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To: Honorable Mayor and Village Council

Date: February 4, 2013

From: Ron E. Williams, Village Manager

Re: Recommendation for Park  
Master Plan Revisions to  
Coral Reef Park

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**A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE PARKS AND RECREATION PARKS MASTER PLAN; HOLDING A PUBLIC HEARING TO AUTHORIZE REVISIONS TO THE CORAL REEF PARK MASTER PLAN TO INCLUDE 1) TWO NEW BATTING CAGES TO REPLACE EXISTING; 2) REPLACEMENT OF THE TENNIS CENTER SPORTS LIGHTING SYSTEM AND 3) BENCHED SITTING AREAS WITH SHADE CANOPIES WITHIN TENNIS CENTER; ADDITIONALLY, APPROVING THE APPLICATION OF THE VILLAGE OF PALMETTO BAY REQUESTING ZONING APPROVAL PURSUANT TO SECTION 30-50.21 TO ALLOW FOR PUBLIC FACILITY PUBLIC USE AT THE PROPERTY KNOWN CORAL REEF PARK, 7895 SW 152 STREET; AND PROVIDING AN EFFECTIVE DATE.**

**BACKGROUND:**

In an effort to provide our residents with an attractive, functional and usable park system, the Village continues to seek implementation of desired recreational amenities sought by our community. In particular, the members of our community that regularly enjoy Coral Reef Park requested the Village replace our existing antiquated and unsafe batting cages, install a new sports lighting system to properly illuminate the tennis courts, and to provide for benched seating areas with shade canopies within the tennis center area. These desired items were approved for funding in the FY 2012-2013 Village Capital Improvements Budget. Before this capital improvement project can be implemented the Council must first amend its Master Parks Plan and then, second, adopt an amended site plan for Coral Reef Park. Pursuant to Resolution #09-10, updates/amendments to the Parks Master Plan require a four-fifths vote.

Section 30-50.21 of the Land Development Code, provides a procedure for the Village Council to authorize on its own lands: public parks, playgrounds, buildings, and other

ancillary structures and uses. In light of the funded amenities scheduled to be added to Coral Reef Park's site plan, particularly as it pertains to the installation of the sports lighting system for the tennis court, an amended site plan is presented for the Council's consideration. Staff is requesting approval of the site plan as a governmental use in substantial compliance with the attached Exhibit 1. Approval of the site plan requires a minimum three-fifths vote.

## **ANALYSIS**

The following is a review of the site plan request pursuant to Section 30-50.21(a)(2) of the Village's Code of Ordinances. The Background Section of this report is hereby incorporated into this analysis and its corresponding criteria by reference. In adopting/amending a government facility site plan, the Council should take into consideration the type of function involved, the public need therefore, the existing land use pattern in the area, alternative locations for the facility, and the nature of the impact of the facility to the surrounding properties.

The site plan amendment reflects a modest modification to this existing multi-purpose park facility. The proposal poses no additional impact on the surrounding community as it seeks to merely upgrade existing amenities. The requested improvements will be installed in the same areas as the existing amenities and the advanced tennis center lighting system will provide greater control over court illumination and minimize light spillage. The new shaded seating feature will be incorporated within the existing tennis recreation area. As such, the request appears to satisfy the considerations delineated under Section 30-50.21(a)(2).

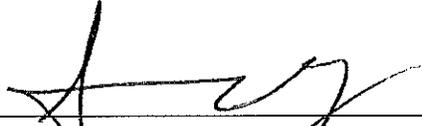
## **FISCAL/BUDGETARY IMPACT**

Estimated Capital Improvement Funds required for the procurement and installation of 1) two new outdoor batting cages to replace existing, 2) replacement of the sports lighting system at the tennis center, and 3) benched sitting areas with shade canopies within the tennis center have been allocated as a part the FY2012-2013 annual budget.

## **RECOMMENDATION:**

In the adoption of the site plan, the plan may be implemented substantially in accordance with that submitted for the hearing, and as attached hereto. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action.

Modification of Parks Master Plan:	Approval
Amendment and Adoption of Coral Reef Site Plan:	Approval



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Fanny Carmona, Director  
Department of Parks & Recreation



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Darby Delsalle, AICP, Director  
Department of Planning & Zoning

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RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE PARKS AND RECREATION PARKS MASTER PLAN; HOLDING A PUBLIC HEARING TO AUTHORIZE REVISIONS TO THE CORAL REEF PARK MASTER PLAN TO INCLUDE 1) TWO NEW BATTING CAGES TO REPLACE EXISTING; 2) REPLACEMENT OF THE TENNIS CENTER SPORTS LIGHTING SYSTEM AND 3) BENCHES SITTING AREAS WITH SHADE CANOPIES WITHIN TENNIS CENTER; ADDITIONALLY, APPROVING THE APPLICATION OF THE VILLAGE OF PALMETTO BAY REQUESTING ZONING APPROVAL PURSUANT TO SECTION 30-50.21 TO ALLOW FOR PUBLIC FACILITY PUBLIC USE AT THE PROPERTY KNOWN AS CORAL REEF PARK, 7895 SW 152 STREET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in a continual effort to provide our residents with attractive, functional and usable parks with a mindset of fulfilling our commitments in implementing installation of selected recreational amenities desired by the community; and,

WHEREAS, the recreation community utilizing Coral Reef Park, 7895 SW 152nd Street, has expressed their desire for the replacement of the existing antiquated and unsafe batting cages, a new sports lighting system to properly illuminate the tennis courts, and benched seating areas with shade canopies within the tennis center; and,

WHEREAS, the Village Council, as a part of the FY 2012-2013 budget process, authorized funding for the aforementioned batting cages, tennis center sports lighting system and seating areas with shade canopies, contingent upon approval of the required amendment to the current Parks Master Plan for Coral Reef Park; and,

WHEREAS, the Village Manager is therefore recommending the Village Council authorize the necessary amendment to the Parks Master Plan for Coral Reef Park by incorporating 1) two new outdoor batting cages to replace the existing deteriorated amenity; 2) replacement of the tennis court sports lighting system; and 3) provided bench seating areas with shade canopies within the tennis center, with funding allocated from budgeted FY 2012-2013 Capital Improvement Funds for Coral Reef Park; and,

WHEREAS, pursuant to 30-50.21, the Village Council may authorize a governmental facility such as public parks, playgrounds and buildings, and structures supplementary and incidental thereto, by resolution following public hearing upon at least 15 days' notice of the time and place of such hearing published in a newspaper of general circulation in the Village, which publication shall include the time and place of hearing before the Village Council. A courtesy notice containing general information as to the date, time, and place of the hearing, the property location and general

1 nature of the application may be mailed to the property owners of record, within a radius of 300 feet  
2 of the property described in the application (actual notice issued at a 2,500 foot radius), or such  
3 greater distance as the council may prescribe; and,  
4

5 WHEREAS, such notice was dully provided; and,  
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7 WHEREAS, during the public hearing the Village Council shall consider, among other  
8 factors, the type of function involved, the public need therefore, the existing land use pattern in the  
9 area, alternative locations for the facility and the nature of the impact of the facility on the  
10 surrounding property.  
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12  
13 NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND VILLAGE  
14 COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, AS FOLLOWS:  
15

16 Section 1. The Parks Master Plan for Coral Reef Park is hereby amended to incorporate  
17 1) two new outdoor batting cages to replace existing; 2) replacement of the tennis court sports  
18 lighting system; and 3) bench sitting areas with shade canopies. (4/5 vote required)  
19

20  
21 Section 2. Funding for the procurement and installation of the authorized batting  
22 cages, sports lighting system and benched sitting areas with shade canopies shall be that allocated in  
23 the FY 2012-2013 Capital Improvement Program for Coral Reef Park; approved as a part of the FY  
24 2012-2013 Annual Budget for the Village of Palmetto Bay, passed and adopted on September 24,  
25 2012.  
26

27 Section 3. After considering these the factors relating to a governmental use approval,  
28 and public hearing, the Village Council authorizes the Governmental Use pursuant to section 30-  
29 50.21 as it relates to the attached site plan for Coral Reef Park, including but not limited to the  
30 lighting of the tennis facility, and the overall locations and uses identified in the site plan as  
31 necessary to provide for and protect the public health, safety and welfare of the citizens and  
32 residents of the Village. The site plan is approved as a governmental use in substantial compliance  
33 with the attached exhibit 1. In the approval of the plan, the plan may be implemented substantially  
34 in accordance with that submitted for the hearing, and as attached hereto. Except as may be  
35 specified by any zoning resolution applicable to the subject property, any future additions on the  
36 property which conform to zoning code requirements will not require further public hearing action.  
37 (3/5 vote required)  
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39  
40 Section 4. The use be established and maintained in accordance with the approved plan  
41 and as provided for in Section 3 of this order.  
42

43 Section 5. A public hearing was held on the master plan modifications and  
44 governmental use approval consistent with the Village's Code.

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2        Section 6.        The property bears the following legal description of:  
3

4            22 55 40 48.401 AC, NE 1/4 OF SW 1/4 & SE 1/4 OF SE 1/4 LESS CUTLER DRAIN  
5 CANAL, A/K/A/ CORAL REEF PARK, F/A/U 30-5022-000-0750 AS RECORDED IN THE  
6 OFFICIAL RECORD BOOK 21727-1874-0903-3 (7895 SW 152 STREET, PALMETTO BAY  
7 FLORIDA).  
8

9        Section 7.        The Village Council adopts the cover memorandum and staff report as the  
10 Village's findings of fact.

11  
12        Section 8.        This resolution shall take effect immediately upon adoption.  
13

14        Section 9.        The record shall consist of the notice of hearing, the applications, documents  
15 submitted by the applicant and the applicant's representatives to the Village's Department of  
16 Planning and Zoning in connection with the applications, the Department's recommendation and  
17 attached cover sheet and documents, the testimony of sworn witnesses and documents presented at  
18 the quasi-judicial hearing, and the tape and minutes of the hearing. The record shall be maintained  
19 by the Village Clerk.  
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21        Section 10.       This is a final order.  
22

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24        PASSED and ADOPTED this \_\_\_\_\_ day of February, 2013  
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28        Attest: \_\_\_\_\_

29            Meighan J. Alexander  
30            Village Clerk

\_\_\_\_\_  
31            Shelley Stanczyk  
32            Mayor

33        APPROVED AS TO FORM:  
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\_\_\_\_\_  
38            Eve A. Boutsis,  
39            Village Attorney  
40  
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43        FINAL VOTE AT ADOPTION:  
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1 Council Member Patrick Fiore \_\_\_\_\_  
2  
3 Council Member Tim Schaffer \_\_\_\_\_  
4  
5 Council Member Joan Lindsay \_\_\_\_\_  
6  
7 Vice-Mayor John DuBois \_\_\_\_\_  
8  
9 Mayor Shelley Stanczyk. \_\_\_\_\_  
10

# APPLICATION

CORAL REEF PARK VPB-13-002



## VILLAGE OF PALMETTO BAY

### LETTER OF INTENT

The attached plans indicate the intentions of the Village of Palmetto Bay's Department of Parks and Recreation to update its previously approved/existing Master Plan for Coral Reef Park to include the following; 1) two (2) new batting cages to replace existing; 2) replacement of the Tennis center sports lighting system; and 3) benched sitting areas with shade canopies within tennis center. Zoning approval for the subject application, allowing for public facility-use, is hereby presented for consideration pursuant to Section 30-50.21 of the Village Code.



January 18, 2013

Darby Delsalle  
Director of Planning and Zoning  
Village of Palmetto Bay  
9705 East Hibiscus Street  
Palmetto Bay, Florida 33157

#### Letter of Intent

Re: Application by the Village of Palmetto Bay's Department of Parks and Recreation, requesting authorization for revisions to the Coral Reef Park Master Plan to include: 1} two (2) batting cages to replace existing; 2} replacement of the Tennis Center sports lighting system; and 3} benched sitting areas with shade canopies within Tennis Center; additionally, requesting consideration for approval of the subject application, allowing for public facility-use, pursuant to Section 30-50.21 of the Village Code.

Dear Director Delsalle:

#### Purpose/Intent:

This Letter of Intent is a part of, and supplements, the subject application submitted for consideration in obtaining authorization for revisions to the Coral Reef Park Master Plan to include 1} two (2) batting cages to replace existing; 2} replacement of the Tennis Center sports lighting system; and 3} benched sitting areas with shade canopies within tennis center. Zoning approval for the subject application, allowing for public-facility-use, is hereby submitted pursuant to Section 30-50.21 of the Village Code.

#### Amenities per Existing Park Master Plan:

The property consists of 48.40 acres of park land including three (3) softball/baseball fields, walking/jogging trails, open green/field space, two (2) football/soccer fields, natural preserved area, playground areas for areas for ages 6 months to 12 years old, four (4) picnic areas, a concessions/restroom/storage building, three (3) parking lots, sixteen (16) outdoor fitness stations, two (2) sand volleyball courts, one (1) gazebo, one (1) small picnic shelter and a meditation garden with pavilion

Village of Palmetto Bay  
Letter of Intent – Mr. Darby Delsalle  
January 18<sup>th</sup>, 2013  
Page 2 of 2

Property Information:

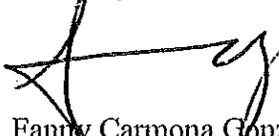
The property consists of 1 parcel of land under the following Village folio number:

Parcel A (Folio No. 33-5022-000-0750) is 48.40 acres in size, including three (3) softball/baseball fields, walking/jogging trails, open green field space, two (2) football/soccer fields, natural preserved area, playground areas for ages 6 months to 12 years old, four (4) picnic areas, a concessions/restroom/storage building, three (3) parking lots, sixteen (16) outdoor fitness stations, two (2) sand volleyball courts, one (1) event gazebo, one (1) small picnic shelter and a meditation garden with pavilion. It is zoned EM under the Village zoning code and designated Parks & Recreation under the 2005 Village of Palmetto Bay Land Use Map (LUM).

The legal descriptions for Parcel A is attached hereto as Exhibit A.

In summary, the purpose of this application is to obtain authorization for specific revisions to the Coral Reef Park Master Plan, as described herein, to further enhance recreational opportunities within this picturesque park for both Village residents and visitors. At this time I am respectfully requesting approval of the Application.

Sincerely,



Fanny Carmona Gonzalez  
Village of Palmetto Bay  
Parks & Recreation Director



**ZONING HEARING (ZH) APPLICATION**  
Village of Palmetto Bay, Department of Planning and Zoning

LIST ALL FOLIO #S: 33-5022-000-0750 Date Received \_\_\_\_\_

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

Village of Palmetto Bay  
Coral Reef Park

**2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:**

Mailing Address: 7895 SW 152 ST  
City Palmetto Bay State: FL Zip: 33157 Phone#: 305-259-1234

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

Owner's Name (Provide name of ALL owners): Village of Palmetto Bay, Coral Reef Park, 9705 E. Hibiscus St.  
City Palmetto Bay State: FL Zip: 33157 Phone#: 305-259-1234

**4. CONTACT PERSON'S INFORMATION:**

Name: Company: village of Palmetto Bay Fanny Carmona Gonzalez  
City: Palmetto Bay State: FL Zip: 33157 Cell Phone#: 305-720-7584  
Phone#: 305-259-1234 Fax#: 305-259-1290 Email: fcarmona@palmettobay-fl.gov

**5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION**

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

22 55 40 48.401 AC  
NE 1/4 of SW 1/4 of SE 1/4 & SE 1/4  
of SE 1/4 Less Cutler Drain Canal  
A/K/A Coral Reef Park  
F/A/U 30-5022-000-0750 or 21727-1874-09033

**6. ADDRESS OR LOCATION OF PROPERTY** (For location, use description such as NE corner of, etc.)

7895 SW 152 Street  
Palmetto Bay, FL 33157

**7. SIZE OF PROPERTY** (In acres): 48.4 AC (divide total sq. ft. by 43,560 to obtain acreage)

**8. DATE** property  acquired  leased: 2002 **9. Lease term:** \_\_\_\_\_ years  
(month & year)

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_

12. PRESENT ZONING CLASSIFICATION: EM

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

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

Unusual Use: \_\_\_\_\_

Use Variance: \_\_\_\_\_

Non-Use Variance: \_\_\_\_\_

Alternative Site Development: Option: \_\_\_\_\_

Special Exception: \_\_\_\_\_

Modification of previous resolution/plan: 04-103

Modification of Declaration or Covenant: \_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

16. Describe structures on the property: Recreation Facilities & Park Amenities

\_\_\_\_\_

17. Is there any existing use on the property?  no  yes. If yes, what use and when established? \_\_\_\_\_

Use: Recreational Park Year: 1978

*Planning Staff Use Only*

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

**PHOTOGRAPHS**

**FRONT ELEVATION**

See Attached

**SIDE ELEVATION**

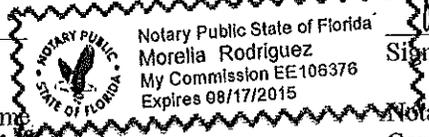
**REAR ELEVATION**

**APPLICANT'S AFFIDAVIT**

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

**OWNER OR TENANT AFFIDAVIT**

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



Signature

Signature

Sworn to and subscribed to before me this 24 day of January, 2015

Notary Public: Morella Rodriguez  
Commission Expires: August 17, 2015

**CORPORATION AFFIDAVIT**

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

Attest: \_\_\_\_\_

Authorized Signature

Office Held

(Corp. Seal)

Sworn to and subscribed to before me This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**PARTNERSHIP AFFIDAVIT**

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

By \_\_\_\_\_ %

By \_\_\_\_\_ %

By \_\_\_\_\_ %

By \_\_\_\_\_ %

Sworn to and subscribed to before me This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**ATTORNEY AFFIDAVIT**

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

Signature

Sworn to and subscribed to before me This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

## RESPONSIBILITIES OF THE APPLICANT AFFIDAVIT

### I AM AWARE THAT:

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. The Florida Building code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3<sup>rd</sup> District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Plan (CP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. Any covenant to be proffered must be submitted to the Village Attorney, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Village Attorney can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Village Attorney must carry a cover letter indicating subject matter, application number and hearing date. Village Attorney may be reached at (305) 834-5353.

*Ron E. Williams*

(Applicant's Signature)

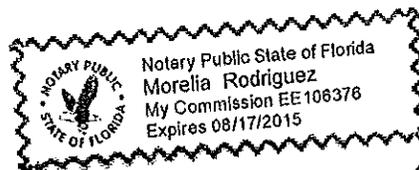
*Ron E. Williams*

(Print Name)

Sworn to and subscribed before me this 24 day of January, 2013. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

(Notary Public)

My commission expires August 17, 2015



OWNERSHIP AFFIDAVIT  
FOR  
INDIVIDUAL

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Public Hearing No. \_\_\_\_\_

Before me, the undersigned authority, personally appeared RON E. Williams  
hereinafter the Affiant, who being first duly sworn by me, on oath, deposes  
and says:

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

\_\_\_\_\_  
\_\_\_\_\_

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

Witnesses:

Maria V. Bencomo  
Signature

Maria V. Bencomo  
Print Name

[Signature]  
Signature

Fanny Carmona  
Print Name

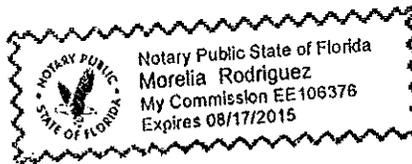
[Signature]  
Affiant's signature

RON E. Williams  
Print Name

Sworn to and subscribed before me on the 24 day of January 20 13.

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

Notary



(Stamp/Seal)

Commission Expires: August 17, 2015

[Signature]

**RESOLUTION NO. 04-103**

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA; APPROVING THE PARKS MASTER PLANS FOR CORAL REEF PARK; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, parks have always been a top priority for the residents of the Village of Palmetto Bay and our incorporation has created increased interest for parks; and

WHEREAS, it has been a year since Council adopted Resolution #04-06 awarding a contract to Bermello, Ajamil and Partners to develop our Parks Master Plan; and

WHEREAS, a Parks Master Plan increases our opportunity for funding and is critical in maximizing our chances for major awards; and

WHEREAS, we are taking a very important step in creating an identity for our Village where results will be visible as we break ground on projects in the new year with grant dollars that have been designated for several Palmetto Bay parks; and

WHEREAS, we feel confident that our Parks Master Plan will have a balance of passive and active recreation with a focus on educational and cultural components; and

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

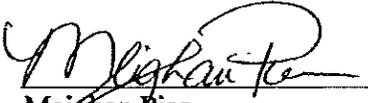
Section 1. The Village of Palmetto Bay hereby adopts Parks Master Plans for Coral Reef Park with the following modifications:

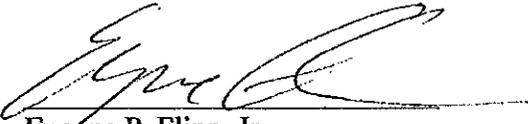
- eliminate the beach area;
- the western and northern ball field would remain in its current location;
- reverse the infield of the southern field;
- the ball field currently being used by Palmetto High would remain as is;
- construction of the restroom and refreshment facility to be built further to the west than what is depicted for ease of use by everyone;
- widening and improvements to the walking path should be done; however, the location of the path on the north side of the park to remain as is;
- the number of tennis courts to be increased; however, the "footprint" shall remain the same;
- relocate two racquetball courts, with design input from the racquetball players;
- the entrances to the park shall not be moved; and
- football fields would not change.

Section 2. This resolution shall take effect immediately upon approval.

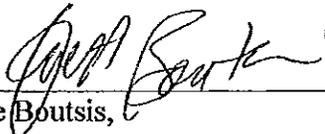
PASSED and ADOPTED this 13<sup>th</sup> day of December, 2004.

Attest:

  
Meighan Pier  
Village Clerk

  
Eugene P. Flinn, Jr.  
Mayor

APPROVED AS TO FORM:

  
Eve Boutsis,  
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Ed Feller	<u>YES</u>
Council Member Paul Neidhart	<u>YES</u>
Council Member John Breder	<u>YES</u>
Vice Mayor Linda Robinson	<u>YES</u>
Mayor Eugene P. Flinn, Jr.	<u>YES</u>

K:\Users\jmc coy\FY 2004-2005\Resolutions\Parks Master Plan, 12-13-04\Parks Master Plan  
Resolution 12-13-04.doc



Meditation Garden

HS Baseball Field

Natural Preserved Area

Football/Soccer Field

Parking Lot

Walking/Jogging Trail

7895 SW 152nd St, Palmetto Bay, FL

Gazebo

Concessions/Restrooms/Garage

Baseball Field

Playground

Tennis & Racquetball Courts

Recreation Rm/Restrooms

Parking Lot

Open Field

Parking Lot

Sand Volleyball Courts

Search:

Enter either folio, owner name, or address.

**Selected Property Information** [Back to Results](#)

**Property Information**

**Legal Description**

**Assessment Information**

**Exemption Information**

**Sales Information**

**Additional Information**

**Featured Online Tools**

- Tax Comparison
- Tax Estimator
- TRIM Notice
- View Taxes
- Additional Online Tools

**Folio:** 33-5022-000-0750

**Property Address:** 7895 SW 162 ST

**Owner:** VILLAGE OF PALMETTO BAY

**Mailing Address:** 9705 E HIBISCUS ST  
PALMETTO BAY FL 33157-5606

<b>Primary Zone:</b>	2100 ESTATES - 16000 SOFT LOT
<b>Land Use:</b>	0040 MUNICIPAL
<b>Beds/Baths/Half:</b>	0/2/0
<b>Floors:</b>	1
<b>Living Units:</b>	0
<b>Adjusted Sq Footage:</b>	6,051
<b>Lot Size:</b>	48.4 ACRES
<b>Year Built:</b>	1978



The Office of the Property Appraiser and Miami-Dade County are continually editing and updating the tax roll and GIS data to reflect the latest property information and GIS positional accuracy. No warranties, expressed or implied, are provided for data and the position or thematic accuracy of the data herein, its use, or its interpretation. Although this website is periodically updated, this information may not reflect the data currently on file at Miami-Dade County's systems of record. The Property Appraiser and Miami-Dade County assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any information provided herein.

See Miami-Dade County's full disclaimer and User Agreement at <http://www.miamidade.gov/info/foia/foia.asp>.

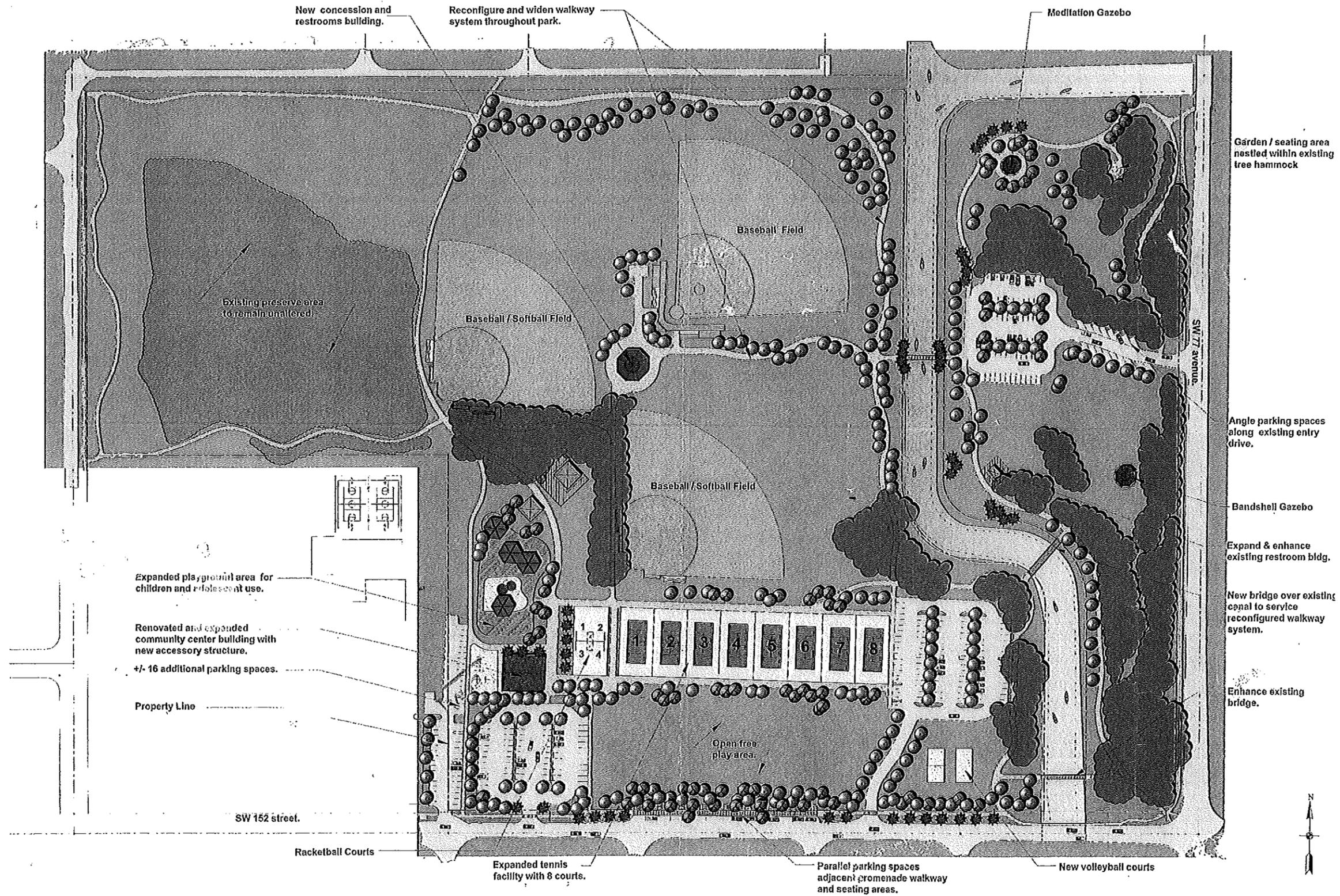
Property information inquiries, comments, and suggestions email: [pa@mi-dade.gov](mailto:pa@mi-dade.gov)

GIS inquiries, comments, and suggestions email: [gis@mi-dade.gov](mailto:gis@mi-dade.gov)



# Coral Reef Park Parks Master Plan

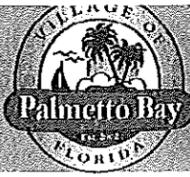
## Section II



Proposed Master Plan

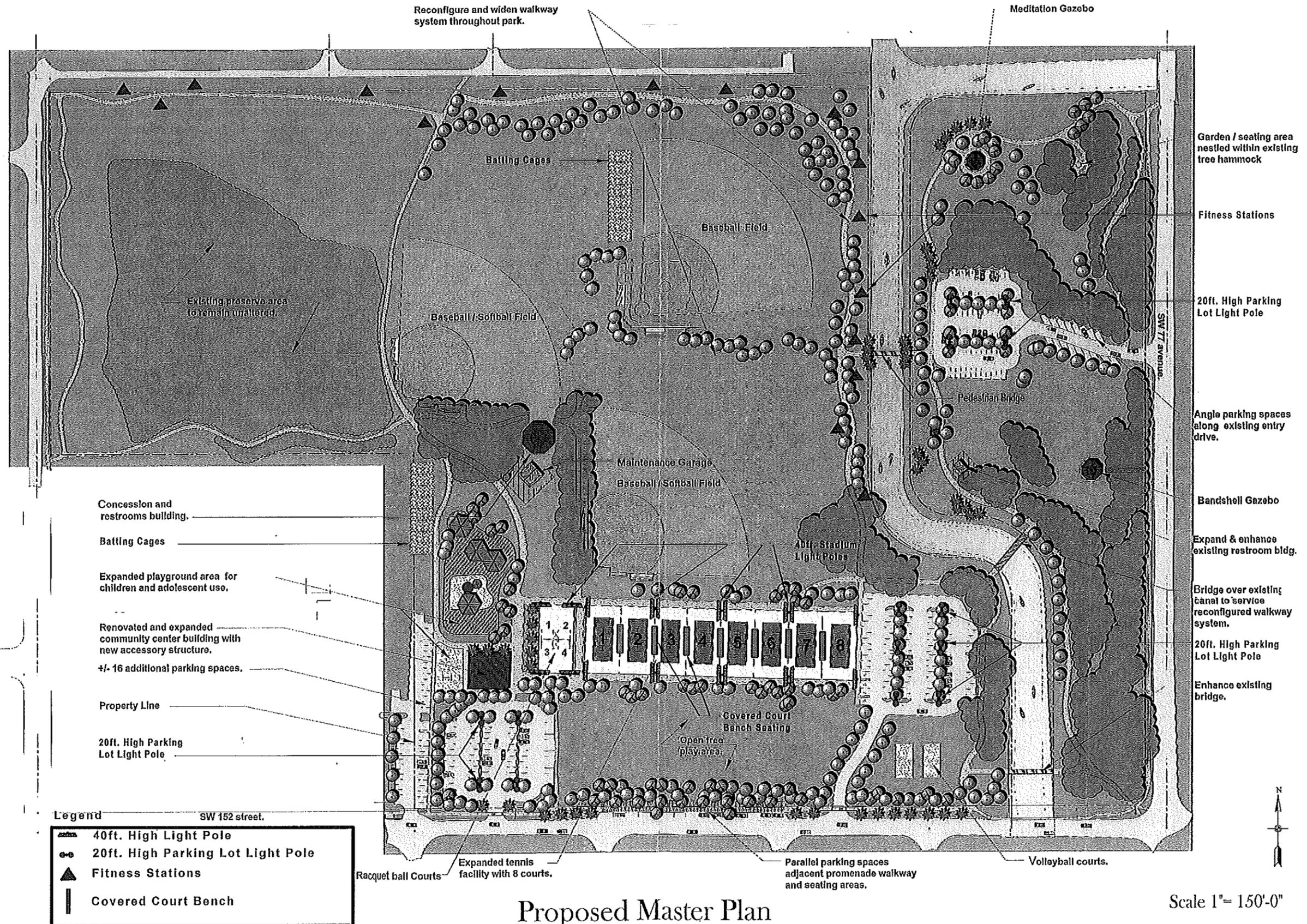
Scale 1" = 150'-0"

EXISTING



# Coral Reef Park Parks Master Plan

## Section II



### Proposed Master Plan

Scale 1" = 150'-0"

# EXHIBIT A

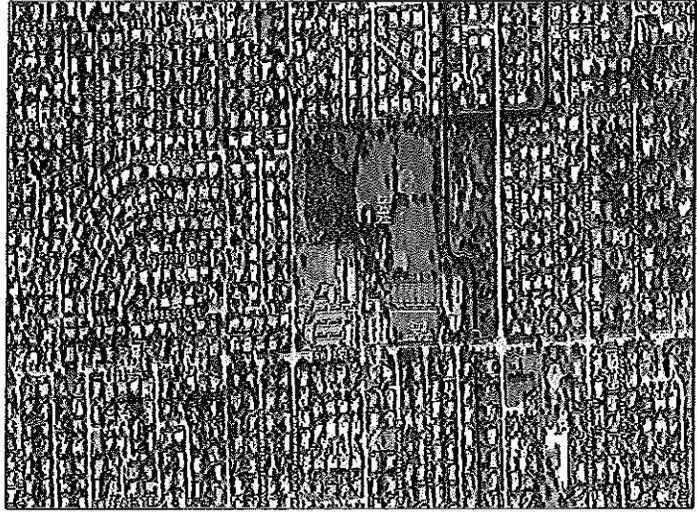
CORAL REEF PARK VPB-13-002



MIAMI-DADE COUNTY  
OFFICE OF THE PROPERTY APPRAISER  
PROPERTY SEARCH SUMMARY REPORT

Honorable Carlos Lopez-Cantera  
Property Appraiser

Property Information:	
Folio	33-5022-000-0750
Property Address	7895 SW 152 ST
Owner Name(s)	VILLAGE OF PALMETTO BAY
Mailing Address	9705 E HIBISCUS ST PALMETTO BAY FL 33157-5606
Primary Zone	2100 ESTATES - 15000 SQFT LOT
Use Code	0040 MUNICIPAL
Beds/Baths/Half	0/2/0
Floors	1
Living Units	0
Adj. Sq. Footage	6,051
Lot Size	48.40 ACRES
Year Built	1978
Legal Description	22 55 40 48.401 AC NE1/4 OF SW1/4 OF SE1/4 & SE1/4 OF SE1/4 LESS CUTLER DRAIN CANAL A/K/A CORAL REEF PARK F/A/U 30-5022-000-0750 OR 21727-1874 0903 3



Aerial Photography 2012

Assessment Information:		
	Current	Previous
Year	2012	2011
Land Value	\$15,730,325	\$12,100,250
Building Value	\$821,712	\$831,002
Market Value	\$16,552,037	\$12,931,252
Assessed Value	\$14,224,377	\$12,931,252

Taxable Value Information:		
	Current	Previous
Year	2012	2011
	Exemption/Taxable	Exemption/Taxable
County	\$14,224,377 / \$0	\$12,931,252 / \$0
School Board	\$16,552,037 / \$0	\$12,931,252 / \$0
City	\$14,224,377 / \$0	\$12,931,252 / \$0
Regional	\$14,224,377 / \$0	\$12,931,252 / \$0

Exemption Information:		
	Current	Previous
Year	2012	2011
Homestead	\$0	\$0
2nd Homestead	\$0	\$0
Senior	\$0	\$0
Veteran Disability	\$0	\$0
Civilian Disability	\$0	\$0
Widow(er)	\$0	\$0

Sale Information:

Disclaimer:

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Property information inquiries, comments, and suggestions email: [pawebmail@miamidade.gov](mailto:pawebmail@miamidade.gov)  
GIS inquiries, comments, and suggestions email: [gis@miamidade.gov](mailto:gis@miamidade.gov)

Generated on: Tuesday, January 22, 2013

# POSTING & MAILING

CORAL REEF PARK VPB-13-002



## VILLAGE OF PALMETTO BAY RE-NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay shall conduct a zoning public hearing on Monday, February 25, 2013, 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 item is being considered pursuant to Sections 30-50.21 of the Village's Land Development Code:

Applicant: **Village of Palmetto Bay – Coral Reef Park**  
Location: 7895 SW 152 Street Zoned: EM  
Palmetto Bay, Florida

Request: The applicant is requesting to obtain authorization for revisions to the Coral Reef Park Master Plan to include 1) Two additional Batting cages to replace existing; 2) replacement of the Tennis center sports lighting system and 3) benched sitting areas with shade canopies within tennis center; additionally, approving the application requesting zoning approval pursuant to section 30-50.21 to allow for public facility use.

Subject Property Described as follows:

### TRACT A

22 55 40 48.401 AC  
NE1/4 OF SW1/4 OF SE1/4 & SE1/4  
OF SE1/4 LE SS CUTLER DRAIN CANAL  
A/K/A CORAL REEF PARK  
F/A/U 30-5022-000-0750  
OR 21727-1874 0903 3

Size of property: 48.40 acres approximately

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 rescheduled 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.



01/25/2013



01/25/2013



## VILLAGE OF PALMETTO BAY NOTICE OF PUBLIC HEARING

APPLICANT NAME: VILLAGE OF PALMETTO BAY  
PROJECT LOCATION: 7895 SW 152<sup>ND</sup> STREET, PALMETTO BAY, FL 33157 (Coral Reef Park)

REQUEST: A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO THE PARKS AND RECREATION PARKS MASTER PLAN; HOLDING A PUBLIC HEARING TO AUTHORIZE REVISIONS TO THE CORAL REEF PARK MASTER PLAN TO INCLUDE 1) TWO NEW BATTING CAGES TO REPLACE EXISTING; 2) REPLACEMENT OF THE TENNIS CENTER SPORTS LIGHTING SYSTEM; AND 3) BENCHED SITTING AREAS WITH SHADE CANOPIES WITHIN TENNIS CENTER; ADDITIONALLY, APPROVING THE APPLICATION OF THE VILLAGE OF PALMETTO BAY REQUESTING ZONING APPROVAL PURSUANT TO SECTION 30-50.21 TO ALLOW FOR PUBLIC FACILITY PUBLIC USE AT THE PROPERTY KNOWN AS CORAL REEF PARK, 7895 SW 152 STREET; AND PROVIDING AN EFFECTIVE DATE.

A PUBLIC HEARING WILL BE HELD MONDAY, FEBRUARY 25<sup>TH</sup>, 2013, AT 7:00 PM AT THE COUNCIL CHAMBERS LOCATED WITHIN VILLAGE HALL, 9705 EAST HIBISCUS STREET, PALMETTO BAY, FL 33157.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE. However, objections or waivers of objection may be made in person at the hearing or filed in writing prior to the hearing date with the Department of Planning and Zoning. Any meeting may be opened and continued, and under such circumstances, additional legal notice would be provided. Any person may contact Village Hall at (305) 259-1234 for additional information. Please call the Village Clerk for ADA needs (or hearing impaired) no later than four (4) days prior to the proceedings.

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