 SW 171 ST	Palmetto Bay	33157-0000	7520 SW 171 ST	PALMETTO BAY, FL	33157	0101
33-5035-004-0410	JAKUB ZALESKI	7500 SW 171 ST	Palmetto Bay	33157-0000	12576 SW 259 ST	MIAMI, FL	33032	0101
33-5035-004-0411	BISRAM SOOKNANAN MAHABIR	7510 SW 171 ST	Palmetto Bay	33157-0000	7510 SW 171 ST	MIAMI, FL	33157	0101
33-5035-004-0420	PEDRO D BALANAG TRS	7521 SW 172 ST	Palmetto Bay	33157-0000	7521 SW 172 ST	PALMETTO BAY, FL	33157	0101
33-5035-004-0430	AMPARO G BENACH LE	7511 SW 172 ST	Palmetto Bay	33157-0000	7511 SW 172 ST	MIAMI, FL	33157	0101
33-5035-004-0440	ANTONIO D MORIN	7491 SW 172 ST	Palmetto Bay	33157-0000	7491 SW 172 ST	PALMETTO BAY, FL	33157-4829	0101
33-5035-004-0450	LAUREN J CASALS	7481 SW 172 ST	Palmetto Bay	33157-0000	7481 SW 172 ST	PALMETTO BAY, FL	33157	0101
33-5035-006-0060	JUDY ANN ROGERS	7601 SW 169 ST	Palmetto Bay	33157-0000	7601 SW 169 ST	MIAMI, FL	33157-4819	0101
33-5035-006-0070	BARRYMORNE COLLINS	7621 SW 169 ST	Palmetto Bay	33157-0000	7621 SW 169 ST	MIAMI, FL	33157	0101
33-5035-006-0080	JOSE RAFAEL MONTALVO IV	7641 SW 169 ST	Palmetto Bay	33157-0000	7641 SW 169 ST	PALMETTO BAY, FL	33157	0101

33-5035-006-0090	RICHARD A BRUGUERA	7661 SW 169 ST	Palmetto Bay	33157-0000	7661 SW 169 STREET	MIAMI, FL	33157	0101
33-5035-006-0100	RALPH PENA III LE	16851 SW 77 AVE	Palmetto Bay	33157-0000	16851 SW 77 AVE	PALMETTO BAY, FL	33157	0101
33-5035-006-0110	WEN LIU	7682 SW 169 ST	Palmetto Bay	33157-0000	7682 SW 169 ST	PALMETTO BAY, FL	33157	0101
33-5035-006-0120	MAURICIO GUARACIABA	7662 SW 169 ST	Palmetto Bay	33157-0000	7662 SW 169 ST	PALMETTO BAY, FL	33157	0101
33-5035-006-0130	STEVEN P HENNESSY	7642 SW 169 ST	Palmetto Bay	33157-0000	7642 SW 169 ST	MIAMI, FL	33157-4820	0101
33-5035-006-0150	FRANK ACOSTA	7600 SW 169 ST	Palmetto Bay	33157-0000	7600 SW 169 ST	PALMETTO BAY, FL	33157	0101
33-5035-006-0160	STEVEN HORVITZ	7603 SW 170 ST	Palmetto Bay	33157-0000	7603 SW 170 ST	MIAMI, FL	33157-4822	0101
33-5035-006-0170	DEV ROY	7623 SW 170 ST	Palmetto Bay	33157-0000	7623 SW 170 ST	MIAMI, FL	33157	0101
33-5035-006-0180	MIGUEL A GARROTE	7643 SW 170 ST	Palmetto Bay	33157-0000	7643 SW 170 ST	MIAMI, FL	33157-4822	0101
33-5035-006-0190	POUYA SABOURI	7663 SW 170 ST	Palmetto Bay	33157-0000	7663 SW 170 ST	PALMETTO BAY, FL	33157	0101
33-5035-006-0200	JESUS ALVAREZ	16975 SW 77 AVE	Palmetto Bay	33157-0000	16975 SW 77 AVE	MIAMI, FL	33157-4806	0101
33-5035-006-0230	DAVID LESSER	7720 SW 168 TER	Palmetto Bay	33157-0000	7720 SW 168 TER	PALMETTO BAY, FL	33157	0101
33-5035-006-0240	NATHAN HANSON	7700 SW 168 TER	Palmetto Bay	33157-0000	7700 SW 168 TER	PALMETTO BAY, FL	33157	0101
33-5035-006-0260	SONIA SILVA	7723 SW 169 TER	Palmetto Bay	33157-0000	7723 SW 169 TER	PALMETTO BAY, FL	33157	0101
33-5035-006-0270	SEBASTIAN VIVONA &W VALERIE	7722 SW 169 TER	Palmetto Bay	33157-0000	7722 SW 169 TERR	MIAMI, FL	33157-4861	0101
33-5035-006-0280	JORGE VICTOR RAMOS	7702 SW 169 TER	Palmetto Bay	33157-0000	7702 SW 169 TER	MIAMI, FL	33157	0101
33-5035-007-0010	JAMES KEEBLER	7680 SW 170 ST	Palmetto Bay	33157-0000	7680 SW 170 ST	PALMETTO BAY, FL	33157	0101
33-5035-007-0020	MANUEL TORRES	7660 SW 170 ST	Palmetto Bay	33157-0000	7660 SW 170 ST	PALMETTO BAY, FL	33157	0101
33-5035-007-0030	ELIZABETH SHAW	7640 SW 170 ST	Palmetto Bay	33157-0000	7640 SW 170 ST	MIAMI, FL	33157-4823	0101
33-5035-007-0040	RICARDO VALLADARES RASO	7620 SW 170 ST	Palmetto Bay	33157-0000	7620 SW 170 ST	MIAMI, FL	33157	0101
33-5035-007-0050	CARLOS L SACASAS	7600 SW 170 ST	Palmetto Bay	33157-0000	7600 SW 170 ST	PALMETTO BAY, FL	33157	0101
33-5035-007-0060	IAN GUZMAN	7605 SW 171 ST	Palmetto Bay	33157-0000	7605 SW 171 ST	PALMETTO BAY, FL	33157	0101
33-5035-007-0070	KARL HUGH	7625 SW 171 ST	Palmetto Bay	33157-0000	7625 SW 171 ST	MIAMI, FL	33157-4827	0101
33-5035-007-0080	LEONARDO RIOSECO	7645 SW 171 ST	Palmetto Bay	33157-0000	7645 SW 171 ST	MIAMI, FL	33157-4827	0101
33-5035-007-0090	RAMON H ARIAS	7665 SW 171 ST	Palmetto Bay	33157-0000	PO BOX 565066	MIAMI, FL	33256-5066	0101
33-5035-007-0100	LARS FURTWAENGLER	7685 SW 171 ST	Palmetto Bay	33157-0000	7685 SW 171 ST	PALMETTO BAY, FL	33157	0101
33-5035-016-0050	JODI SPAULDING	16901 SW 76 AVE	Palmetto Bay	33157-0000	16901 SW 76 AVE	PALMETTO BAY, FL	33157	0101
33-5035-016-0060	RAUL ALMAGUER	16931 SW 76 AVE	Palmetto Bay	33157-0000	16931 SW 76 AVE	PALMETTO BAY, FL	33157	0101

33-5035-016-0070	GEORGE J MIVILLE	16961 SW 76 AVE	Palmetto Bay	33157-0000	16961 SW 76 AVE	PALMETTO BAY, FL	33157	0101
33-5035-017-0110	WILLIAM L PARKER	7455 SW 170 TER	Palmetto Bay	33157-0000	7455 SW 170 TER	PALMETTO BAY, FL	33157	0101
33-5035-017-0120	WILLIAM BLOODWORTH	7480 SW 170 TER	Palmetto Bay	33157-0000	308 PINE TREE ST	DUCK KEY, FL	33050	0101
33-5035-017-0130	JOSE A RODRIGUEZ	17070 SW 74 PL	Palmetto Bay	33157-0000	17070 SW 74 PL	PALMETTO BAY, FL	33157	0101

Manuel Torres
7660 SW 170 ST
Palmetto Bay, FL 33158

9589 0710 5270 3274 5675 42

Retail

33157

U.S. POSTAGE PAID
FCM LETTER
MIAMI, FL 33257
OCT 29, 2025

$10.48

S2324P505406-13

RDC 99

Village Clerk
Village of Palmetto Bay
9705 E Hibiscus Street
Palmetto Bay , FL 33157

RETURN RECEIPT
REQUESTED

33157-560605

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

Village of Palmetto Bay | Planning and Zoning Department
9705 East Hibiscus Street, Palmetto Bay, FL 33157

Public Hearing Certified Mailing Requirements and Information

Application No.: V-25-008

Date of Hearing: Monday, December 8, 2025

Official Request Details:

REQUEST: THE APPLICANT, MANUEL TORRES HAS APPLIED FOR A VARIANCE TO ALLOW A REAR PRINCIPAL BUILDING SETBACK OF 12 FEET WHERE 25 IS THE REQUIRED MINIMUM.

Required Verbiage:

- **Application No.:** V-25-008
- **Applicant:** Manuel Torres
- **Date of Hearing:** December 8, 2025
- **Folio:** 33-5035-007-0020
- **Location of Subject Property:** 7660 SW 170 ST, Palmetto Bay FL 33157
- The Zoning Hearing on December 8, 2025, will be held at the Village Hall Municipal Center at 7:00 p.m. The public may attend the hearing in person or view the meeting live on the Village's official Facebook page and web stream on www.palmettobay-fl.gov.

Required Notice Radius:

- ☑ **500 ft radius** ☐ 1,500 ft radius ☐ 2,500 ft radius

Manuel Torres
7660 SW 170 ST
Palmetto Bay, FL 33158

9589 0710 5270 3274 5675 42

Retail

33157

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OCT 29, 2025

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Village Clerk
Village of Palmetto Bay
9705 E Hibiscus Street
Palmetto Bay , FL 33157

RETURN RECEIPT
REQUESTED

33157-560605

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