

STAFF REPORT

VITRAN HOMES, LLC.

VPB-16-006



VILLAGE OF PALMETTO BAY
FLORIDA
ZONING ANALYSIS

FILE: VPB-16-006

HEARING DATE: September 19, 2016

APPLICANT: Vitran Homes, LLC

COUNCIL DIST.: 3

A. GENERAL INFORMATION

REQUEST: Vitran Homes, LLC, is requesting to plat a the North 1/5, of the East 1/2, of the Southeast 1/4, of the Northeast 1/4, of the Northwest 1/4, less the West 25 feet, (currently one parcel), creating the Palmetto Bay Gardens plat consisting of Lot 1, Lot 2, and Lot 3 (three Parcels).

ADDRESS: 17001 SW 92nd Court

FOLIO: 33-5033-000-0390

GROSS SIZE OF LOT: 45,738 sq. ft.

B. BACKGROUND

The property in question is located along SW 170 Avenue between SW 92 Court and SW 92 Avenue and has never been platted. It is the intention of the applicant to subdivide the property into three (3) lots to allow for the construction of three single-family homes. In December of 1988, the Board of Miami-Dade County Commissioners, via resolution Z-307-88, approved a request for a non-use variance of lot frontage and area requirements to permit the division of the parcel of land into 3 building sites. This request complies with that order and the remaining requirements of the Village's Land Development Code.

C. ZONING HEARING HISTORY

The following is a review of the zoning history as it applies to property in question. The associated resolutions identified herein are provided at the attachment entitled "History."

On **December 8, 1988**, the Miami-Dade County Commissioners via **Resolution Z-307-88**, approved a request for a non-use variance of lot frontage and area requirements to permit the division of the parcel of land into 3 building sites.

D. NEIGHBORHOOD CHARACTERISTICS

ZONING

FUTURE LAND USE DESIGNATION

Subject Property:

E-M; Estate Modified Single Family
Residential District

Low Density Residential (EDR)
2.5 D.U. to 6 D.U. per gross acre

Surrounding Properties

NORTH: R-1; Single Family
Residential District

Low Density Residential (EDR)
2.5 D.U. to 6 D.U. per gross acre

SOUTH: E-M; Estate Modified Single Family
Residential District

Low Density Residential (EDR)
2.5 D.U. to 6 D.U. per gross acre

EAST: E-2; Estate Modified Single Family
Residential District

Low Density Residential (EDR)
2.5 D.U. to 6 D.U. per gross acre

WEST: R-1; Estate Single Family
Residential District

Low Density Residential (EDR)
2.5 D.U. to 6 D.U. per gross acre

E. SITE

Site Plan Review:	Acceptable
Scale/Utilization of Site:	Acceptable
Compatibility:	Acceptable
Access:	Acceptable

F. ANALYSIS

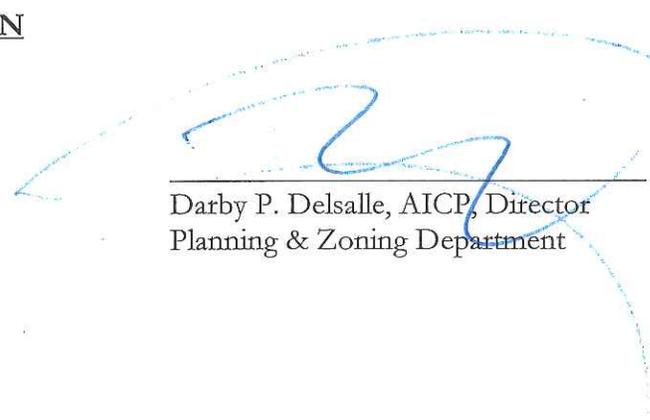
The Background Section of this report is hereby incorporated into this analysis and any corresponding criteria by reference. The Department review of the application for consistency with plat requirements at Section 30-80.2(b) subsection (1) through (29), entitled "Final Plat Application Requirements", found the application to be in compliance as further provided by Resolution No. Z-307-88.

G. NEIGHBORHOOD SERVICES

Miami-Dade Water Sewer Dept.	Approved
Miami-Dade Public Works	Approved
Miami-Dade Dept. Environ. Prot.	Approved
Village Public Works Dept.	Approved

H. RECOMMENDATION

Approval



Darby P. Delsalle, AICP, Director
Planning & Zoning Department



To: Darby Delsalle
Director of Planning and Zoning

Date: March 14, 2016

From: Corrice E. Patterson, Public Services Director

Re: Palmetto Bay Gardens
Folio # 33-5033-000-0390

A handwritten signature in blue ink, appearing to read "Corrice E. Patterson".

The plat of a property located at SW 170th Street between SW 92nd CT and SW 92nd AV in Palmetto Bay Gardens, Palmetto Bay, Florida 33157, more specifically, lot 1, 2, and 3 lying and being in Section 33, Township 55 South, Range 40 East, Village of Palmetto Bay, Miami-Dade County, Florida has been submitted to the Village's Public Services Department for review of conditions indicated on the attached site plan.

The purpose of this request to plat is to subdivide a single parcel of land into three (3) individual parcels, further dedicating from public use the East, West, and North 10 feet for the installation and maintenance of public utilities (FPL, AT&T, Cable, Gas, and WASD). The utility easement is to be located on private property. Additionally, the plat once approved will dedicate right of way as detailed on the attached site plan dated February 1, 2016 to include less the west and north 25' and less the 35' to the east as right of way for installation and maintenance of existing and future roadway, fire hydrants, landscape, street lighting, and sidewalks for the perpetual use of the public for proper purposes. The Department of Public Services has no objection to Vitran Homes, LLC. request to plat folio # 33-5033-000-0390.

Cc: Travis Kendall, Planning and Zoning Administrator
Danny Casals, Field Operations Supervisor

PLANS

VITRAN HOMES, LLC.

VPB-16-006

PALMETTO BAY GARDENS

PLAT BOOK: _____ PAGE _____
SHEET: 1 OF 2

A SUBDIVISION OF A PORTION OF THE NORTH 1/5, OF THE EAST 1/2, OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4,
OF THE NORTHWEST 1/4, LESS THE WEST 25 FEET THEREOF,
OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA,
VILLAGE OF PALMETTO BAY

PREPARED BY:
JUAN R. MARTINEZ & ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND PLANNERS - LAND SURVEYORS
8550 WEST FLAGLER STREET, SUITE 106, MIAMI, FLORIDA 33144
JANUARY, 2016

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

THAT VITRAN HOMES, LLC; A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "PALMETTO BAY GARDENS", THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

THE NORTH 1/5, OF THE EAST 1/2, OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, LESS THE WEST 25 FEET THEREOF, OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

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

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY LOT WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

VILLAGE OF PALMETTO BAY PLAT RESTRICTIONS:

THAT SW 170TH STREET, SW 92ND COURT AND SW 92ND AVENUE AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING TREES, SHRUBBERY, AND FIRE HYDRANTS, THEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

OWNER'S PLAT RESTRICTION:

THAT THE UTILITY EASEMENTS, AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF:

THE SAID, VITRAN HOMES, LLC A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENT TO BE SIGNED FOR AND ON ITS BEHALF BY, RUBEN BERTRAN ITS MANAGING MEMBER OF VITRAN HOMES, LLC; A FLORIDA LIMITED LIABILITY COMPANY AND ITS COMPANY SEAL HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS 1ST DAY OF February, A.D., 2016.

VITRAN HOMES, LLC; A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: MARICELY SANTANA
WITNESS: NORMA BUSQUET
BY: RUBEN BERTRAN
RUBEN BERTRAN
MANAGING MEMBER

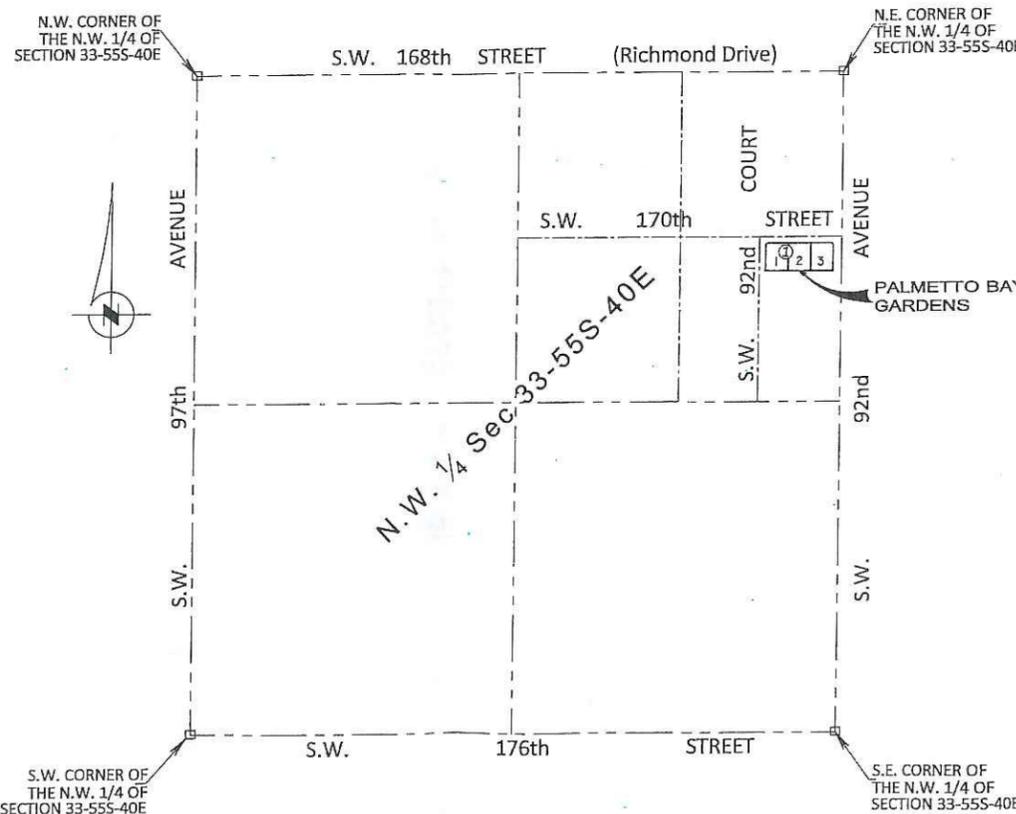
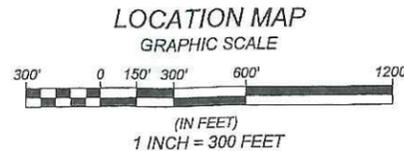
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE } SS:

I HEREBY CERTIFY:

THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, RUBEN BERTRAN, AS MANAGING MEMBER OF VITRAN HOMES, LLC; A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF February, A.D., 2016.



MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS: THAT KENWOOD REALTY CORPORATION, A FLORIDA CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED JANUARY 9th 2015, AND RECORDED ON JANUARY 13th 2015, UNDER OFFICIAL RECORDS BOOK 29462 AT PAGE 2432, RESPECTIVELY, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF:

KENWOOD REALTY CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THIS PRESENT TO BE SIGNED FOR AND ON ITS BEHALF BY HOWARD SHIDROWSKY, PRESIDENT AND ITS CORPORATE SEAL HEREUNTO AFFIXED AND ATTESTED IN THE PRESENCE OF THESE TWO WITNESSES, THIS 1st DAY OF February, A.D., 2016.

KENWOOD REALTY CORPORATION, A FLORIDA CORPORATION

BY: HOWARD SHIDROWSKY
HOWARD SHIDROWSKY, PRESIDENT

WITNESS: NORMA BUSQUET WITNESS: MARICELY SANTANA
PRINT NAME: NORMA BUSQUET PRINT NAME: MARICELY SANTANA

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE } SS:

I HEREBY CERTIFY:

THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, HOWARD SHIDROWSKY WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED, THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSE THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND OFFICIAL SEAL THIS 1st DAY OF February, A.D., 2016.

MY COMMISSION EXPIRES August 26th 2017 BY: Juan R. Martinez

COMMISSION NUMBER: FF015258



Juan R. Martinez
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MIAMI-DADE COUNTY APPROVALS:

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA, DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES THIS _____ DAY OF _____, A.D., 2016. THE SIZE OF THE LOTS, AND OTHER FEATURES AS SHOWN ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING AS OF THIS DATE. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY, IN ACCORDANCE WITH SECTION 177.081 (1) OF THE FLORIDA STATUTES.

BY: _____ DIRECTOR

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 2016 AT _____, MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN, CLERK OF CIRCUIT COURT

BY: _____ DEPUTY CLERK

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED, "PALMETTO BAY GARDENS", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION, ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE IN PLACE IN ACCORDANCE WITH PART I, CHAPTER 177, LAWS OF THE STATE OF FLORIDA.

JUAN R. MARTINEZ & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION No. 1754

VILLAGE OF PALMETTO BAY APPROVAL:

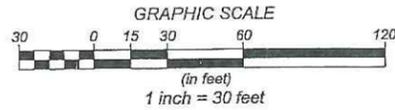
THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE CITY COMMISSION OF THE VILLAGE OF PALMETTO BAY, FLORIDA, THIS _____ DAY OF _____, A.D., 2016.

SIGNED: _____ MAYOR ATTEST: _____

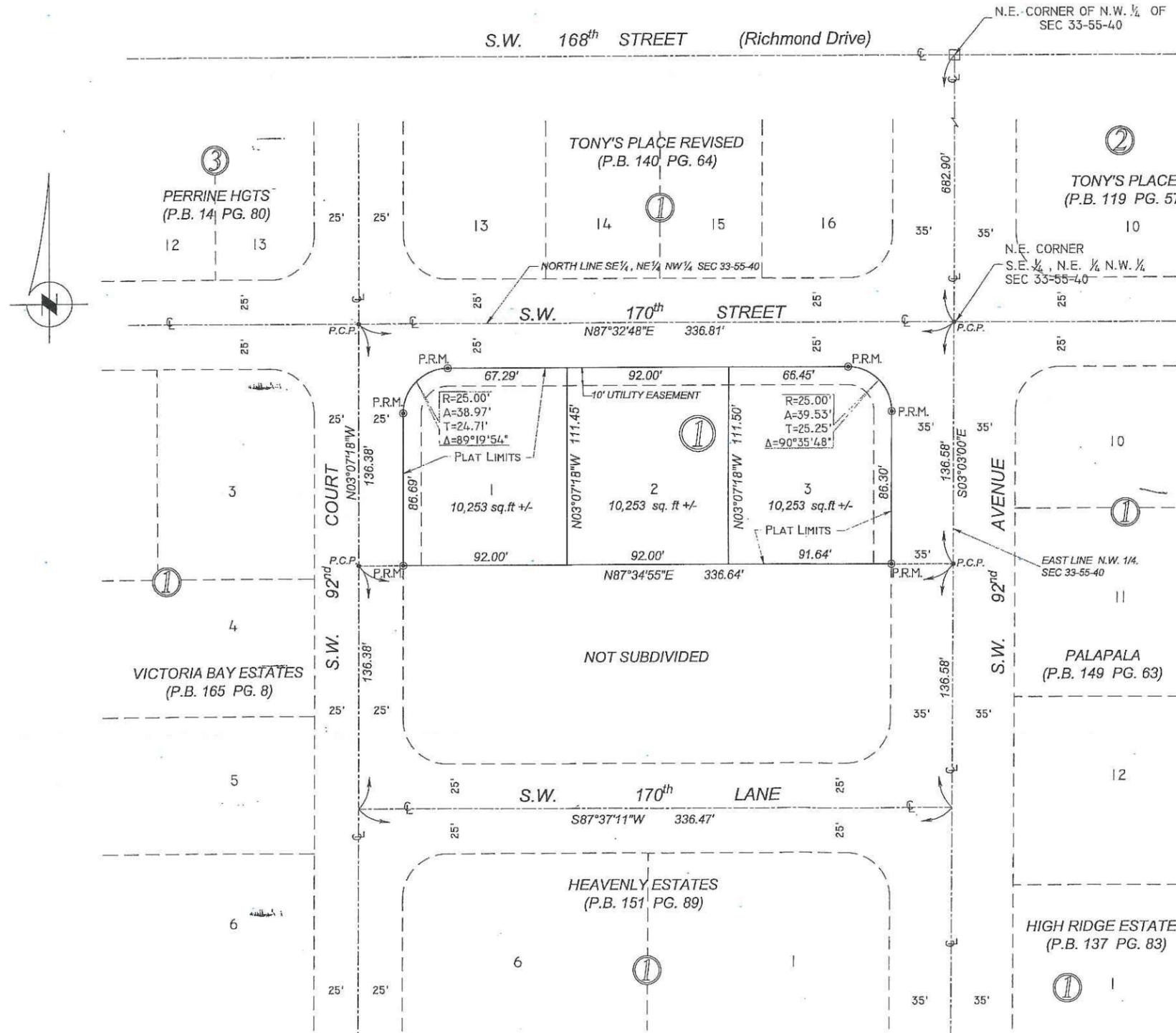
PALMETTO BAY GARDENS

PLAT BOOK: _____ PAGE _____
SHEET: 2 OF 2

A SUBDIVISION OF A PORTION OF THE NORTH $\frac{1}{5}$, OF THE EAST $\frac{1}{2}$, OF THE SOUTHEAST $\frac{1}{4}$, OF THE NORTHEAST $\frac{1}{4}$, OF THE NORTHWEST $\frac{1}{4}$, LESS THE WEST 25 FEET THEREOF, OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. VILLAGE OF PALMETTO BAY



PREPARED BY:
JUAN R. MARTINEZ & ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND PLANNERS - LAND SURVEYORS
8550 WEST FLAGLER STREET, SUITE 106, MIAMI, FLORIDA 33144
JANUARY, 2016



- SURVEYOR'S NOTES:**
- P.R.M. : DENOTES PERMANENT REFERENCE MONUMENT
 - P.C.P. : DENOTES PERMANENT CONTROL POINT
 - Δ : DENOTES CENTRAL ANGLE (DELTA ANGLE)
 - R : DENOTES RADIUS
 - A : DENOTES ARC LENGTH
 - SQ.FT. : DENOTES SQUARE FEET
 - CL : DENOTES CENTERLINE
 - SEC : DENOTES SECTION
 - T : DENOTES TANGENT DISTANCE
 - |— : DENOTES 10' UTILITY EASEMENT
 - N : DENOTES NORTH
 - W : DENOTES WEST
 - E : DENOTES EAST
 - S : DENOTES SOUTH

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SW 170TH STREET, WHICH BEARS NORTH 87°32'48" EAST.

RECORDING STATEMENT:
FILED FOR RECORD THIS _____ DAY OF _____, A.D., 2016 AT _____ : _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

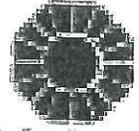
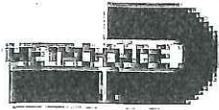
HARVEY RUVIN,
CLERK OF CIRCUIT COURT

BY: _____ DEPUTY CLERK.

ZONING HISTORY

VITRAN HOMES, LLC.

VPB-16-006



METRO-DADE CENTER

Building & Planning Department
County of Dade
17001 S.W. 92nd Court
Miami, Florida 33157
(305) 251-2200

January 3, 1988

Single Family
17001 S.W. 92 Ct.
Miami, FL 33157

Re: Hearing No. 88-12-00-9; 17001 S.W. 92 Court

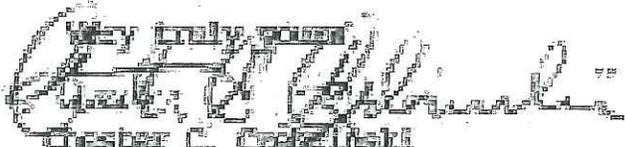
Dear Sir:

Enclosed, herewith, is a copy of Resolution No. 1-387-88, adopted by the Board of County Commissioners, which approved your requested district boundary change to R-U-1 and approved, subject to conditions, the balance of your application on the above-described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance, therewith, will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each notice issued will require payment of a daily monetary fine in the amount of \$200.00.

If there are any anticipated changes from the plan submitted for the hearing, a site use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

You are, hereby, advised that the decision of the Dade County Commission may be appealed by an aggrieved party within 30 days of the date of the submittal of the resolution to the Clerk of the County Commission. You are, further, advised that in the event that an appropriate appeal is timely filed in the Circuit Court, any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

Very truly yours,

Chester C. Cook, Clerk
Assistant Director

CC/nc
Enclosure

with was as follows:

Barbara H. Carey	aye	Samy D. Schreiber	aye
Charles Dwayne	aye	Henry (George) Valdes	aye
Joseph M. Constan	aye	Sharon S. Mann	absent
Larry Hawkins	aye	Stephen P. Clark	aye
Harvey Rubin	absent		

WHEREAS, SAOJO RUBIO, has applied for the following:

- (1) A district boundary change from AU (Agricultural) to EU-4 (Residential Use Medium Density)
- (2) NON-USE VARIANCE OF LOT FRONTAGE AND AREA REQUIREMENTS to permit the division of a parcel of land into 3 building sites; parcel 1 with an existing residence thereon and parcel 2 each with frontage of 92' and an area of 10,346 sq. ft. and parcel 3 with frontage of 92.44' and an area of 10,317 sq. ft. (150' of frontage and 15,000 sq. ft. of area required for each).

Plans are on file and may be examined in the zoning Department entitled, "Sketch of Survey," as prepared by Guillermo Sangally, Reg. Land Surveyor, and dated 6-3-87. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 1/3, of the east 1/2, of the SE 1/4, of the NE 1/4, of the NW 1/4 of Section 31, Township 35 South, Range 40 East, less the west 25' and less the north 12' thereof.

LOCATION: 17001 S.W. 92 Court, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-4 would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved, and that the requested non-use variance would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and should be approved, subject to conditions;

NOW THEREFORE BE IT ORDERED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to EU-4 be and

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan so include among other things but not be limited thereto, type, height and location of structures, type and location of signs, landscaping, drainage, ingress and egress drives, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Sketch of Survey," as prepared by Guillermo Sanguily, Reg. Land Surveyor, and dated 6-9-67.
3. That the use be established and maintained in accordance with the approved plan.
4. That the dedication of rights-of-way shall be made in accordance with Sec. 39-033 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director. That the dedication and improvement be made at such time as requested by the Public Works Director.
5. That the applicant comply with all conditions and requirements of the Department of Environmental Resources Management.
6. That the utility structures on the property be removed or relocated to conform with the requirements of the Zoning Code.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 8th day of December, 1988.

December, 1988
No. 88-12-CC-9
1/3/89
BT

DADC COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

By Richard P. Grubbs, Clerk
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners
on the _____ day of _____, 1989.

ZONING & LAND USE MAPS

VITRAN HOMES, LLC.
VPB-16-006

[Click to Print This Page](#)



Summary Details:	
Folio:	3350330000390
Site Address:	17001 SW 92 CT
Mailing Address:	VITRAN HOMES LLC 11767 S DIXIE HWY #136 MIAMI, FL 33156

Property Information:	
Beds/Baths:	1/1
Floors:	1
Living Units:	1
Adj Sq Footage:	792
Lot Size:	45738 SQ FT
Year Built:	1950
Legal Description:	33 55 40 1.05 ACN1/5 OF E1/2 OF SE1/4 OF NE1/4 OF NW1/4F/A/J 30-5033-000-0390OR 20997-0185 022003 4OR 29462-2430 0115 01 Deed: 20997-0185 Deed: 29462-2430

Sale Information:			
Sale Date:	1/2015	1/2003	6/1987
Sale Amount:	375000	170000	71400
Sale O/R:	29462-2430	20966-1814	13313-3442

Assessment Information:		
Year:	2016	2015
Land Value:	0	258136
Building Value:	0	13276
Market Value:	0	271412
Assessed Value:	0	198077
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

Click to Print This Page



Summary Details:	
Folio:	3350330000390
Site Address:	17001 SW 92 CT
Mailing Address:	VITRAN HOMES LLC 11767 S DIXIE HWY #136 MIAMI, FL 33156

Property Information:	
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Legal Description:	33 55 40 1.05 ACN1/5 OF E1/2 OF SE1/4 OF NE1/4 OFNW1/4F/A/U 30-5033-000-0390OR 20997-0185 022003 4OR 29462-2430 0115 01 Deed: 20997-0185 Deed: 29462-2430

Sale Information:			
Sale Date:	1/2015	1/2003	6/1987
Sale Amount:	375000	170000	71400
Sale O/R:	29462-2430	20966-1814	13313-3442

Assessment Information:		
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Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

[Click to Print This Page](#)



Summary Details:	
Folio:	3350330000390
Site Address:	17001 SW 92 CT
Mailing Address:	VITRAN HOMES LLC 11767 S DIXIE HWY #136 MIAMI, FL 33156

Property Information:	
Beds/Baths:	1/1
Floors:	1
Living Units:	1
Adj Sq Footage:	792
Lot Size:	45738 SQ FT
Year Built:	1950
Legal Description:	33 55 40 1.05 ACN1/5 OF E1/2 OF SE1/4 OF NE1/4 OF NW1/4 F/A/U 30-5033- 000-0390 OR 20997-0185 0115 01 Deed: 20997-0185 Deed: 29462-2430

Sale Information:			
Sale Date:	1/2015	1/2003	6/1987
Sale Amount:	375000	170000	71400
Sale O/R:	29462-2430	20966-1814	13313-3442

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Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

RESOLUTION

VITRAN HOMES, LLC.

VPB-16-006

1 RESOLUTION NO. _____

2
3 ZONING APPLICATION VPB-16-006
4
5

6 A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE
7 VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING;
8 PURSUANT TO 30-80, PLATTING AND SUBDIVISIONS,
9 AUTHORIZING THE PLAT OF CERTAIN LANDS WITHIN THE
10 VILLAGE LOCATED AT 17001 SW 92 COURT, AS MORE
11 PARTICULARLY DESCRIBED AT ATTACHMENT A; CREATING THE
12 PALMETTO BAY GARDENS PLAT, CONSISTING OF 3 LOTS; AND
13 PROVIDING AN EFFECTIVE DATE.
14

15
16 WHEREAS, the Applicant, Vitran Homes LLC, submitted an application to plat certain
17 lands within the Village of Palmetto Bay, located at 17001 SW 92 Court, bearing Folio Number 33-
18 5033-000-0390, as more particularly described at Attachment A of this Resolution; creating Palmetto
19 Bay Gardens consisting of 3 lots; and
20

21 WHEREAS, on December 8, 1988 The Board of County Commissioners, operating under
22 the Miami-Dade County code, approved a non-use variance of lot frontage and area requirements to
23 permit the division of the land into three building sites; and
24

25 WHEREAS, the property configuration complies with that order, all other requirement of
26 the Village's Land Development Code, and has been deemed acceptable by the Village's Public
27 Works Department; and
28

29 WHEREAS, the applicant is now requesting the Mayor and Village Council approve the
30 plat request so that the applicant may record the plat with Miami-Dade County; and
31

32 WHEREAS, the Village Council of the Village of Palmetto Bay conducted a quasi-judicial
33 public hearing on the application at Village Hall, 9705 East Hibiscus Street on September 19, 2016;
34 and
35

36 WHEREAS, the Mayor and Village Council finds, based on substantial competent evidence
37 in the record, that the application for the plat is consistent with the Village of Palmetto Bay
38 Comprehensive Plan and the applicable Land Development Regulations; and
39

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

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

46 **Section 1. Whereas Clauses.** The foregoing "WHEREAS" clauses are hereby ratified
47 and confirmed as being true and correct and are hereby made a part of this Resolution upon
48 adoption hereof.

1
2 **Section 2. Public Hearing.** A public hearing on the present application was held on
3 September 19, 2016, in accordance with the Village's "Quasi-judicial hearing procedures." Pursuant
4 to the testimony and evidence presented during the hearing, the Village Council makes the following
5 findings of fact, conclusions of law and final order.
6

7 **Section 3. Findings of fact.**
8

- 9 a. On December 8, 1988 The Board of County Commissioners, operating under the
10 Miami-Dade County code, approved a non-use variance of lot frontage and area
11 requirements to permit the division of the land into three building sites.
12
13 b. The applicant is requesting the Mayor and Village Council to approve the plat
14 request so that the applicant may record the plat with Miami-Dade County. The
15 applicant seeks to subdivide the property to allow the construction of single-family
16 homes on the newly created lots.
17
18 c. The property configuration complies with the 1988 Order, the remaining
19 requirements of the Village's Land Development Code, and has been deemed
20 acceptable by the Village's Public Works Department.
21
22 d. The Department review of the application for consistency with plat requirements at
23 Section 30-80.2(b), entitled "Final Plat Application Requirements", found the
24 application to be in compliance.
25
26 e. The Village Council had no substantive disclosures regarding ex-parte
27 communications and the applicant raised no objections as to the form or content of
28 any disclosures by the Council.
29

30 **Section 4. Conclusions of law.** The request to plat the North 1/5, of the East 1/2, of
31 the Southeast 1/4, of the Northeast 1/4, of the Northwest 1/4, less the West 25 feet, (currently one
32 parcel); creating Palmetto Bay Gardens plat consisting of Lot 1, Lot 2, and Lot 3 (three Parcels), is
33 found to be in compliance with Section 30-80.2(b).
34

35 **Section 5. Order.** The Village Council approves the plat of those lands as described at
36 the Attachment, bearing Folio Number 33-5033-000-0390; creating "Palmetto Bay Gardens",
37 consisting of 3 lots.
38

39 **This is a final order.**
40

41 **Section 6. Record.** The record shall consist of the notice of hearing, the applications,
42 documents submitted by the applicant and the applicants' representatives to the Village of Palmetto
43 Bay Department of Planning and Zoning in connection with the applications, the county
44 recommendation and attached cover sheet and documents, the testimony of sworn witnesses and
45 documents presented at the quasi-judicial hearing, and the tape and minutes of the hearing. The
46 record shall be maintained by the Village Clerk.
47

48 **Section 7.** This resolution shall take effect immediately upon approval.

1
2 PASSED and ADOPTED this _____ day of September, 2016.
3
4
5

6 Attest: _____
7 Missy Arocha Eugene Flinn
8 Interim Village Clerk Mayor
9

10
11 APPROVED AS TO FORM AND LEGAL SUFFICIENCY FOR THE
12 USE AND RELIANCE OF THE VILLAGE OF PALMETTO BAY ONLY:
13
14
15

16 _____
17 Dexter W. Lehtinen
18 Village Attorney
19

20
21 FINAL VOTE AT ADOPTION:

22
23 Council Member Karyn Cunningham _____
24

25 Council Member Tim Schaffer _____
26

27 Council Member Larissa Siegel Lara _____
28

29 Vice-Mayor John DuBois _____
30

31 Mayor Eugene Flinn _____
32
33
34

35 This Resolution was filed in the Office of the City Clerk on this ____ day of September, 2016.
36
37
38

39 _____
40 Missy Arocha
41 Interim Village Clerk
42

PALMETTO BAY GARDENS

A SUBDIVISION OF A PORTION OF THE NORTH $\frac{1}{5}$, OF THE EAST $\frac{1}{2}$, OF THE SOUTHEAST $\frac{1}{4}$, OF THE NORTHEAST $\frac{1}{4}$,
OF THE NORTHWEST $\frac{1}{4}$, LESS THE WEST 25 FEET THEREOF,
OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.
VILLAGE OF PALMETTO BAY

PREPARED BY:
JUAN R. MARTINEZ & ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND PLANNERS - LAND SURVEYORS
8550 WEST FLAGLER STREET, SUITE 106, MIAMI, FLORIDA 33144
JANUARY, 2016

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

KNOW ALL MEN BY THESE PRESENTS:

THAT VITRAN HOMES, LLC; A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "PALMETTO BAY GARDENS", THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

THE NORTH $\frac{1}{5}$, OF THE EAST $\frac{1}{2}$, OF THE SOUTHEAST $\frac{1}{4}$, OF THE NORTHEAST $\frac{1}{4}$, OF THE NORTHWEST $\frac{1}{4}$, LESS THE WEST 25 FEET THEREOF, OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

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

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED UNDERGROUND.

THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY LOT WITHIN THIS SUBDIVISION UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH COUNTY AND STATE REGULATIONS.

VILLAGE OF PALMETTO BAY PLAT RESTRICTIONS:

THAT SW 170TH STREET, SW 92ND COURT AND SW 92ND AVENUE AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING TREES, SHRUBBERY, AND FIRE HYDRANTS, THEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

OWNER'S PLAT RESTRICTION:

THAT THE UTILITY EASEMENTS, AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT, ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF:

THE SAID, VITRAN HOMES, LLC A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENT TO BE SIGNED FOR AND ON ITS BEHALF BY, RUBEN BERTRAN ITS MANAGING MEMBER OF VITRAN HOMES, LLC; A FLORIDA LIMITED LIABILITY COMPANY AND ITS COMPANY SEAL HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS 1ST DAY OF FEBRUARY, A.D., 2016.

VITRAN HOMES, LLC; A FLORIDA LIMITED LIABILITY COMPANY
BY: Rubén Bertran
RUBEN BERTRAN
MANAGING MEMBER
WITNESS: Maricely Santana
MARICELY SANTANA
WITNESS: Norma Busquet
NORMA BUSQUET

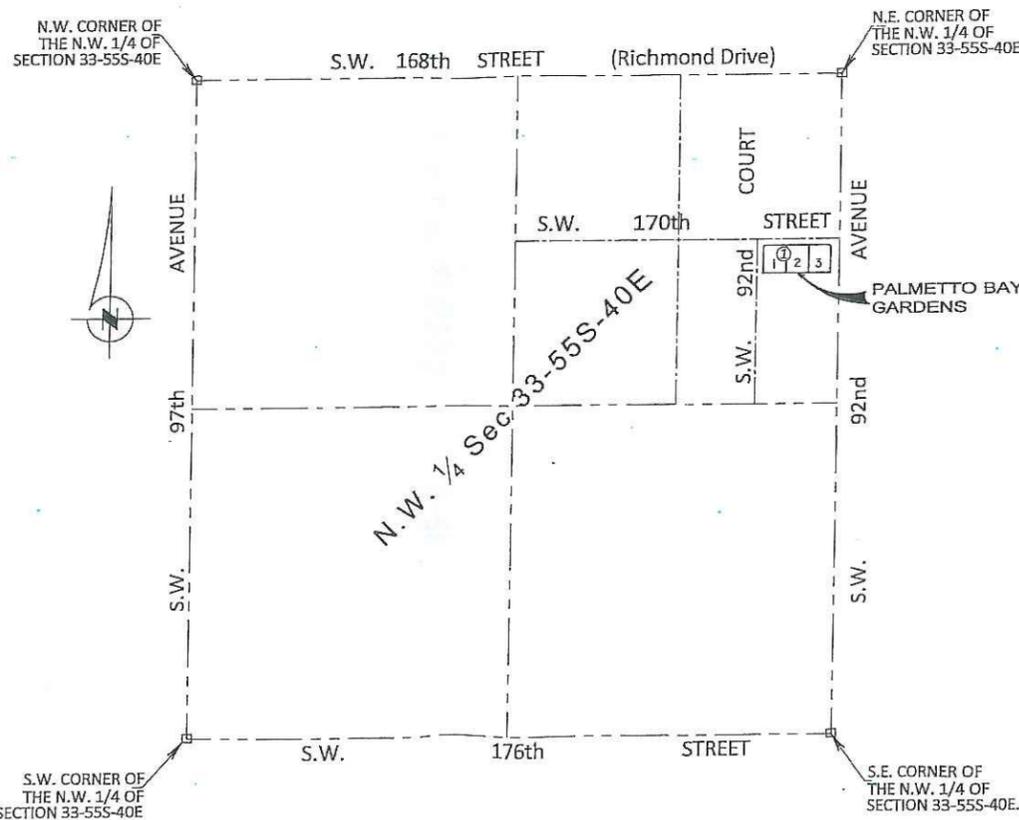
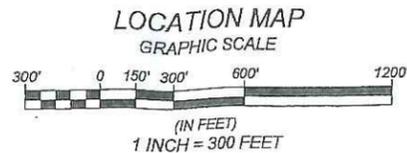
ACKNOWLEDGMENT:

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

I HEREBY CERTIFY:

THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, RUBEN BERTRAN, AS MANAGING MEMBER OF VITRAN HOMES, LLC; A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF FEBRUARY, A.D., 2016.



VILLAGE OF PALMETTO BAY APPROVAL:

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPALITY'S COMPREHENSIVE PLAN; THEREFORE, IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE CITY COMMISSION OF THE VILLAGE OF PALMETTO BAY, FLORIDA, THIS _____ DAY OF _____ A.D. 2016.

SIGNED: _____ MAYOR ATTEST: _____

MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS: THAT KENWOOD REALTY CORPORATION, A FLORIDA CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED JANUARY 9th 2015, AND RECORDED ON JANUARY 13th 2015, UNDER OFFICIAL RECORDS BOOK 29462 AT PAGE 2432, RESPECTIVELY, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF:

KENWOOD REALTY CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THIS PRESENT TO BE SIGNED FOR AND ON ITS BEHALF BY HOWARD SHIDROWSKY, PRESIDENT AND ITS CORPORATE SEAL HEREUNTO AFFIXED AND ATTESTED IN THE PRESENCE OF THESE TWO WITNESSES, THIS 1st DAY OF FEBRUARY, A.D. 2016.

KENWOOD REALTY CORPORATION, A FLORIDA CORPORATION
BY: Howard Shidrowsky
HOWARD SHIDROWSKY, PRESIDENT

WITNESS: Norma Busquet WITNESS: Maricely Santana
PRINT NAME: NORMA BUSQUET PRINT NAME: MARICELY SANTANA

ACKNOWLEDGEMENT:

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

I HEREBY CERTIFY:

THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, HOWARD SHIDROWSKY WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED, THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSE THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND OFFICIAL SEAL THIS 1st DAY OF February, A.D., 2016.

MY COMMISSION EXPIRES: August 26th 2017 BY: Juan R. Martinez

COMMISSION NUMBER: FF015458



Juan R. Martinez
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MIAMI-DADE COUNTY APPROVALS:

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA, DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES THIS _____ DAY OF _____ A.D. 2016. THE SIZE OF THE LOTS, AND OTHER FEATURES AS SHOWN ON THIS PLAT CONFORM TO ALL REQUIREMENTS OF THE EXISTING ZONING AS OF THIS DATE. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MIAMI-DADE COUNTY, IN ACCORDANCE WITH SECTION 177.081 (1) OF THE FLORIDA STATUTES.

BY: _____ DIRECTOR

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, A.D., 2016 AT _____, M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN, CLERK OF CIRCUIT COURT

BY: _____ DEPUTY CLERK

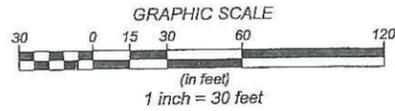
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED, "PALMETTO BAY GARDENS", IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION, ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE IN PLACE IN ACCORDANCE WITH PART I, CHAPTER 177, LAWS OF THE STATE OF FLORIDA.

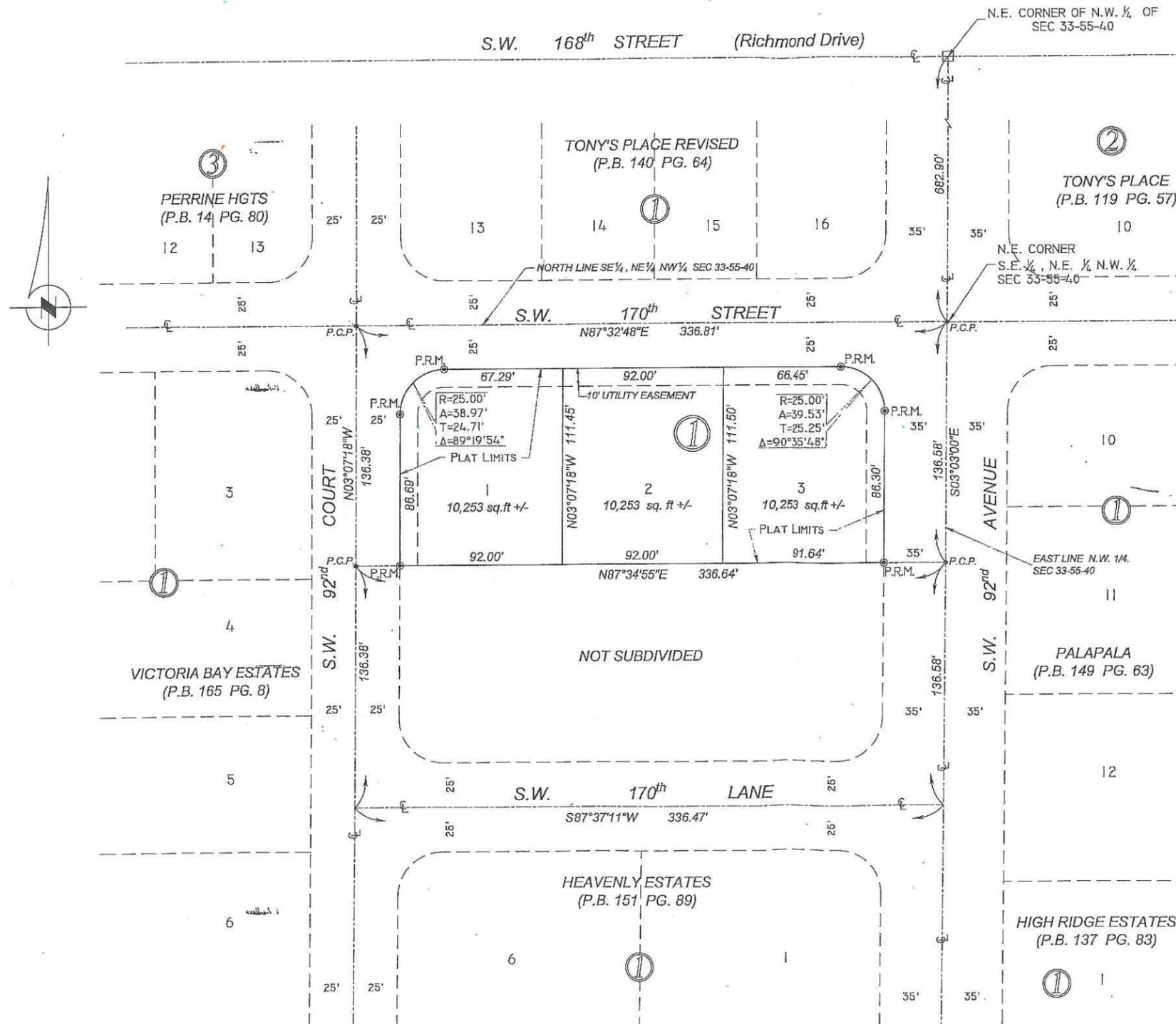
JUAN R. MARTINEZ & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION No. 1751

PALMETTO BAY GARDENS

A SUBDIVISION OF A PORTION OF THE NORTH $\frac{1}{5}$, OF THE EAST $\frac{1}{2}$, OF THE SOUTHEAST $\frac{1}{4}$, OF THE NORTHEAST $\frac{1}{4}$, OF THE NORTHWEST $\frac{1}{4}$, LESS THE WEST 25 FEET THEREOF, OF SECTION 33, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.
VILLAGE OF PALMETTO BAY



PREPARED BY:
JUAN R. MARTINEZ & ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND PLANNERS - LAND SURVEYORS
8550 WEST FLAGLER STREET, SUITE 106, MIAMI, FLORIDA 33144
JANUARY, 2016



- SURVEYOR'S NOTES:**
- ⊙ P.R.M. : DENOTES PERMANENT REFERENCE MONUMENT
 - P.C.P. : DENOTES PERMANENT CONTROL POINT
 - Δ : DENOTES CENTRAL ANGLE (DELTA ANGLE)
 - R : DENOTES RADIUS
 - A : DENOTES ARC LENGTH
 - SQ.FT. : DENOTES SQUARE FEET
 - ⊖ : DENOTES CENTERLINE
 - SEC. : DENOTES SECTION
 - T : DENOTES TANGENT DISTANCE
 - ┌──┐ : DENOTES 10' UTILITY EASEMENT
 - N : DENOTES NORTH
 - W : DENOTES WEST
 - E : DENOTES EAST
 - S : DENOTES SOUTH

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF SW 170TH STREET, WHICH BEARS NORTH 87°32'48" EAST.

RECORDING STATEMENT:
FILED FOR RECORD THIS _____ DAY OF _____, A.D., 2016 AT _____ : _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN,
CLERK OF CIRCUIT COURT

BY: _____ DEPUTY CLERK.

POSTING & MAILING

VITRAN HOMES, LLC.
VPB-16-006



VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay shall conduct a zoning public hearing on Monday, September 19, 2016, at 7:00 p.m. Discussion and public input will be welcomed concerning the following hearing items which may be of interest to your immediate neighborhood.

The following items are being considered pursuant to Division 30-80 of the Village's Land Development Code:

Applicant: Vitran Homes, LLC
Folio: 33-5033-000-0390
File #: VPB-16-006
Location: 17001 SW 92 Court, Palmetto Bay Florida 33157
Zoned: E-M
Request: A request to plat a the North 1/5, of the East 1/2, of the Southeast 1/4, of the Northeast 1/4, of the Northwest 1/4, less the West 25 feet, (currently one parcel), creating the Palmetto Bay Gardens plat consisting of Lot 1, Lot 2, and Lot 3 (three Parcels).

PLANS ARE ON FILE FOR THE ABOVE APPLICATIONS AND MAY BE EXAMINED IN THE DEPARTMENT OF PLANNING AND ZONING AT VILLAGE HALL. PLANS MAY BE MODIFIED AT THE PUBLIC HEARING.

The hearing shall be held at the Council Chambers located within Village Hall, 9705 East Hibiscus Street, Palmetto Bay, FL 33157. Any meeting may be opened and/ or continued, under such circumstances, additional legal notice would not be provided. Any person may contact Village Hall at (305) 259-1234 for additional information.

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 four (4) days prior to the proceedings.

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared OCTELMA V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF ZONING PUBLIC HEARING - VILLAGE OF
PALMETTO BAY - APPLICANT: VITRAN HOMES, LLC -
SEPTEMBER 19, 2016

in the XXXX Court,
was published in said newspaper in the issues of

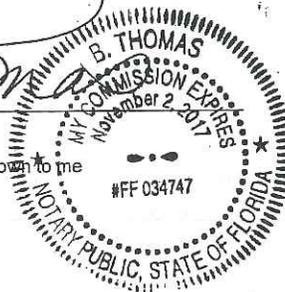
08/18/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
18 day of AUGUST, A.D. 2016

(SEAL)

OCTELMA V. FERBEYRE personally known to me



VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

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8/18

16-91/0000142837M