



VILLAGE OF PALMETTO BAY
 9705 E. HIBISCUS STREET
 PALMETTO BAY, FLORIDA 33157
 (305) 259-1234 Fax: (305) 259-1290

Approved
 Edward Silva, Village Manager
 3/11/19
 Date

REQUEST FOR PUBLIC RECORDS

Requests are filled in accordance with the provisions of Chapters 119 and 257, Florida Statutes.

DATE: 1/9/19
 NAME: Bill Langdon
 COMPANY: _____
 ADDRESS: _____
 PHONE: 239-273-8845 FAX: _____
 EMAIL: wrlangdon16@gmail.com

REQUEST (Attach additional page, if necessary): Copies of the following documents:

* Please see attached on-line request.

FOR USE BY VILLAGE STAFF ONLY TRACKING NO.: 2019-007
 DATE FORWARDED: 1/9/19 ASSIGNED DEPT: Planning + Zoning
 DATE REQUEST FILLED: _____ NUMBER OF COPIES: _____
 ESTIMATED TIME (IF APPLICABLE): _____ ESTIMATED COST: _____
 HOW WAS REQUEST FILLED? _____
 IF NOT FILLED, REASON: _____
 BY: _____

From: noreply@civicplus.com
Sent: Wednesday, January 09, 2019 11:10 AM
To: Missy Arocha; Melissa Dodge
Subject: Online Form Submittal: Public Records Requests

Public Records Requests

PUBLIC RECORDS REQUEST [Public Records Policy](#)
FORM

Date	1/9/2019
Name	Bill Langdon
Company	<i>Field not completed.</i>
Phone Number	239-273-8845
Email Address	wrlangdon16@gmail.com
Address	<i>Field not completed.</i>
Preferred Delivery Method	Electronic (via email- email address required)
Are you a member of the media?	No
Public Record Request(s):	A copy of "ATTACHMENT A" referenced in item no. 1 of the Zoning Notice for the Zoning Hearing scheduled for January 28, 2019: request for final plat approval, pursuant to Section 30-80, platting and subdivisions, authorizing the plat of certain lands within the Village located at 6525 SW 152nd Street, as specifically described in attachment A, creating the plat of a single parcel of plan of approximately 13.4 acres, and further dedicating for us as a public right-of-way the east 25 feet of land.

Thank You
Please note that there may be a fee associated with your request depending on the extent of the information being requested. If so, the Office of the Village Clerk will contact you about any associated fees. If you have any further questions, please email Village Clerk Arocha at marocha@palmettobay-fl.gov

Email not displaying correctly? [View it in your browser.](#)

RESOLUTION NO. 2019-16

ZONING APPLICATION VPB-16-009

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; PURSUANT TO SECTION 30-80, PLATTING AND SUBDIVISIONS, AUTHORIZING THE PLAT OF CERTAIN LANDS WITHIN THE VILLAGE LOCATED AT 6525 SW 152ND STREET, AS MORE SPECIFICALLY DESCRIBED IN ATTACHMENT A, CREATING THE PLAT OF A SINGLE PARCEL OF PLAN AND SEPARATING FROM UNPLATTED LAND, FURTHER DEDICATING FOR USE AS A PUBLIC RIGHT-OF-WAY, THE WEST 25 FEET OF LAND ALONG SW 67TH AVENUE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, the Florida Power & Light Company (FPL) made an application to plat certain lands within the Village of Palmetto Bay, located at 6525 SW 152nd Street, bearing folio number 33-5024-000-0020, as more particularly described in the attached plat that is included in this public hearing package, separating the approximately 13.40 acres from the 81.91-acre land, and separating the western 25 feet for dedication as public right-of-way along SW 67th Avenue (Ludlum Road) as depicted in the attached plat; and

WHEREAS, the applicant is now requesting that the Mayor and Village Council approve the plat request so that the applicant may record the plat with Miami-Dade County; and

WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial hearing on the application at Village Hall, 9705 East Hibiscus Street, on January 28, 2019; and

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

40 **WHEREAS**, based on the foregoing finding, the Mayor and Village
41 Council determined to grant the application, as provided in this Resolution.
42

43 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND**
44 **VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA,**
45 **AS FOLLOWS:**
46

47 **Section 1.** A public hearing on the present application was held on
48 January 28, 2019, in accordance with the Village's "Quasi-judicial Hearing
49 Procedures". Pursuant to the testimony and evidence presented during the
50 hearing, the Village Council makes the following findings of fact, conclusions
51 of law, and final order.
52

53 **Section 2.** Findings of fact.

- 54 a. That the property is located at 6525 SW 152nd Street.
55 b. After hearing testimony from staff, the applicant, the applicant's
56 experts, and the public, the Village Council found the plat request is
57 consistent with the plat criteria at Section 30-80.1 of the Village's Land
58 Development Code.
59 c. The Village adopts and incorporates by reference the Planning and
60 Zoning Department staff report, which expert report is considered
61 competent substantial evidence.
62 d. The Village Council did not have any substantive disclosures regarding
63 ex-parte communications and the applicant did not raise any objections
64 as to the form or content of any disclosures by the Council.
65

66 **Section 3.** Conclusions of law.

67 The requested plat was reviewed pursuant to Section 30-80.1 of the Village's
68 Land Development Regulations and was found to be consistent.
69

70 **Section 4.** Order.

71 The Village Council approves the plat requests for certain lands within the
72 Village of Palmetto Bay, located at 6525 SW 152nd Street, bearing folio
73 number 33-5024-000-0020, as more particularly described in the attached
74 plat that is included in this public hearing package, separating approximately
75 13.40 acres from the 81.91-acre land, and separating the western 25 feet for
76 dedication as public right-of-way along SW 67th Avenue (Ludlum Road) as
77 depicted in the attached plat; This is the final order.
78

79 **Section 5.** Record.

80 The record shall consist of the notice of hearing, the applications, documents
81 submitted by the applicant and the applicants' representatives to the Village
82 of Palmetto Bay Department of Planning and Zoning in connection with the
83 applications, the testimony of sworn witnesses and documents presented at
84 the quasi-judicial hearing, and the tape and minutes of the hearing. The
85 record shall be maintained by the Village Clerk.

86
87 **Section 6.** This Resolution shall take effect immediately upon
88 approval.

89
90 **PASSED AND ADOPTED** this 28th day of January 2019.

91
92
93 DocuSigned by:
94 Attest: Missy Arocha
95 Missy Arocha
96 Village Clerk

DocuSigned by:
Karyn Cunningham
Karyn Cunningham
Mayor

97
98
99 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE USE
100 AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:

101
102
103 DocuSigned by:
104 Dexter W. Lehtinen
105 Dexter Lehtinen, Esq.
106 Village Attorney

107
108 **FINAL VOTE AT ADOPTION:**

- 109 Council Member Patrick Fiore YES
- 110 Council Member David Singer YES
- 111 Council Member Marsha Matson YES
- 112 Vice-Mayor John DuBois YES
- 113 Mayor Karyn Cunningham YES

PLANNING

PREPARED BY:
SECURINE ENGINEERING COMPANY, INC. (L.A. 0129)
450 N. W. 10th Street
Miami, Florida, 33130
TEL (305) 324-7871
FAX (305) 324-4009
Drawing No. CE-1185

F.P.L. CUTLER PLANT SUBSTATION

A SUBDIVISION OF A PORTION OF LAND IN THE S.W. 1/4 OF SECTION 24, TOWNSHIP 55 SOUTH, RANGE 40 EAST
VILLAGE OF PALMETTO, PALMETTO COUNTY, FLORIDA
OCTOBER 2017

P.B. _____ P.C. _____
SHEET 2 OF 2

NOTICE: THE PLAT AS RECORDED IN THE PUBLIC RECORDS OF THE
OFFICE OF THE CLERK OF THE COUNTY OF PALMETTO, FLORIDA,
MAY BE SUBJECT TO ANY UNRECORDED EASEMENTS, RIGHTS,
AND INTERESTS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
IT IS THE POLICY OF THIS OFFICE TO RECORD ONLY THE INSTRUMENTS
AND RECORDS THAT ARE NOT RESTRICTED BY ANY
ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE SUBJECT PROPERTY IS AFFECTED BY THE FOLLOWING INSTRUMENTS LISTED HEREON FOR REFERENCE ONLY, NOT BEING REIMPOSED BY THIS PLAT:

- COVENANT RUNNING WITH THE LAND IN FAVOR OF METROPOLITAN DATE COUNTY, MADE BY FLORIDA POWER & LIGHT COMPANY, DATED FEBRUARY 15, 1964, RECORDED SEPTEMBER 9, 1964, IN STATE 14284, PG. 2400.
- RIGHT OF WAY EASEMENT GRANTED BY PALMOLA POWER & LIGHT COMPANY, TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, DATED FEBRUARY 27, 1963, RECORDED MAY 20, 1963, IN STATE RECORDS BOOK 1480, PAGE 2215.
- EASEMENT BETWEEN THE UNITED STATES OF AMERICA AND FLORIDA POWER & LIGHT COMPANY, DATED JANUARY 6, 1948, AND RECORDED JANUARY 9, 1948, IN DEED BOOK 2981, PAGE 538.
- GRANT OF EASEMENTS BETWEEN ALEXANDER LAND CORPORATION AND FLORIDA POWER & LIGHT COMPANY, DATED MAY 31, 1964, AND RECORDED MAY 31, 1964, IN OFFICIAL RECORDS BOOK 1801, PAGE 2705.

RECORDING STATEMENT:
FILED FOR THE RECORD THE _____ DAY OF _____, A.D. 2017, AT _____ AN PM IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF PALMETTO COUNTY, FLORIDA, THIS INSTRUMENT BEING FIRST RECORDED IN THE STATE OF FLORIDA, IN PALMETTO COUNTY, FLORIDA.
SHARICE RIVNA, CLERK OF CIRCUIT COURT
BY: _____ DEPUTY CLERK