



ZONING HEARING OF TUESDAY, JANUARY 20, 2015
VILLAGE HALL COUNCIL CHAMBERS
9705 E. HIBISCUS STREET, PALMETTO BAY, FLORIDA

NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 7:00 PM.
ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE VILLAGE OF PALMETTO BAY COUNCIL SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE VILLAGE OF PALMETTO BAY COUNCIL BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COUNCIL BE GRANTED BY THE MAJORITY VOTE OF THE COUNCIL MEMBERS PRESENT.

THE NUMBER OF CORRESPONDENCE RECEIVED IN SUPPORT OF AN APPLICATION AND THE NUMBER OF CORRESPONDENCE RECEIVED AGAINST AN APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE VILLAGE OF PALMETTO BAY ZONING HEARING MEETING DATE FOR THIS COUNCIL.

1. **Call to Order, Roll Call, Pledge of Allegiance**
2. **Reading of decorum statement/Swearing in of witnesses**
3. **Approval of Minutes:**

a. December 15, 2014 Zoning Hearing

4. **Public Hearing Item #1:**

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

Applicant: Florida Power and Light Company

Folio number: 33-5024-000-0020

File #: PLT-14-003

Location: 6525 SW 152 Street Palmetto Bay, FL 33157

Zoned: E-1 and Interim

Request: Florida Power and Light, is requesting to plat the northwest corner of 6525 SW 152 Street, creating the F.P.L Cutler Plant Substation plat consisting of 583,660 sq. feet (13.4 acres).

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.

NOTICE OF APPEAL RIGHTS

Decisions of the Village of Palmetto Bay Council (VPB) are appealed to the Circuit Court. Appeals to Circuit Court must be filed within 30 days of the execution of the Village of Palmetto Bay resolution. Pursuant to Florida Statutes 286.0105, the Village hereby advises the public that if a person decides to appeal any decision made by this Council with respect to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, the affected person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

Further information and assistance may be obtained by contacting the Legal Counsel's office for the Department of Planning & Zoning at (305) 760-8544, or the Village Clerk at (305) 259-1234. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 375-5955.



VILLAGE OF PALMETTO BAY

December 29, 2014

Florida Power & Light Company
Mr. Hugo P Arza
Holland & Knight LLP
701 Brickell Avenue STE 3300
Miami, FL 33131

Re: Florida Power and Light Plat Application.

File #: PLT-14-003

Mr. Arza:

In compliance with Section 30-30.11(d), of the Village's Land Development Code, staff's analysis of the zoning application request, PLT-14-003, is hereby issued and provided to you, at least twenty (20) days prior to the hearing scheduled for January 20, 2015. The documentation submitted pursuant to the zoning application request can be found in the back-up portion of the Village's Memorandum.

Pursuant to Section 30-30.12(a), all responses to staff's report, your list of expert witnesses and their qualifications, and any other supplemental information pertinent to your request and to be presented at the hearing, must be filed with the Planning and Zoning Department fifteen (15) days prior to the hearing. The deadline for filing such information is January 5, 2015. Section 30-30.12 is attached herein to provide a complete description of all necessary submittal requirements. Any information submitted after January 5, 2015, may only be considered during the hearing at the discretion of the Mayor and Village Council by voice vote.

Sincerely,

Darby P. Delsalle, AICP
Planning and Zoning Director

STAFF REPORT

FLORIDA POWER AND LIGHT COMPANY

PLT-14-003



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Sincerely,

Darby P. Delsalle, AICP
Planning and Zoning Director



Village of Palmetto Bay
FLORIDA

ZONING ANALYSIS

APPLICANT: Florida Power & Light Company **FILE:** PLT-14-003
SECTION: 24-55-40 **HEARING DATE:** 1/20/15
COUNCIL DISTRICT: 1 **ITEM:** 1

A. GENERAL INFORMATION

REQUEST: Florida Power and Light Company, is requesting to plat the northwest corner of 6525 SW 152 Street, creating the F.P.L Cutler Plant Substation plat consisting of 583,660 sq. feet (13.4 acres).

ADDRESS: 6525 SW 152 Street (See Attachment for complete legal description)

FOLIO: 33-5024-000-0020

SIZE OF LOT: 583,660 sq. ft. (13.4 Acres)

B. BACKGROUND

The property in question is owned by Florida Power and Light Company (FP&L), and is commonly referred to as the "FP&L Site". It was originally developed as power plant facility circa 1947-49, with the approval for that use was granted by the Board of Miami-Dade County on September 15, 1947. The entirety of the property, which totals approximately 84 acres, no longer generates power and now serves as a substation for the distribution of power produced at FP&L's Turkey Point Facility. In this reduced role, FP&L is no longer interested in retaining all 84 acres of the site. The plat application submitted by FP&L separates approximately 13.4 acres from the site which they intend to retain for the purpose of operating the existing substation. The 13.4 acres subject to this request is located in the northwest quadrant of the overall property. The balance of the site, approximate 71 acres, will likely be sold by FP&L as they are no longer are in need of the surplus land. The plat itself is a boundary plat that has already received tentative approval (T-Plat) from Miami-Dade County. To complete the platting process, the applicant is now requesting the Mayor and Village Council approve the plat request so that the applicant may finalize their plat application with Miami-Dade County. The property configuration complies with the Land Development Code and the Village's Compressive Plan. The Village's Public Works Department reviewed the plat and had no objections.

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 Attachment A.

On **September 5, 1947**, the Board of Miami-Dade County Commissioners, via **Resolution 2615**, approved a request for a special permit to establish a power plant.

On **February 27, 1951**, the Board of Miami-Dade County Commissioners, via **Resolution 4177**, approved a request for a special permit to allow the installation of an additional 75,000 kilowatt generating unit.

On **June 24, 1952**, the Board of Miami-Dade County Commissioners, via **Resolution 5099**, approved a request for a special permit to allow a recreation and meeting room for employees and their families and headquarters meeting room and lounge for plant visitors.

On **March 24, 1953**, the Board of Miami-Dade County Commissioners, via **Resolution 5779**, approved a request for a special permit to allow the installation of an additional 75,000 kilowatt generating unit.

On **December 29, 1953**, the Board of Miami-Dade County Commissioners, via **Resolution 6582**, approved an expansion of the uses at the location.

On **December 18, 1963**, the Board of Miami-Dade County Commissioners, via **Resolution 2-ZAB-683-63**, approved a permit to allow the expansion of the existing plant by the addition of two 425,000 kilowatt generating units and all accessory equipment and facilities..

On **July 12, 1994**, the Board of Miami-Dade County Commissioners, via **Resolution 5-ZAB-248-94**, approved a request for a special use permit to allow the installation of a monopole cell tower.

D. NEIGHBORHOOD CHARACTERISTICS

ZONING

FUTURE LAND USE DESIGNATION

Subject Property:

E-1; Estate Single Family
Residential District
I; Interim District

Low Density Residential (EDR)
2.5 D.U. to 6 D.U. per gross acre
Institutional and Public Facility

Surrounding Properties

NORTH: Single Family Homes within Coral Gables

SOUTH: E-1; Estate Single Family
Residential District
I; Interim District

Low Density Residential (EDR)
2.5 D.U. to 6 D.U. per gross acre
Institutional and Public Facility

EAST:	I; Interim District	Institutional and Public Facility
WEST:	E-1; Estate Single Family Residential District E-M; Estate Single Family Residential District &	Low Density Residential (EDR) 2.5 D.U. to 6 D.U. per gross acre Low Density Residential 2.5 D.U. to 6 D.U. per gross acre

E. SITE

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

F. ANALYSIS

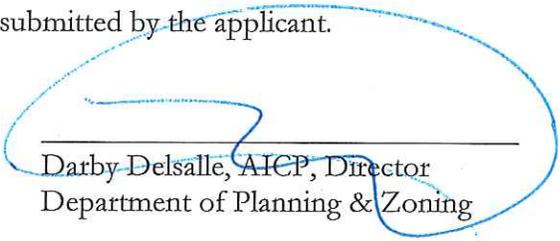
The Background Section and History Section of this report are hereby incorporated into this analysis and any corresponding criteria by reference. The Planning and Zoning Department review of the application for consistency with plat requirements at Section 30-80.2(b) subsection (1) through (29), entitled "Final Plat Application Requirements", found the application to be in compliance. The Land Use designation of the property is split with an Estate Residential designation along the western reach of the property and the remaining balance designated as Institutional and Public Facility. Utilities are permitted in both land use categories¹. Further, this request is support by Policy 1.3.3 which seeks to locate lands for regional utility service providers. The substation is a preexisting use with prior approvals granted thereto by Miami-Dade County as reflected in the History Section of this report. The result of this request is to reduce the amount of land held by the utility needed for this essential service.

G. NEIGHBORHOOD SERVICES

Miami-Dade Water Sewer Dept.	Pending
Miami-Dade Public Works	Pending
Village Public Works Dept.	Approved

H. RECOMMENDATION

Recommendation is to approve the plat as submitted by the applicant.



Darby Delsalle, AICP, Director
Department of Planning & Zoning

¹ Policy 1.1.5 of the Village's Comprehensive Plan permits utilities in all residential land uses that are intended to serve the immediate needs of the residential community. Utilities are permitted by right within Institutional and Public Facility districts. The facility is an existing use.

RESOLUTION NO. _____

ZONING APPLICATION PLT-14-003

A RESOLUTION OF THE MAYOR AND VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, FLORIDA, RELATING TO ZONING; AUTHORIZING THE PLAT OF THE NORTHWEST CORNER OF 6525 SW 152 STREET, CREATING THE F.P.L CUTLER PLANT SUBSTATION PLAT CONSISTING OF 583,660 SQ. FEET (13.4 ACRES).

WHEREAS, the Applicant, Florida Power and Light Company (FP&L), submitted an application to plat the northwest corner of 6525 SW 152 Street, creating the "F.P.L Cutler Plant Substation" plat consisting of 583,660 sq. feet (13.4 acres), bearing Folios Number 33-5024-000-0020, as more particularly described at Attachment A of this Resolution; and

WHEREAS on September 15, 1947 the Board of Miami-Dade County approved the development of the 84 acre site as a power plant facility.

WHEREAS, in November of 2012 the property ceased its power generation activities, and now only serves as a substation for the distribution of power produced at FP&L's Turkey Point Facility, and as such, FP&L is no longer interested in retaining all 84 acres of the site; and

WHEREAS, the plat application submitted by FP&L separates approximately 13.4 acres from the site which they intend to retain for the purpose of operating the existing power distribution substation; and

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

WHEREAS, the Mayor and Village Council of the Village of Palmetto Bay conducted a quasi-judicial public hearing on the application at Village Hall, 9705 East Hibiscus Street on January 20, 2015; 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

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

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

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

Section 2. A public hearing on the present application was held on January 20, 2015, in accordance with the Village's "Quasi-judicial hearing procedures." Pursuant to the testimony and evidence presented during the hearing, the Village Council makes the following findings of fact, conclusions of law and final order.

Section 3. Findings of fact.

a. On September 15, 1947 the Board of Miami-Dade County approved the development of the 84 acre site as a power plant facility.

b. In November of 2012, the property ceased its power generation, and now only serves as a substation for the distribution of power produced at FP&L's Turkey Point Facility. As such in this reduced role, FP&L is no longer interested in retaining all 84 acres of the site. The plat application submitted by FP&L separates approximately 13.4 acres from the site which they intend to retain for the purpose of operating the existing substation.

c. The applicant is requesting the Mayor and Village Council to authorize the plat request so that the applicant may finalize the plat application with Miami-Dade County.

d. The property configuration has been deemed acceptable by the Village's Public Works Department.

e. The Department review of the application for consistency with plat requirements at Section 30-80.2(b), entitled "Final Plat Application Requirements", found the application to be in compliance.

f. The Village Council had no substantive disclosures regarding ex-parte communications and the applicant raised no objections as to the form or content of any disclosures by the Council.

Section 4. Conclusions of law.

a. Florida Power and Light Company, is requesting to plat the northwest corner of 6525 SW 152 Street, creating the "F.P.L Cutler Plant Substation" plat consisting of 583,660 sq. feet (13.4 acres), bearing Folios Number 33-5024-000-0020, as more particularly described at Attachment A of this Resolution, for the purpose of retaining those lands for a power distribution substation.

b. The Application is in compliance with the adopted 2009 Village of Palmetto Bay's Comprehensive Plan and Future Land Use Map.

c. The standard of review for a plat application request is found at Section 30-80.2(b), entitled "Final Plat Application Requirements". The Applicant's request to plat the property as described in Attachment A is in compliance with the applicable standards.

Section 5. Order.

a. The Village Council authorizes the plat of those lands described at Attachment A, bearing Folio Number 33-5024-000-0020; creating "F.P.L. Cutler Plant Substation" plat.

b. This is a final order.

Section 6. Record.

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

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

PASSED and ADOPTED this ____ day of January, 2015.

Attest: _____	_____
Meighan Alexander	Eugene Flinn
Village Clerk	Mayor

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

Dexter W. Lehtinen
Village Attorney

FINAL VOTE AT ADOPTION:

Council Member Karyn Cunningham _____

Council Member Tim Schaffer _____

Council Member Larissa Siegel Lara _____

Vice-Mayor John DuBois _____

Mayor Eugene Flinn _____

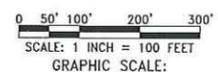
This Resolution was filed in the Office of the Village Clerk on this ____ day of January, 2015.

Meighan Alexander
Village Clerk

F.P.L. CUTLER PLANT SUBSTATION P.B. _____ PG. _____

LYING AND BEING IN THE S.W. 1/4 OF SECTION 24, TOWNSHIP 55 SOUTH, RANGE 40 EAST
VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA
JUNE 2014

SHEET 1 OF 1



PREPARED BY:
A. R. TOUSSAINT & ASSOCIATES, INC.
LAND SURVEYORS
PH: (305) 891-7340 FAX: (305) 893-0325
620 N.E. 126 STREET NORTH MIAMI, FLORIDA 33161
FLORIDA CERTIFICATE OF AUTHORIZATION LB-273

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.

- LEGEND:**
- ⊙ = P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
 - = P.C.P. INDICATES PERMANENT CONTROL POINT
 - ⊕ = CENTERLINE
 - P.B. = PLAT BOOK
 - P.O.B. = POINT OF BEGINNING
 - PG. = PAGE
 - LB = LICENSED BUSINESS
 - S.F. = SQUARE FEET
 - ± = MORE OR LESS

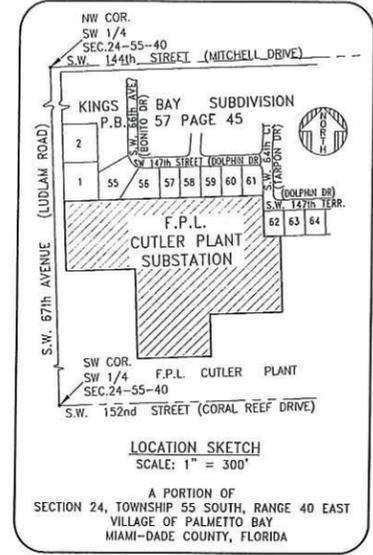
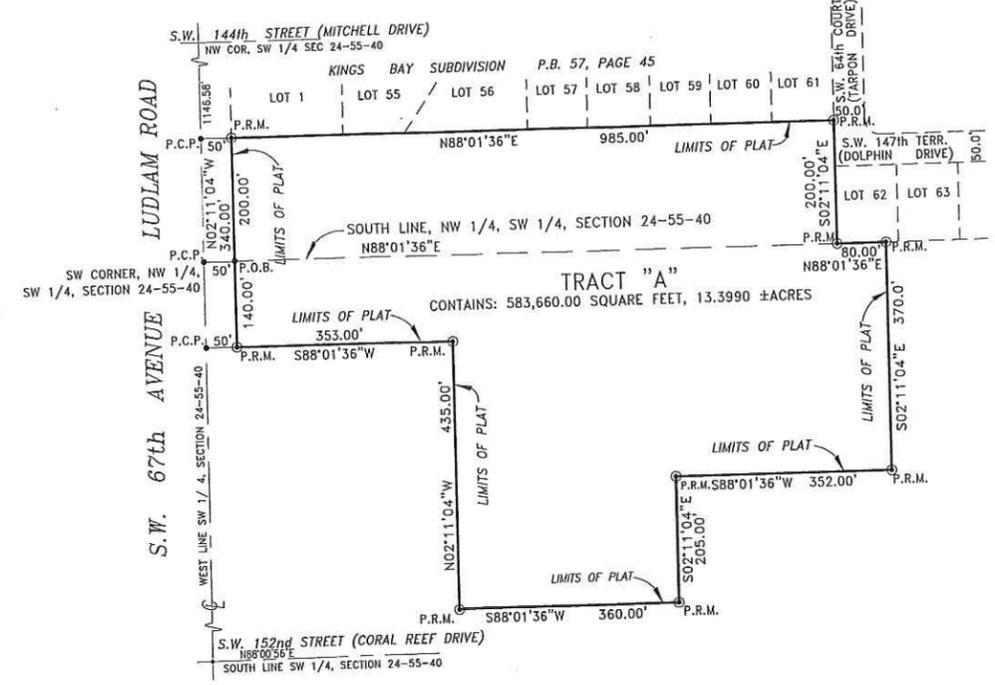
KNOW ALL MEN BY THESE PRESENTS:
THAT FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "F.P.L. CUTLER PLANT SUBSTATION", THE SAME BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 54 SOUTH, RANGE 40 EAST.

LEGAL DESCRIPTION:
A PORTION OF THE SOUTHWEST 1/4, OF SECTION 24, TOWNSHIP 55 SOUTH, RANGE 40 EAST. LOCATED IN THE VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 24, TOWNSHIP 55 SOUTH, RANGE 40 EAST; THENCE RUN NORTH 88°01'36" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SAID SECTION 24 FOR A DISTANCE OF 50.00 FEET; TO THE POINT OF BEGINNING; THENCE RUN NORTH 2°11'04" WEST ALONG A LINE 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 24 FOR A DISTANCE OF 200.00 FEET; THENCE RUN NORTH 88°01'36" EAST ALONG A LINE 200.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SAID SECTION 24, FOR A DISTANCE OF 985.00 FEET; THENCE RUN SOUTH 2°11'04" EAST, ALONG A LINE THAT IS 1035.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4, OF SAID SECTION 24 FOR A DISTANCE OF 200.00 FEET; THENCE RUN NORTH 88°01'36" EAST ALONG THE NORTH LINE OF THE SAID SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, FOR A DISTANCE OF 80.00 FEET; THENCE RUN SOUTH 2°11'04" EAST ALONG A LINE THAT IS 1115.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4, OF SAID SECTION 24 FOR A DISTANCE OF 370.00 FEET; THENCE RUN SOUTH 88°01'36" WEST ALONG A LINE THAT IS 370.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 24 FOR A DISTANCE OF 352.00 FEET; THENCE RUN SOUTH 2°11'04" EAST ALONG A LINE THAT IS 763.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24 FOR A DISTANCE OF 205.00; THENCE RUN SOUTH 88°01'36" WEST ALONG A LINE THAT IS 575 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SAID SECTION 24, FOR A DISTANCE OF 360.00 FEET; THENCE RUN NORTH 2°11'04" WEST, ALONG A LINE THAT IS 403.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4, OF SAID SECTION 24, FOR A DISTANCE OF 435.00 FEET; THENCE RUN SOUTH 88°01'36" WEST ALONG A LINE THAT IS 140.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF THE SAID SECTION 24 FOR A DISTANCE OF 353.00 FEET; THENCE RUN NORTH 2°11'04" WEST ALONG A LINE THAT IS 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4, OF SAID SECTION 24 FOR A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

THERE ARE 583,660.00 OR 13.399 ACRES OF LAND, MORE OR LESS,
IN WITNESS WHEREOF:
THAT SAID FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED ON ITS BEHALF BY DEAN J. GIRARD ITS DIRECTOR OF CORPORATE REAL ESTATE, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____ A.D. 2014.

FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION
BY: _____
DIRECTOR OF CORPORATE REAL ESTATE
PRINT NAME: DEAN J. GIRARD
WITNESS: _____ WITNESS: _____
PRINT NAME: _____ PRINT NAME: _____



ACKNOWLEDGMENT:
STATE OF _____)
COUNTY OF _____)
I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, DEAN J. GIRARD, DIRECTOR OF CORPORATE REAL ESTATE OF FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, 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 PURPOSES THEREON EXPRESSED AND WHO DID NOT TAKE AN OATH. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2014.

NOTARY PUBLIC
PRINT NAME OF NOTARY PUBLIC _____
NOTARY PUBLIC STATE OF FLORIDA SERIAL NUMBER _____
COMMISSION EXPIRES _____

MORTGAGE:
STATE OF _____)
COUNTY OF _____)
KNOW ALL MEN BY THESE PRESENTS, THAT, BANKERS TRUST COMPANY (NOW KNOWN AS DEUTSCHE BANK TRUST COMPANY AMERICAS) AND THE FLORIDA NATIONAL BANK OF JACKSONVILLE, AS TRUSTEES, HOLDER OF THAT CERTAIN MORTGAGE DATED JANUARY 1, 1944, ENCUMBERING THE LANDS DESCRIBED HEREON AND RECORDED IN MORTGAGE BOOK 346, PAGE 167 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES HEREBY JOIN AND CONSENT TO THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH.

SIGNED AND SEALED THIS _____ DAY OF _____, A.D., 2014.
BY: _____
(CORPORATE SEAL)
WITNESS: _____ WITNESS: _____
PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGMENT:
STATE OF _____)
COUNTY OF _____)
I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGEMENTS PERSONALLY APPEARED _____ OF BANKERS TRUST COMPANY (NOW KNOWN AS DEUTSCHE BANK TRUST COMPANY AMERICAS) ON BEHALF OF SAID COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THIS _____ DAY OF _____ A.D. 2014.
COMMISSION NO: _____ NOTARY PUBLIC STATE OF FLORIDA
EXPIRATION DATE: _____
PRINT NAME _____

VILLAGE OF PALMETTO BAY PLAT RESTRICTIONS:
THAT SW 67th 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 REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

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. 2014.
SIGNED: _____ MAYOR ATTEST: _____
PRINT NAME _____ PRINT NAME _____
PRINT TITLE _____ PRINT TITLE _____

MIAMI-DADE COUNTY PLAT RESTRICTIONS:
THAT THE USE OF SEPTIC TANKS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE, IN ACCORDANCE WITH THE STATE AND COUNTY REGULATIONS.
THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION, EXCEPT FOR SPRINKLER SYSTEMS, AIR CONDITIONERS, AND/OR SWIMMING POOLS.
THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES, WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

MIAMI-DADE COUNTY APPROVALS:
THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED THIS _____ DAY OF _____ A.D., 2014
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.

SIGNED: _____ DIRECTOR
THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT THIS _____ DAY OF _____ A.D., 2014.
SIGNED _____ DIRECTOR
SIGNED _____ COUNTY ENGINEER

RECORDING STATEMENT:
FILED FOR THE RECORD THIS _____ DAY OF _____, A.D. 2014, AT _____ AM PM 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 NOTE:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE STATE OF FLORIDA, PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, TRANSVERSE MERCATOR GRID, EAST ZONE. REFERENCE BEARING CENTER LINE S.W. 67TH AVENUE (WEST LINE SW 1/4, SECTION 24-55-40) IS N 02°11'04"W. SOURCE MIAMI-DADE COUNTY, GPS STA. 157 "WHITING, AZ MK" (AZMUTH MARK)

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED F.P.L. CUTLER PLANT SUBSTATION IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) WERE SET ON THE DAY OF _____ A.D. 2014 IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART 1.

A.R. TOUSSAINT & ASSOCIATES, INC.
BY: _____ PRES.
ALBERT R. TOUSSAINT, PRESIDENT
SURVEYOR AND MAPPER LS 907
STATE OF FLORIDA
A.R. TOUSSAINT & ASSOCIATES, INC. LB-273

RECEIVED
Zoning Department
12/19/14
Village of Palmetto Bay
Building & Zoning Department
By: *[Signature]*

PUBLIC WORKS

FLORIDA POWER AND LIGHT COMPANY

PLT-14-003



To: Darby Delsalle
Director of Planning and Zoning

Date: December 8, 2014

From: Corrice E. Patterson, Public Works Director

A blue ink signature of Corrice E. Patterson, written in a cursive style.

Re: FPL / Substation at SW
152nd Stand 67th AV / Folio
33-5024-000-0020/
Final Plat T-23459

The intent for final plat of a property located at SW 152nd Stand 67th AV / Folio 33-5024-000-0020, Palmetto Bay, FL.33157. The legal description for parcel identified as "Tract A" attached as Exhibit A has been submitted to the Village's Public Works Department for review.

The purpose of Plat T-23459 is to subdivide the above mentioned folio to satisfy the requirements delineated in Section 20-80.2 of the Village of Palmetto Bay Code of Ordinances. The Department of Public Works has no objection to the application. Approval of the final plat is not a waiver of any zoning or code regulations and this approval is conditioned upon proper execution of all documents required for plat recordation.

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

ZONING & LAND USE MAPS

FLORIDA POWER AND LIGHT COMPANY

PLT-14-003

[Click to Print This Page](#)



Summary Details:	
Folio:	3350240000020
Site Address:	6525 SW 152 ST Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	FLORIDA POWER & LIGHT COATTN PROPERTY TAX DEPT 700 UNIVERSE BLVD, PSX/JB JUNO BEACH, FL 33408

Property Information:	
Beds/Baths:	8/5
Floors:	1
Living Units:	3
Adj Sq Footage:	4946
Lot Size:	81.91 ACRES
Year Built:	1950
Legal Description:	24 55 40 81.91 ACOF S200FT OF N1/2 OF SW1/4 &S1/2 OF SW1/4 LESS W35FT & LESSS35FT OF W1863.1FT & W60FT OFN1/2 OF 25-55-40 LYG EOF SPRUCE STREET

Sale Information:			
Sale Date:	0/0	0/0	0/0
Sale Amount:	0	0	0
Sale O/R:			

Assessment Information:		
Year:	2015	2014
Land Value:	0	6494129
Building Value:	0	3564715
Market Value:	0	10058844
Assessed Value:	0	10058844
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:	3350240000020
Site Address:	6525 SW 152 ST Virtual Earth Street View County Permits by Address Open County Permits by Address Property Appraiser Zillow
Mailing Address:	FLORIDA POWER & LIGHT COATTN PROPERTY TAX DEPT 700 UNIVERSE BLVD, PSX/JB JUNO BEACH, FL 33408

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Sale Information:			
Sale Date:	0/0	0/0	0/0
Sale Amount:	0	0	0
Sale O/R:			

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Building Value:	0	3564715
Market Value:	0	10058844
Assessed Value:	0	10058844
Homestead Exemption:	0	0
Senior Exemption:	0	0
Agricultural Exemption:	0	0
Widow Exemption:	0	0
Disabled Exemption:	0	0
Veteran Exemption:	0	0

ZONING HISTORY

FLORIDA POWER AND LIGHT COMPANY

PLT-14-003

RESOLUTION NO. 2615

COPY

The following resolution was offered by Commissioner Preston B. Bird, seconded by Commissioner I. D. MacVicar, and upon vote duly adopted:

WHEREAS Florida Power and Light Company has applied for a special permit to establish a steam electric power plant using oil fuel on the S $\frac{1}{2}$ SW $\frac{1}{4}$ Section 24-55-40 at or near the northeast corner of Coral Reef Drive and Ludlum Road, and,

WHEREAS a public hearing of the Dade County Zoning Commission was advertised and held, as required by law, and interested parties were heard and careful consideration was given to all testimony, data and facts submitted, and,

WHEREAS a special fact finding committee representing the Dade County Regional Planning Board and the Dade County Zoning Commission made further investigations of all matters relevant to this application, visiting the site in question and other sites where similar uses might be established, and said committee has submitted a report on its findings to both the Regional Planning Board and the County Zoning Commission, and,

WHEREAS it is the opinion of the Dade County Regional Planning Board and the Dade County Zoning Commission that the residential nature of the adjacent areas should be preserved, and,

WHEREAS, it is the opinion of the Dade County Zoning Commission that the use of the site for power plant purposes under conditions listed herein would not be inconsistent with the adjacent residential uses for the reasons that it is coupled with a use for the benefit of the general public at large, it is not comparable with the erection of private manufacturing plants near a district zoned for and occupied by high class residences, it would not be held to be "spot zoning", unreasonable or arbitrary since structures of public utilities devoted to public services and promotive of the public welfare have been approved as exceptional uses by numerous court decisions rendered on this point, and,

WHEREAS the Zoning Commission considered the natural suitability of the site in question, its proximity to the load, its adaptability to furnish safety from storm hazards and flood conditions and other factors, and has recommended the location of the power plant at the site in question as reasonably necessary for the convenience and welfare of the public at large, and,

WHEREAS the Zoning Commission considers the time element a vital factor in the problems involved, and the site in question would materially expedite the construction of a power plant sorely needed to furnish power to the community at large, and,

WHEREAS the Zoning Commission, having given due and proper consideration to objections of adjacent property owners, is of the opinion and recommends the approval of the power plant on the site in question on the following conditions:

- (1) The size of the plant be limited to eighty-five thousand (85,000) kilowatts capacity and that no enlargement of the proposed plant be permitted without another public hearing and without a prior resolution of the Board of County Commissioners for such enlargement;
- (2) That a strip of land four hundred and thirty-five (435') feet in width from the center line of and abutting and parallel to the east side of Ludlum Road from Coral Reef Drive to one (1) mile north thereof be zoned for one (1) acre estates, EU-1A, with a minimum cubic content requirement of 12,100 c.f. and that the portion of

this strip owned by the Florida Power and Light Company be landscaped to meet the approval of the County Park Department before an occupancy permit shall be issued by the Zoning Department;

- (3) That a strip one hundred and thirty-five (135') feet wide on the extreme south portion and one hundred (100') feet wide on the north side of the site be landscaped also to meet the approval of the County Park Department; said one hundred and thirty-five (135') feet and one hundred (100') foot strips to be free and unincumbered with buildings unless it be rezoned at a later date for residences;
- (4) That the height and location of the smoke stacks, water towers and all other structures, be restricted to meet all requirements for the nearby military airport lying to the northeast and that these structures be designed in accordance with suggestions accepted by the power company and to be approved by the Zoning Director prior to erection;
- (5) That no spoil banks be created in the Bay;
- (6) That oil storage facilities meet the requirements recently established at other locations by the Zoning Department for this use;
- (7) That right-of-ways for all canals and highways meet the standards established by the County Engineer and Zoning Director.

The Zoning Commission further recommends that no area near or adjacent to this site should be zoned for industry.

WHEREAS it has been recommended by the Zoning Commission that the County Regional Planning Board's suggestion for Industrial zones at and near Black Point to encourage its future development along this trend should be handled by an advertised public hearing at a future time, and,

WHEREAS the Board of County Commissioners is of the opinion that the site for a power plant located further south is inopportune, and,

WHEREAS it appears to this Board that said changes of zone and special permit are in harmony with and for the purposes of the overall comprehensive zoning laws and regulations and for the good and general welfare of the public at large in Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Dade County, Florida, that said changes of zone and special permit under the foregoing conditions, as recommended by the Zoning Commission, be and the same are hereby approved.

The Zoning Director is hereby directed to make the necessary changes upon the maps and records of the Dade County Zoning Department and he is further instructed to issue all necessary permits under the foregoing conditions, including necessary canals and appurtenances.

Adopted this Third day of September, 1947.

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of a resolution adopted by the said Board of County Commissioners at its special meeting held on the third day of September, 1947, as appears of record in the minutes of the said Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this fifth day of September, A. D. 1947.

E. B. LEATHERMAN, CLERK
By *F. H. S. Weeding* Deputy Clerk

motion
OK
Peters
Crawford
V. Cleary about

File 1⁵
9/3/47
J.D.

RESOLUTION NO 2615

The following resolution was offered by Commissioner Preston B Bird,
seconded by Commissioner I. D. Mac Viccar, and upon vote duly adopted:

WHEREAS Florida Power and Light Company has applied for a special permit to establish a steam electric power plant using oil fuel on the S¹ S¹¹ Section 24-55-40 at or near the northeast corner of Coral Reef Drive and Ludlum Road, and,

WHEREAS a public hearing of the Dade County Zoning Commission was advertised and held, as required by law, and interested parties were heard and careful consideration was given to all testimony, data and facts submitted, and,

WHEREAS a special fact finding committee representing the Dade County Regional Planning Board and the Dade County Zoning Commission made further investigations of all matters relevant to this application, visiting the site in question and other sites where similar uses might be established, and said committee has submitted a report on its findings to both the Regional Planning Board and the County Zoning Commission, and,

WHEREAS it is the opinion of the Dade County Regional Planning Board and the Dade County Zoning Commission that the residential nature of the adjacent areas should be preserved, and,

WHEREAS, it is the opinion of the Dade County Zoning Commission that the use of the site for power plant purposes under conditions listed herein would not be inconsistent with the adjacent residential uses for the reasons that is it coupled with a use for the benefit of the general public at large, it is not comparable with the erection of private manufacturing plants near a district zoned for and occupied by high class residences, it would not be held to be "spot zoning", unreasonable or arbitrary since structures of public utilities devoted to public services and promotive of the public welfare have been approved as exceptional uses by numerous court decisions rendered on this point, and,

WHEREAS the Zoning Commission considered the natural suitability of the site in question, its proximity to the load, its adaptability to furnish safety from storm hazards and flood conditions and other factors, and has recommended the location of the power plant at the site in question as reasonably necessary for the convenience and welfare of the public at large, and,

WHEREAS the Zoning Commission considers the time element a vital factor in the problems involved, and the site in question would materially expedite the construction of a power plant sorely needed to furnish power to the community at large, and,

J.C.S.

WHEREAS the Zoning Commission, having given due and proper consideration to objections of adjacent property owners, is of the opinion and recommends the approval of the power plant on the site in question on the following conditions:

- (1) The size of the plant be limited to eighty-five thousand (85,000) kilowatts capacity and that no enlargement of the proposed plant be permitted without another public hearing and without a prior resolution of the Board of County Commissioners for such enlargement;
- (2) That a strip of land four hundred and thirty-five (435') feet in width from the center line of and abutting and parallel to the east side of Ludlum Road from Coral Reef Drive to one (1) mile north thereof be zoned for one (1) acre estates, EU-1A, with a minimum cubic content requirement of 12,100 c.f. and that the portion of this strip owned by the Florida Power and Light Company be landscaped to meet the approval of the County Park Department before an occupancy permit shall be issued by the Zoning Department;
- (3) That a strip one hundred and thirty-five (135') feet wide on the extreme south portion and one hundred (100') feet wide on the north side of the site be landscaped also to meet the approval of the County Park Department; said one hundred and thirty-five (135') foot and one hundred (100') foot strips to be free and unincumbered with buildings unless it be rezoned at a later date for residences;
- (4) That the height and location of the smoke stacks, water towers and all other structures, be restricted to meet all requirements for the nearby military airport lying to the northeast and that these structures be designed in accordance with suggestions accepted by the power company and to be approved by the Zoning Director prior to erection;
- (5) That no spoil banks be created in the Bay;
- (6) That oil storage facilities meet the requirements recently established at other locations by the Zoning Department for this use;
- (7) That right-of-ways for all canals and highways meet the standards established by the County Engineer and Zoning Director.

The Zoning Commission further recommends that no area near or adjacent to this site should be zoned for industry.

WHEREAS it has been recommended by the Zoning Commission that the County Regional Planning Board's suggestion for Industrial zones at and near Black Point to encourage its future development along this trend should be handled by an advertised public hearing at a future time, and,

WHEREAS the Board of County Commissioners is of the opinion that the site for a power plant located further south is inopportune, and,

WHEREAS it appears to this Board that said changes of zone and special permit are in harmony with and for the purposes of the overall comprehensive zoning laws and regulations and for the good and general welfare of the public at large in Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Dade County, Florida, that said changes of zone and special permit under the foregoing conditions, as recommended by the Zoning Commission, be and the same are hereby approved.

The Zoning Director is hereby directed to make the necessary changes upon the maps and records of the Dade County Zoning Department and he is further instructed to issue all necessary permits under the foregoing conditions, including necessary canals and appurtenances.

Adopted this 3rd day of September 1947.

8/11/49

Board of County Commissioners
Dade County, Florida
Dade County Court House
Miami, Florida

Gentlemen:

The Dade County Regional Planning Board after careful study and consideration recommends that the request of the Florida Power and Light Company for a change of zone to permit the erection of a power generation plant at Cutler be denied.

In the opinion of the Board the general character and use in this area (estate residential) should be maintained.

This problem has been approached from a zoning and planning angle, not from the viewpoint of power plant engineers.

It is suggested that the Florida Power and Light Company explore areas starting at a point two miles south of Cutler and extending southward. This area is potentially industrial in character and should fill the requirements of the Power Company.

Respectfully yours,

S.D. Currier
Executive Director

SDC:pm

cc: Dade County Zoning Board
Mr. Earle M. Rader

RESOLUTION

WHEREAS the Florida Power and Light Company is expanding its facilities in order to meet the requirements of the south end of Dade County and particularly a growing need for power in Coral Gables because of the development of the University of Miami, and

WHEREAS the said company has selected a location in Cutler, Florida for a power plant in order to provide an ample and dependable supply of electricity to the south end of said county, which additional plant is essential to continue good service, now, therefore,

BE IT RESOLVED that the Commission of the City of Coral Gables, duly and regularly assembled on the 2nd day of September, 1947 do commend the said Florida Power and Light Company for its extension program designed to amply supply the need of the south end of Dade County, Florida, and

BE IT FURTHER RESOLVED that the said Commission urges the County Commission of Dade County, Florida to approve the application of the Florida Power and Light Company for the construction of said power plant in the location of Cutler, Florida, as selected, and

BE IT FURTHER RESOLVED that a copy of this Resolution be sent to the County Commission of Dade County, Florida, so the same may be had on hand at said County Commission's regular meeting on September 3, 1947.

I, E. B. Poorman, City Clerk of the City of Coral Gables, Florida, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2911, duly passed and adopted by the City Commission of the City of Coral Gables at a regular meeting duly held and convened in the City Hall, Coral Gables, Florida, on the 2nd day of September A.D. 1947.

IN WITNESS WHEREOF I have hereunto set my hand and the official seal of the City of Coral Gables, this 3rd day of September A.D. 1947.


CITY CLERK

C
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P
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IV-14

RESOLUTION NO. 4177

The following resolution was offered by Commissioner Jesse H. Yarbrough, seconded by Commissioner Preston B. Bird, and upon vote duly adopted:

WHEREAS Florida Power and Light Company has applied for a special permit for the installation of an additional 75,000 kilowatt electric unit at the existing generating station on the $S\frac{1}{2}$ $SW\frac{1}{4}$ of Section 24, Township 55 South, Range 40 East; northeast corner of Ludlum Road and Coral Reef Drive, Dade County, Florida, and

WHEREAS a public hearing of the Dade County Zoning Commission was advertised and held, as required by law, and, after hearing all interested parties and considering the adjacent areas, the Zoning Commission recommended that the special permit be approved for the additional 75,000 kilowatt unit at the Cutler Plant, as applied for, on the following conditions:

File 4

1. That no further enlargement of the plant be permitted without another public hearing and without a prior resolution of the Board of County Commissioners for such enlargement.
2. That the installation be substantially in accordance with the plans submitted for the hearing.
3. That the smoke stack be of the same appearance as the present one existing at the plant.
4. That the additional landscaping, particularly of the north and south buffer areas, be provided to meet with the approval of the Dade County Zoning Director and the Dade County Parks Director; the purpose of said landscaping being for beautification and screening purposes; the landscaping to be sufficiently tall and close enough together to insure the intended screening of the plant.
5. That all efforts be made by Florida Power and Light Company to correct the existing objectionable noises at the plant, and that the new addition be so erected as to eliminate any objectionable noises, and

WHEREAS it appears to this Board that the special permit, as recommended by the Zoning Commission, would be in accord with the overall, comprehensive zoning plan for Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Dade County, Florida that the special permit, with the conditions recommended by the Zoning Commission, be and the same is hereby approved.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Planning, Zoning and Building Department, and to issue the necessary permit.

PASSED AND ADOPTED this 27th day of February, 1951.

Heard 2-13-51

March 5, 1951

Florida Power and Light Company
Ingraham Building
Miami, Florida

Attention: Mr. Dave Bosworth, Manager

Gentlemen:

Enclosed herein is a copy of Resolution No. 4177, adopted by the Board of County Commissioners of Dade County, Florida, approving a special permit for an additional 75,000 kilowatt unit at the Cutler Plant. Please note the conditions under which said special permit is approved.

Very truly yours,

DADE COUNTY PLANNING, ZONING & BLDG. DEPT.

G. C. Czebrinski

CCC:A
Enc.
CC Mr. A. D. Barnes, Dir.
Dade Co. Parks Dept.

L. O. Rogers

RESOLUTION NO. 5099

The following resolution was offered by Commissioner Preston R. Bird seconded by Commissioner I. D. MacVicar, and upon vote duly adopted:

WHEREAS Florida Power & Light Company has applied for a special permit for a recreation and meeting room for employees and their families and headquarters, meeting room and lounge for plant visitors on the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 24, Township 55 South, Range 40 East; Northeast corner of Coral Reef Drive and Ludlum Road, Dade County, Florida and

WHEREAS a public hearing of the Dade County Zoning Commission was advertised and held as required by law and after hearing all interested parties and considering the adjacent areas, the Zoning Commission recommended the application for approval, including the type of structures proposed, and

WHEREAS it appears to this Board that requested special permit, as recommended by the Zoning Commission, is in accord with the overall comprehensive zoning plan of Dade County, Florida

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida that the special permit as recommended by the Zoning Commission be and the same is hereby approved.

The Zoning Director is hereby directed to make the necessary proper notations upon the maps and records of the Dade County Planning, Zoning and Building Department.

PASSED AND ADOPTED this 24th day of June, 1952.

STATE OF FLORIDA)
 : SS.
COUNTY OF DADE)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and ex officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of a resolution adopted by the said Board of County Commissioners at its meeting held on June 24, 1952, as appears of record in the minutes of said Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 24th day of June, 1952.

E. B. LEATHERMAN, Clerk
By [Signature]
Deputy Clerk

(SEAL)

File

June 26, 1952

Florida Power & Light Company
P. O. Box 3100
Miami, Florida

Attention: Mr. Dave Bosworth, Manager

Gentlemen:

Enclosed is a copy of Resolution No. 5099 adopted by the Board of County Commissioners, Dade County, Florida approving a special permit for recreation and meeting room for employees and their families and headquarters meeting room and lounge for plant visitors at the Cutler plant property.

Very truly yours,

DADE COUNTY PLANNING, ZONING & BLDG. DEPT.

G. G. Czebrinski

CCCmb
encl

cc Mr. L. O. Rogers
Information

File

March 31, 1953

Florida Power & Light Company
25 S. E. 2nd Avenue
Miami, Florida

Attention: Mr. Dave Bosworth

Gentlemen:

Enclosed is a copy of Resolution No. 5779, adopted by the Board of County Commissioners, Dade County, Florida, approving a special permit for the installation of an additional 75,000 kw unit at the existing Cutler plant; please note the conditions upon which this special permit has been approved.

Very truly yours,

DADE COUNTY PLANNING, ZONING & BLDG. DEPT.

C. C. Czebrinski

CCC/S
Enc.
CC: L. O. Rogers
Information

File 51

The following resolution was offered by Commissioner Jesse H. Yarborough, seconded by Commissioner Hugh Peters, and upon vote duly adopted:

WHEREAS, Florida Power and Light Company has applied for a special permit for the expansion of the existing electric generating facility on the S $\frac{1}{2}$ SW $\frac{1}{2}$ of Section 24, Township 55 South, Range 40 East; northeast corner of Coral Reef Drive and Ludlum Road, Dade County, Florida, and,

WHEREAS, a public hearing of the Dade County Zoning Commission was advertised and held, as required by law, and, after hearing all interested parties, and considering the adjacent areas, the Zoning Commission recommended that the application be approved, and that the Dade County Zoning Director is to stay in touch with the applicant in reference to perfecting the smoke control, and in reference to the extension of the beautification program, and,

WHEREAS, it appears to this Board that the special permit, as recommended by the Zoning Commission, is in accord with the overall, comprehensive zoning plan for Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Dade County, Florida that the special permit, as recommended by the Zoning Commission, be and the same is hereby approved.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Planning, Zoning and Building Department.

PASSED AND ADOPTED this 29th day of December, 19 53 .

STATE OF FLORIDA)
 : SS.
COUNTY OF DADE)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of a resolution adopted by the said Board of County Commissioners at its meeting held on December 29, 19 53, as appears of record in the minutes of said Board of County Commissioners.

IN WITNESS WHEREOF I have hereunto set my hand and official seal on this 29th day of December, A. D., 19 53 .

E. B. LEATHERMAN, Ex-Officio Clerk
Board of County Commissioners

By [Signature]
Deputy Clerk

Special Permit Noted
1-7-54

✓✓

December 30, 1953

Florida Power and Light Company
25 South East 2 Avenue
Miami, Florida

Attention: Mr. Dave Bosworth, Manager

Gentlemen:

Enclosed herewith is a certified copy of Resolution No. 6582, adopted by the Board of County Commissioners of Dade County, Florida, approving a special permit for the expansion of the power plant at Cutler in Section 24, Township 55 South, Range 40 East.

We would appreciate your advising this office of the additional controls illustrated and to be installed at the power plant in connection with your smoke control program.

Very truly yours,

DADE COUNTY PLANNING, ZONING AND BLDG. DEPT.

C. C. Czebrinski

CCC:M
Enc.

CC L. O. Rogers

NE cor. of Coral Reef Dr. and Ludlum Rd.

IV-14

RESOLUTION NO. 2-ZAB-683-63

The following resolution was offered by Mr. Martin Woolin,
seconded by Mr. Paul Brockman, and upon poll of members
present, the vote was as follows:

Paul Brockman	aye	C. C. Faden	aye
Francis A. Calhoun, Jr.	nay	Frank P. Reynolds, Jr.	aye
Dan Daniels	absent	I. Tommy Thomas	aye
Carl Gardner	aye	C. V. W. Trice, Jr.	aye
Joseph H. Gardner	aye	Martin Woolin	aye
Harry K. Hurst	aye	Andrew Lee	aye
John W. Morton	aye		

WHEREAS, Florida Power & Light Co. has applied for an UNUSUAL USE - public utility facility: To permit the expansion of the existing Florida Power & Light plant by the addition of two 425,000 kilowatt generating units and all accessory equipment and facilities incidental thereto; such as steam generating facility, electrical switch yard, oil storage tanks, etc.

SUBJECT PROPERTY: $\frac{3}{4}$ SW $\frac{1}{4}$ of Section 24, Township 55 South, Range 40 East, less 35' strips along Ludlum Rd. and Coral Reef Dr., dedicated to Dade County for roadway purposes. Also N. 60' of that part of the N $\frac{1}{2}$ of Section 25, Township 55 South, Range 40 East which lies E. of the E. boundary of Spruce St. (Cutler Ests) (PB 5, Pgs. 5). Also W. 1035' of the S. 200' of the N $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 24-55-40. LOCATION: E. side SW 67 Ave. (Ludlum Rd.) at approx. SW 150 St., Dade County, Florida, and

WHEREAS, an inspection of the subject property was made and a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter; it is the opinion of this Board that the requested unusual use would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested unusual use be and the same is hereby approved, subject to the following conditions:

1. Plot use plan approval by the Zoning Department.
2. That the tentative landscaping site development plan for the Cutler Power Plant, as submitted by Mr. James E. Voss, be accepted.
3. That a sprinkler system or artificial watering facility be provided to maintain the perpetuity of this landscaping.

4. That the area below the turbine operating floor should be fully enclosed with masonry walls from basement floor to turbine floor. That the auxiliary bay between these levels be enclosed and contain all major operating equipment, that is, boiler feed pumps, condensate pumps, drip pumps, air compressors, etc. Specific emphasis should be made to reduce, if not to entirely eliminate, any openings in these walls.
5. That the turbine generator exciters be acoustically enclosed.
6. That the steam generators be housed outdoors but have their greatest and major noise producing elements fully enclosed. That this enclosure should also encase the gas and oil regulating stations. That the forced draft fans and drive be enclosed and the lower masonry structure and all air inlets be acoustically lined.
7. That all air and gas duct work, dust collectors and associated breeching, etc., be well braced and of heavy and sufficient construction to prevent any vibration transmission.
8. That all blow-down tanks be located within the forced draft fan enclosure or underground.
9. That all boiler and furnace lagging be of panel or siding and reinforced to minimize vibration or drumming.
10. That all steam valves, air ejector exhausts, blow-down tank exhausts, safety and relief vents, etc., be equipped with sound deadening exhaust heads or silencers.
11. That main power transformers presently located outdoors remain outdoors for practical maintenance and replacement.
12. That all auxiliary transformers be located within an enclosed area below the turbine operating deck.
13. That circulating water pumps to the condensers be enclosed if the noise level is found to be excessive.
14. That all of the gas meters and exposed gas facilities presently located on the southwest portion of the Cutler Plant be enclosed in an acoustically treated structure.
15. That the existing stacks be demolished and replaced by a single new stack equal in height to the proposed 400 ft. stack.
16. That these stacks include suitable screening devices to contain any fly ash or solids.
17. That the present 65% oil-35% gas fuel combination be accepted under the condition that if and when additional gas becomes available to this area, such fuel should be utilized. It is our recommendation and hope that in the future, this plant may operate on a 100% gas fuel operation.
18. That a log boom or blocks of lightweight bouyant material be maintained along the shore of the entrance to the barge canal, and in emergency, if necessary,, to be towed across the entranceway so as to isolate this entire area from oil spillage contamination.
19. That the sulphur content of the Grade 6 fuel be limited to a maximum content of 2.0% by weight unless special exception is made by the Dade County Pollution Control Board.

Heard 9/17/63

No. 63-9-59

(Def. Hrg.)

12/24/63

hf

The Zoning Director is hereby directed to make the necessary 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 18th day of December, 1963.

Capt. Paden: Does everyone remember what is in that recommendation? As I understand it, their recommendation is contained in the last paragraph of that letter.

Mr. Woolin: That is correct.

Capt. Paden: I would like to ask Mr. Woolin a question. Do you think this is sufficiently specific as stated in the last paragraph of that letter? It does not give any cut-off period, just the fact he has made some sort of start.

Mr. Woolin: I think if there was a question of a cut-off, and this question came up, but I think a great many of the members of the Home Builders felt it should be a five-year limitation.

(Discussion off the record)

Mr. Woolin: Suppose we leave it on the basis of sufficient development as determined by the Department.

Chairman Lee: May we have a roll call?

Whereupon the Board was polled by Mr. Richmond and the motion carried by a vote of 11-0, with 1 abstention; Mr. Calhoun abstaining; Mr. Daniels being absent.



Florida Power
& Light Company

Deferred Hrg. No. 63-9-59. Resolution 2-ZAB-683-63.

Mr. Woolin: We have studied this question, I believe, in very full and complete detail. We have conferred with many, many, many agencies and individuals, and we have been very fortunate in obtaining the services of three independent engineers who volunteered their time, and we have come up with what we feel is a fairly conclusive report. We have heard approximately ten hours of open testimony by various individuals, some of whom were proponents for the hearing and others who opposed the hearing. We have evaluated every single objection submitted to us in detail. This Committee recommends to the Dade County Zoning Appeals Board that this application be approved, subject to certain conditions. For the sake of brevity, I would like to submit the report for the record. All of the members here have received a copy of this report and they have had sufficient time to study the suggestions and recommendations and the conditions which we are requesting. There is one additional condition that is not indicated in writing, which the Committee further wishes to recommend. That will be numbered as Recommendation 19. That recommendation is: "That the sulphur content of the Grade 6 Fuel be limited to a maximum content of 2.0 per cent by weight unless Special Exception is made by the Dade County Pollution Control Board."

Chairman Lee: All right. I think that is a very fine report and I know it would take several hours to read it and digest it. It is compiled very well. Now, we have several matters to resolve before the Board.

Mr. Brockman: I second the motion.

Chairman Lee: There are several matters I want to dispose of and I do not want to assume the responsibility of these matters by myself and I think the

Board should help resolve these things. We have a request from Mr. Malcolm MacNeil that he be allowed to read a letter which is pertinent information regarding this problem. I do not know what the letter is relevant to. I do not know if it is for or against the company. I do not know the contents of the letter and the only way I know how to resolve this is by a vote of the Board whether or not they will allow this letter to be read, and read into the record. The only way I can resolve it is by a vote.

Mr. Reynolds: There is to be no further hearing, so I suggest he turn the letter over to you and you read it to us.

Chairman Lee: You are still reading it.

Mr. Brockman: I make a motion to deny any further hearing on this. We have had this thing aired for the last ninety days and I do not think we should open this meeting at the present time for additional information.

Mr. J. Gardner: I second it.

Mr. Brockman: I will second your motion, Mr. Woolin and this is on the question of whether it should be re-opened for further additional hearing.

Chairman Lee: We have to decide on the first motion first. Captain Paden, can we table Mr. Woolin's motion until we get through with this motion?

Capt. Paden: This is an incidental motion and it would take priority over Mr. Woolin's motion. If you do hear this, you are re-opening a public hearing. You had your public hearing ninety days ago and deferred final action for ninety days to give the Committee a chance to get more information and make a recommendation, and any further information that is heard before this Board now will be in the nature of a public hearing and will throw it open so both sides have to be given a fair opportunity to be heard.

Chairman Lee: So we can dispose of the second motion first.

Mr. Morton: I want to know whether we could read the letter before we make a vote. I think our minds are pretty well made up.

Capt. Paden: No, you cannot.

Mr. Reynolds: I agree with Mr. Brockman and if this gentleman or anybody had any protest, they should have turned it over to you or the Committee to work on this last ninety days.

Chairman Lee: And that is why I asked the Board to resolve it.

Capt. Paden: There is one other way for this gentleman to get this information before the body that will take action in this case, and that is to present it to the County Commission.

Mr. Calhoun: He would have to appeal it. This is an unusual use.

Mr. J. Gardner: I move the question.

Chairman Lee: Roll call on Mr. Brockman's motion, that we have no further public hearing. That will resolve the matter of this letter and I do not want to assume the full responsibility of this. Call the roll on this.

Whereupon the Board was polled by Mr. Richmond and the motion carried by a vote of 12-0; Mr. Daniels being absent.

Chairman Lee: Twelve to zero to not re-hear, and allow the letter to be presented. There will be no further hearing on this matter by virtue of the vote. We have a motion by Mr. Woolin and seconded by Mr. Brockman. Does everyone understand the motion?

Mr. Calhoun: It is approval of the nineteen items?

Mr. Thomas: I understand the motion is to approve the application in accordance with the Special Committee report.

Chairman Lee: Right.

Mr. Campbell: We don't know what you are talking about.

Mr. Woolin: I have submitted copies of this report to the Florida Power and Light Company and to Mr. Grogan, who represented himself as the objector of record from the Southwest and Cutler Citizens Associations and who further indicated to me that he was the objector of record, and therefore was the person to speak to and confer with, which we did individually, and further gave Mr. Grogan the opportunity to appear before the Committee and state his objections and bring forth any additional objectors that he felt would have further pertinent information. Mr. Grogan did appear before the Committee and brought forth with him several people, some of whom refused to identify themselves upon questioning, and we did extend to them the courtesy of hearing any testimony that they had. If you would require or you would in any way indicate, I will read these nineteen items which this approval is conditioned upon, because it is public information.

Mr. Calhoun: You are re-opening the case, and you just stated you are not going to re-open it. For the record, this report was just handed to me Monday, and it is four hundred pages long. I do not think you should re-open it.

Mr. Campbell: We are not asking that this matter be re-opened. I had no notice of any hearing of any Committee although I requested notice of any proceedings, except it was to come up today. That is all I would want to know.

Mr. Trice: I was only going to suggest that the Board take action on the motion and, after that, Mr. Campbell or anyone else who wants a copy of this report, by all means furnish them with a full copy of the report and they have ample time to appeal the decision.

Mr. Campbell: That will satisfy me.

Mr. Brockman: Mr. Campbell, I believe he stated his name was, is a protestant of the Florida Power and

Light Company, and I believe it would be all right and not rehearing the case if the Chairman of your Committee would read us a couple of pages of the recommendation of this Committee, read it into the record.

Mr. C. Gardner: Mr. Chairman, I think you would re-open the case. We are here to vote on the approval of the Committee's report and I am ready for a motion. There are a lot of items there with technical things that would require study, and I will vote against re-opening the case.

Mr. Brockman: We are not re-opening the case.

Mr. Reynolds: Question on the motion.

Chairman Lee: Call the roll.

Whereupon the Board was polled by Mr. Czebrinski and the motion carried by a vote of 11-1; Mr. Calhoun voting against the motion; Mr. Daniels being absent.

Mr. Reynolds: I understand this motion is for approval of this application, subject to these nineteen conditions?

Mr. Czebrinski: That is correct.

Mr. Reynolds: I am voting yes.

Mr. Calhoun: I am voting no. I want to read this into my remarks, that until I am assured another location will not be feasible, such feasibility study to be made by a fee appraiser hired by the management of our county, I am forced to vote no to this motion, because that has not been done.

Mr. Hurst: Having served on the Committee, in support of my vote I would like to read one thought into my remarks, that until I am assured another location will not be feasible, such feasibility study to be made by a fee appraiser hired by the management of our county, I am forced to vote no to this motion, because that has not been done. This Committee put in many, many man hours into the making up of the final summary and recommendation of the Committee of seven people, of which I was one with that Committee, and acted in good conscience and sound reason and it is clearly evident that the full pattern of growth came in this area after the construction of the Florida Power and Light plant and there has been no attempt to devalue the real estate from this claim. There has been conflicting testimony, and we have listened to both the proponents and opponents, and I think we have been just and impartial, and I would say it has been hard to stay to the straight and narrow path because of the multitude of problems involved in this amount of work, and we tried to act in good conscience, and I now vote yes.

Chairman Lee: Carried, eleven to one, for approval.

H.I. Holding Co. Deferred Hrg. No. 63-10-46. Resolution 2-ZAB-684-63.

Mr. Brockman: I make a motion we deny it.

Capt. Paden: I second it.

Chairman Lee: Motion by Mr. Brockman to deny the application, seconded by Captain Paden. Any discussion on the motion?

September 17, 1963

Excerpts from HEARING NO. 63-9-59, Florida Power & Light Co.

* * * * *

MR. BROCKMAN: Mr. Chairman, I would like to make a motion that we defer this for ninety days and get legal and expert advice from a chemist and a couple of consulting engineers, on the expense of relocating, compared to the expense of building.

CHAIRMAN LEE: All right. Do I hear a second to the motion?

MR. CALHOUN: I might second it if I can get a little more information.

Why not defer it to a competent staff to decide ---in other words, who is going to make this investigation, do we have the staff---

MR. WOOLIN: I would like to second that motion, but I would like to second it with the thought that possibly we apply the tools that are available to us right now. I feel that the Dade County Health Department should be brought into this. They are charged with the pollution control of Dade County and do have qualified people who are experienced with pollution control. We also have qualified engineers who can evaluate these various problems, and if they need help they can get it from the State Health Department, who certainly have the tools available.

I would further amend the motion with the thought that a committee be formed by the Chairman and that that committee evaluate not only the information that has been presented to us today but, also, that we are interested in this report that Mr. Guthrie has explained. I believe that should be evaluated and all of the other points in consideration, trying to come up with a compromise that would be equitable to the Florida Power & Light as well as the other parties.

MR. DANIELS: I would like to add that Florida Power & Light submit an exact proposed set of plans as far as the outside perimeter of what it intends doing with it as far as beautification is concerned. They should submit a set of plot plans and say, "This is the way, if you give us the permission, this is the way it will be." We will hold Mr. Fite responsible for giving us this set of plans.

MR. BROCKMAN: I will include that in my motion and that Florida Power & Light furnish each member of this Board with a photostatic copy or a picture of the plan.

MR. WOOLIN: I second the motion.

BC L

December 26, 1963

Florida Power & Light Company
P. O. Box 3100
Miami 1, Florida

ATTENTION Mr. Dave Bosworth

Re:

Florida Power & Light Co.; request for unusual use - public utility facility; To permit the expansion of the existing Florida Power & Light plant; E. side SW 67 Ave. at approx. SW 150 St.; Sec. 24/25-55-40; Hearing File No. 63-9-59.

Enclosed herewith is a copy of Resolution No. 2-ZAB-683-63, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application concerning the above subject matter.

Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. The required plot use plan should be submitted to this office in triplicate for approval 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 there is a 14-day appeal period established by the Metropolitan Dade County Zoning Procedure Ordinance (61-30) and that no permits (or certificate of use and occupancy) can be issued until the appeal period expires, and only if no appeal has been filed.

Very truly yours,

METROPOLITAN DADE COUNTY
BUILDING AND ZONING DEPT.

CCC/
Enc. hf

Chester C. Czebrinski
Assistant Director

bcc: Dade County Pollution Control Board
Attention Mr. Robert Quick, Health Dept.
bcc: Mr. Dayton
Hearing File ✓

RESOLUTION NO. 5-ZAB-248-94

WHEREAS, FLORIDA POWER & LIGHT COMPANY had applied for the following:

UNUSUAL USE to permit the continued use of the cellular communications facility and ancillary monopole tower.

Plans are on file and may be examined in the Zoning Department, consisting of 3 sheets, entitled "Site Plan," as prepared by Theodore Roux, Architect and dated Feb. 25, 1994 and the second & third sheet entitled "Specific Purpose Survey," as prepared by Morgan & Eklund, Inc. and one sheet dated 4-22-93 and the other dated 4-28-93. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 1/2 of the SW 1/4 of Section 24, Township 55 South, Range 40 East: less 35 foot strips along Ludlam Road and Coral Reef Drive dedicated to Dade County, Florida for Public Highway purposes designated as Parcel "A" and Parcel "B" respectively.

TOGETHER WITH:

The west 60' of that part of the north 1/2 of Section 25, Township 55 South, Range 40 East, which lies east of the east boundary of Spruce Street, PLAT OF CUTLER ESTATES, Plat book 5, Page 5, together with all riparian rights thereto appertaining, together with:

The west 1,035' of the south 200' of the north 1/2 of the SW 1/4 of Section 24, Township 55 South, Range 40 East.

LOCATION: 14925 S.W. 67 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant by its attorney proffered a modification to the plans to provide for a 149' monopole tower, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested unusual use would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, the following motion was offered by Frank Colunga seconded by Charlie McGarey and upon a poll of the members present, the vote was as follows:

Humberto Amaro	absent	Herminia Herrera	aye
Willie Barnett	aye	Charlie McGarey	aye
Wilfredo Calvino, Jr.	aye	Jorge Rodriguez-Chomat	aye
Frank Colunga	aye	Jonathan Rubin	aye
Mavel Cruz	aye	June Stevens	aye
Raul Del Portillo	aye	Colleen Griffin	absent
Barbara Hardemon	aye		

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Site Plan," as prepared by Theodore Roux, Architect and dated Feb. 25, 1994 and the second & third sheet entitled "Specific Purpose Survey," as prepared by Morgan & Eklund, Inc. and one sheet dated 4-22-93 and the other dated 4-28-93, except as herein modified to provide a monopole tower of 149'.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant comply with all conditions and requirements of the Aviation Department for applications of this type to include, but not be limited to, that the tower be equipped with obstruction lights.
5. That the applicant obtain a Certificate of Use and Occupancy from and promptly renew the same annually with the Dade County Building and Zoning Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Zoning Director is hereby directed to make the necessary 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 29th day of June, 1994.

Hearing No. 94-6-24
Typed 7/11/94 bn

STATE OF FLORIDA

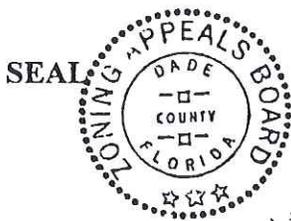
COUNTY OF DADE

I, Marcy Gordon, Legal Counsel of Dade County Building and Zoning Department, as designated by Carlos F. Bonzon, Ph.D., P.E., Director of the Metropolitan Dade County Building and Zoning Department and Ex-Officio Secretary of the Metropolitan Dade County Zoning Appeals Board, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 5-ZAB-248-94 adopted by said Zoning Appeals Board at its meeting held on the 29th day of June, 1994.

IN WITNESS WHEREOF, I have hereunto set my hand on this 12th day of July, 1994.



Marcy Gordon, Deputy Clerk and Legal Counsel
Metropolitan Dade County
Building and Zoning Department



METROPOLITAN DADE COUNTY, FLORIDA



STEPHEN P. CLARK CENTER

BUILDING & ZONING DEPARTMENT
111 N.W. FIRST STREET
SUITE 1010
MIAMI, FLORIDA 33128-1974
(305) 375-2500

July 12, 1994

Florida Power & Light
c/o Stephen J. Helfman, Esquire
2665 South Bayshore Drive, #204
Miami, FL 33133

Re: Hearing No: 94-6-24
Location: 14925 SW 67 Avenue

Dear Applicant:

Enclosed herewith is a copy of Resolution No. 5-ZAB-248-94, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application on the above-described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith is required.

Failure to comply with any condition will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of \$500.00.

If there are any anticipated changes from the plan submitted for the hearing, a plot 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.

It is necessary that you apply for and obtain a Certificate of Use Occupancy (Zoning Use Permit) from the Zoning Permit Section of the Dade County Building and Zoning Department prior to occupancy of the subject property and prior to initiating or continuing the use covered by the Zoning Hearing. This is required pursuant to section 33-8 of the Zoning Code and may also appear as a condition of the Resolution. Payment of the Certificate of Use and Occupancy may also be subject to annual renewal by this Department. Additionally, please be advised that pursuant to Section 307 of the South Florida Building Code, construction permits must be obtained and final inspection approvals received for all construction work done or required prior to issuance of the Certificate of Use and Occupancy.

OFFICIAL DADE COUNTY.

PAGE 886

ZONING HEARING FILE

Florida Power & Light
c/o Stephen J. Helfman, Esquire
Re: Hearing No: 94-6-24
July 12, 1994
Page Two

You are hereby advised that the decision of the Zoning Appeals Board may be appealed by an aggrieved party on or before July 19, 1994 or by the Directors of the Dade County Building and Zoning Department and Planning Department on or by July 25, 1994, as is provided in Section 33-313 of the Code of Metropolitan Dade County, Florida; and that no permits or Certificates of Use and Occupancy can be issued until the appeal periods have expired, and only if no appeal has been filed. Application for necessary permits and/or Certificate of Use and Occupancy permits should be made with this Department.

Sincerely,



Marcy Gordon
Legal Counsel

MG:bn
Enclosures

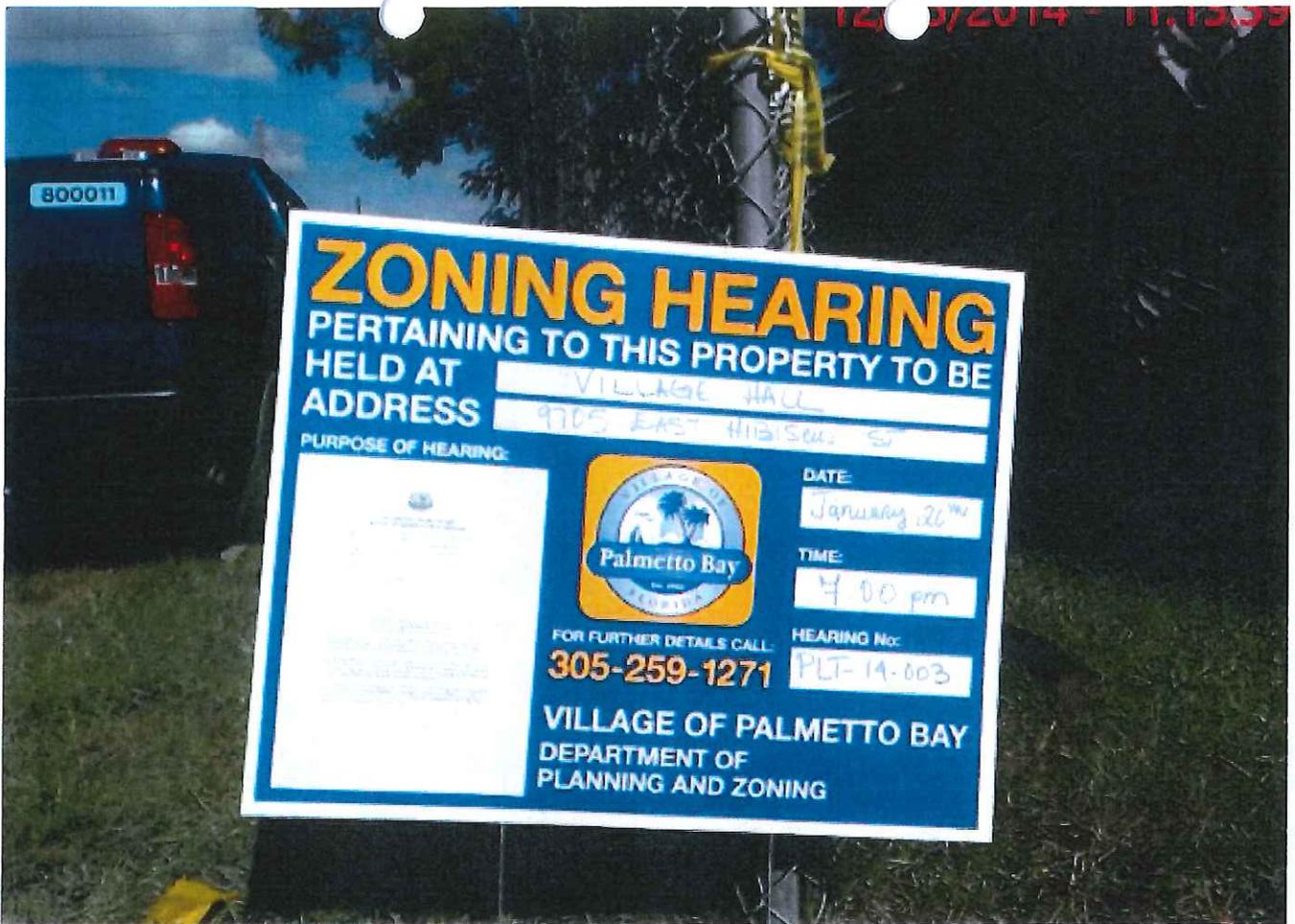
cc: Enforcement

OFFICIAL DADE COUNTY,
PAGE 89
ZONING HEARING FILE

POSTING & MAILING

FLORIDA POWER AND LIGHT COMPANY

PLT-14-003



**VILLAGE OF PALMETTO BAY
NOTICE OF PUBLIC HEARING**

HEARING NUMBER: PLT-14-003
APPLICANT NAME: FLORIDA POWER AND LIGHT COMPANY
FOLIO: 33-5024-000-0020
PROJECT LOCATION: 6525 SW 152 STREET
PALMETTO BAY, FL 33157

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

REQUEST: Florida Power and Light, is requesting to plat the northwest corner of 6525 SW 152 Street, creating the F.P.L. Cutler Plant Substation plat consisting of 583,660 sq. feet (13.4 acres).

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

A PUBLIC HEARING WILL BE HELD TUESDAY, JANUARY 20, 2015, 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.

**VILLAGE OF PALMETTO BAY
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VILLAGE OF PALMETTO BAY NOTICE OF ZONING PUBLIC HEARING

The Village of Palmetto Bay shall conduct a zoning public hearing on Tuesday, January 20, 2015 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 Division 30-80 of the Village's Land Development Code:

Applicant: Florida Power and Light Company

Folio number: 33-5024-000-0020

File #: PLT-14-003

Location: 6525 SW 152 Street Palmetto Bay, FL 33157

Zoned: E-1 and Interim

Request: Florida Power and Light, is requesting to plat the northwest corner of 6525 SW 152 Street, creating the F.P.L. Cutler Plant Substation plat consisting of 583,660 sq. feet (13.4 acres).

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.

APPLICANTS SUBMITTAL

FLORIDA POWER AND LIGHT COMPANY
PLT-14-003

APPLICATION

FLORIDA POWER AND LIGHT COMPANY

PLT-14-003

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hkllaw.com

Hugo P. Arza
305-789-7783
hugo.arza@hkllaw.com

VIA HAND DELIVERY

November 13, 2014

Ms. Morelia Rodriguez, Zoning Technician
Village of Palmetto Bay
Planning & Zoning Department
9705 East Hibiscus Street
Palmetto Bay, Florida 33157

**Re: Florida Power & Light / Substation at SW 152 Street and SW 67 Avenue /
Folio No. 33-5024-000-0020 / Letter of Intent for Final Plat Approval**

Dear Ms. Rodriguez:

This shall constitute our letter of intent for final plat approval on behalf of Florida Power & Light ("Applicant"), the owner of the property generally lying north of SW 152 Street, and east of SW 67 Avenue, identified by Miami-Dade County Folio No. 33-5024-000-0020 ("Property"). The proposed plat is intended to reflect the configuration of the Property and satisfies the requirements delineated in Section 30-80.2 of the Village of Palmetto Bay Code of Ordinances. Based on the foregoing, we respectfully request the Department of Community Development's favorable consideration of the Application. Should you have any questions or concerns please do not hesitate to phone my direct line at (305) 789-7783.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Hugo P. Arza

Encs.
#33946935_v1

RECEIVED
Zoning Department

11/18/2014

Village of Palmetto Bay
Building & Zoning Department

By: 

PLT-2014-003



SEC: _____ TWP: _____ RGE: _____
RECEIVED
Zoning Department
11 | 18 | 2014

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

Village of Palmetto Bay
Building & Zoning Department
By: *[Signature]*

LIST ALL FOLIO #S: A portion of 33-5024-000-0020 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).

Florida Power & Light Company

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:

Mailing Address: 700 Universe Boulevard
City: Juno Beach State: FL Zip: 33408 Phone#: 561-694-3763

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

Owner's Name (Provide name of ALL owners): Same as Applicant
City: _____ State: _____ Zip: _____ Phone#: _____

4. CONTACT PERSON'S INFORMATION:

Name: Company: Hugo P. Arza, Esq. Holland & Knight LLP 701 Brickell Avenue Ste 3300
City: Miami State: FL Zip: 33131 Cell Phone#: _____
Phone#: 305-789-7783 Fax#: _____ E-mail: hugo.arza@hklaw.com

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.)

See Exhibit "A"

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

East of and adjacent to SW 67 Avenue, north of SW 152 Street

7. SIZE OF PROPERTY (in acres): _____ (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property acquired leased: 1950 **9. Lease term:** _____ years
(month & year) 1947

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

See Exhibit "B"

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: Estate and Institutional

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: Final Plat Application

Special Exception: _____

Modification of previous resolution/plan: _____

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: Existing substation switchyard.

17. Is there any existing use on the property? no yes. If yes, what use and when established?
Use: Substation switchyard Year: 1950

Planning Staff Use Only

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

PHOTOGRAPHS

FRONT ELEVATION

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), _____, 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 _____ day of _____, _____.

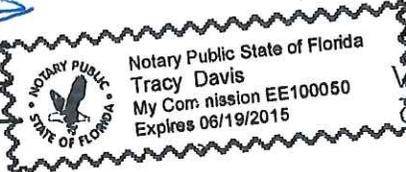
Notary Public: _____ Commission Expires: _____

CORPORATION AFFIDAVIT

(I) (WE), Alex Rubio, 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.

Witness Attest:

Print name: Peter Ramsey
Witness: Elizabeth Payne
Print name: Elizabeth Payne
(Corp. Seal)



Authorized Signature
Tracy Davis
Vice President, Corporate Real Estate
Office Held

Sworn to and subscribed to before me This 22 day of August 2014

Notary Public: Tracy Davis
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, Hugo P. Arza, Esq., 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 17th day of Nov., 2014.

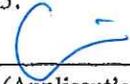
Notary Public: Siuby Fleites
Commission Expires: _____



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 3rd 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) 854-5353.

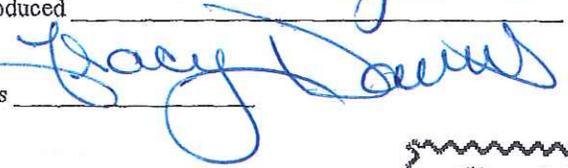


(Applicant's Signature)

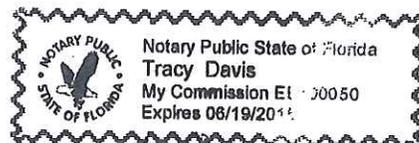
Alex Rubio

(Print Name)

Sworn to and subscribed before me this 22 day of August 2014, Affiant is personally known to me or has produced _____ as identification.

(Notary Public) 
My commission expires _____

FORM ZH-0107-04



OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida
COUNTY OF Palm Beach

Public Hearing No. _____

Before me, the undersigned authority, personally appeared Alex Rubio
_____ hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes
and says:

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address:
Florida Power & Light Company, 700 Universe Blvd, Juno Beach, FL 33408
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:

See Exhibit "A"

4. Affiant is legally authorized to file this application for public hearing.
5. 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:

[Signature]
Signature

Peter Ramsay
Print Name

[Signature]
Signature

Elizabeth Paine
Print Name

[Signature]
Affiant's signature

Alex Rubio, V.P., Corporate Real Estate
Print Name

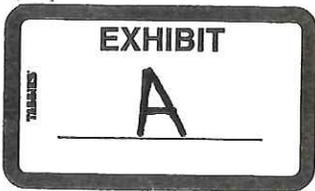
Sworn to and subscribed before me on the 22 day of August 2014.

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

Notary [Signature]

(Stamp/Seal)
Commission Expires:





*New platted
property*

December 11, 2013
December 12, 2013, Revised, Area
April 15, 2014, Rev

Florida Power & Light Co.
Order No. 14863-1, Phase-1, Cutler Substation Site
LEGAL DESCRIPTION

A portion of the Southwest $\frac{1}{4}$ of Section 24, Township 55 South, Range 40 East. Located in the Village of Palmetto Bay, Miami-Dade County, Florida.

Being more particularly described as follows; Commence at the Point of Beginning at the Northwest corner of the Southwest $\frac{1}{4}$, of the Southwest $\frac{1}{4}$ of Section 24, Township 55 South, Range 40 East; thence run North $2^{\circ}11'04''$ West along the West line of said Section 24 for a distance of 200.00 feet; thence run North $88^{\circ}01'36''$ East along a line 200 feet North of and parallel to the North line of the Southwest $\frac{1}{4}$, of the Southwest $\frac{1}{4}$, of said Section 24 for a distance of 1035.00 feet; thence run South $2^{\circ}11'04''$ East, along a line that is 1035.00 feet East of and parallel to the West line of the Southwest $\frac{1}{4}$, of said Section 24 for a distance of 200.00 feet ; thence run North $88^{\circ}01'36''$ East along the North line of the Southwest $\frac{1}{4}$, of the Southwest $\frac{1}{4}$, of said Section 24 for a distance of 80.00 feet; thence run South $2^{\circ}11'04''$ East along a line that is 1115.00 feet East of and parallel to the West line of the Southwest $\frac{1}{4}$, of said Section 24 for a distance of 370.00 feet; thence run South $88^{\circ}01'36''$ West along a line that is 370.00 feet South of and parallel to the North line of the of the Southwest $\frac{1}{4}$, of the Southwest $\frac{1}{4}$ of said Section 24 for a distance of 352.00 feet; thence run South $2^{\circ}11'04''$ East along a line that is 763.00 Feet East of and parallel to the West line of the Southwest $\frac{1}{4}$ of said Section 24 for a distance of 205.00; thence run South $88^{\circ}01'36''$ West along a line that is 575 feet south of and parallel to the North line of the Southwest $\frac{1}{4}$, of the Southwest $\frac{1}{4}$, of the said Section 24, for a distance of 360.00 feet; thence run North $2^{\circ}11'04''$ West , along a line that is 403.00 feet East of and parallel to the West line of the Southwest $\frac{1}{4}$, of the Southwest $\frac{1}{4}$, of said Section 24, for a distance of

435.00 feet; thence run South 88°01'36" West along a line that is 140.00 feet South of and parallel to the North line of the Southwest ¼, of the Southwest ¼, of the said Section 24 for a distance of 368.00 feet; thence run North 2°11'04" West along a line that is 35.00 feet East of and parallel to the West line of the Southwest ¼, of said Section 24 for a distance of 140.00 feet; thence run South 88°01'36" West along the North line of the South ½, of the Southwest ¼ of said Section 24 for a distance 35.00 Feet to the Point of Beginning.

There are 595,760.00 square feet of land or 13.6768 acres of land, more or less.

Upon subdivision of this land there will be a Right of Way Dedication of a parcel 200.00 feet by 35.00 feet equals -7000.00 square feet of land or Net Square Footage of 588,760.00 square or 13.5161 acres more or less.

01/15/2014, Additional Dedication Miami Dade County Zoning Department, S.W. 67th Avenue, 100 Foot Right of Way required. Requires additional Right of Way, 15.00 x 340.00 = 5,100 Square Feet of Land or Net Square of 583,660.00 or 13.3990 Acres. More or Less.

December 11, 2013
Rev. April 15, 2014

Florida Power & Light Co.
Order No. 14863-2, Phase-2,

LEGAL DESCRIPTION, CUTLER PLANTATION PARCEL

A portion of the Southwest $\frac{1}{4}$ of Section 24, Township 55 South, Range 40 East. Located in the Village of Palmetto Bay, Miami-Dade County, Florida.
Being more particularly described as follows:

Commence at the Northwest corner of the South $\frac{1}{2}$, of the Southwest $\frac{1}{4}$, of Section 24, Township 55 South, Range 40 East; thence run South $2^{\circ}11'04''$ East along the West line of the Southwest $\frac{1}{4}$, of the said Section 24 for a distance of 140.00 feet; thence run North $88^{\circ}01'36''$ East along a line 140.00 feet south of and parallel to the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, of the said Section 24 for a distance of 35.00 feet to the Point of Beginning; thence continue to run North $88^{\circ}01'36''$ East along a line 140.00 feet South of and parallel to the North line of the South $\frac{1}{2}$, of the Southwest $\frac{1}{4}$ of the said Section 24 for a distance of 368.00 feet; thence run South $2^{\circ}11'04''$ East along a line 403.00 feet East of and parallel to the West line of the Southwest $\frac{1}{4}$ of the said Section 24 for a distance of 435.00 feet; thence run North $88^{\circ}01'36''$ East along a line 575.00 feet south of and parallel to the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the said Section 24 for a distance of 360.00 feet; thence run North $2^{\circ}11'04''$ West along a line 763.00 feet East of and parallel to the West line of the Southwest $\frac{1}{4}$ of the said Section 24 for a distance 205.00 feet; thence run North $88^{\circ}01'36''$ East along a line 370.00 feet south of and parallel to the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the said Section 24 for a distance of 352.00 feet; thence run North $2^{\circ}11'04''$ West along a line 1,115.00 feet east of and parallel to the West line of the Southwest $\frac{1}{4}$ of the said Section 24, for a distance of 370.00 feet; thence run North $88^{\circ}01'36''$ East along the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the said Section 24 for a distance of 1,563.35 feet to the Northeast corner of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the said Section 24; thence run South

2°45'45" East along the East line of the South ½ of the Southwest ¼ of the said Section 24 for a distance of 1,346.17 feet to the Southeast corner of the South ½, of the Southwest ¼ of the said Section 24; thence run South 88°00'56" West along the South line of the Southwest ¼, of the said Section 24 for a distance of 58.95 feet; thence run North 81°55'31" West for a distance of 618.77 feet; thence run South 1°59'04" East for a distance of 107.99 feet; thence run South 88°00'56" West along the South line of the Southwest ¼ of the said Section 24 for a distance of 125.53 feet; thence run North 1°59'04" West for a distance of 35.00 feet; thence run South 88°00'56" West along a line that is 35.00 feet North of and parallel to the South line of the Southwest ¼ of the said Section 24 for a distance of 1,863.81 feet; thence run North 2°11'04" West along a line that is 35.00 East of and parallel to the West line of the South ½, of Southwest ¼, of the said Section 24 for a distance of 1,171.58 feet to the Point of Beginning.

Containing 3,081,213.4563 Square Feet or 70.7349 Acres, more or less.



Home	Platting	Contact Us
------	----------	------------

Plat Status

[Entrance Feature](#)

Enter information to display pertinent tentative and waiver of plat information such as project location, applicant and surveyor. Additional information shown is a history of the submittal with the action taken along with items that must resolved for approval. When both a tentative plat is approved and final plat has been submitted, an option is given to view the final punch list. Searching for the record can be done by selecting from the drop down menu containing tentative number, plat book and page, plat name, surveyor name or owner name. Additionally, you may select an item from a drop down list once 3 letters or more have been entered on searches done by plat name, surveyor name or owner name.

Search By

Enter the municipality :

	PLAT TENTATIVE NO	PLAT NAME	OWNR NAME
Select	20381	HIDALGO-BUCH SUBDIVISION	George Hidalgo
Select	22186	PALMETTO BAY RICHMON DRIVE	PALMETTO BAY DUPLEXES, INC.
Select	21596	AXELAJA ESTATES	FRANK & YANELIS MATA
Select	21516	VICTORIA BAY ESTATES	VICTORIA BAY ESTATES L.L.C.
Select	22068	SINFIN SUBDIVISION	SINFIN HOMES AT PALMETTO BAY, LLC.
Select	23459	FPL CUTLER PLANT SUBSTATION	FLORIDA POWER & LIGHT COMPANY
Select	22756	SINFIN SUBDIVISION FIRST ADDITION	SINFIN HOMES & INVESTMENTS, INC.
Select	21432	MITCHELL BAY ESTATES	HENRY FORERO & KLAUS H. & ERICA SCHWABEH
Select	22870	LEONARD H GOLDSTEIN, STEPHEN D PEARSON	LEONARD H GOLDSTEIN, STEPHEN D PEARSON
Select	23521	PALMETTO BAY ESTATES	ISABIANCA INVESTMENTS, LLC

12

Plat Status

Plat No	T-23459
Plat Name	FPL CUTLER PLANT SUBSTATION
Municipality	PALMETTO BAY
District	8
Utility Letter	01/29/2014
Plat Location	SW 152 ST. & SW 67 AVE.
STR1	245540
STR2	
Zoning	
Sites	1
Date Received	01/28/2014
Action Level	4-REV.
Agenda Date	09/19/2014
Concurrency Approval Date	
Concurrency Valid Until	
Linen Date	
N.O.A. DATE	09/19/2014
Last action affecting Plat Expiration Date	09/19/2014
Valid Till	11/28/2014
Owner Name	FLORIDA POWER & LIGHT COMPANY
Owner Address	700 UNIVERSE BLVD.
Owner City	JUNO BEACH
Owner State	FL
Owner ZIP	
Owner Phone	
Owner Email	TERRY.HICKS@FPL.COM

Surveyor Name	A. R. Toussaint & Associates
Surveyor Address	620 NE 126th Street
Surveyor City	Miami
Surveyor State	FL
Surveyor ZIP	
Surveyor Phone	3058917340
Surveyor Email	
Plat Book/Page	
Plat Book Page	
Plat Recording date:	
Resolution No:	
Commissioner's Meeting Date	

Date Received	Action	Meeting Date	Action Taken	N.A.O.Sent	Concurrency Status
01/28/2014	1-NEW	02/07/2014	DEFERRED	02/07/2014	
02/18/2014	2-R.A.	02/28/2014	APPROVED	02/28/2014	
04/22/2014	3-REV.	05/02/2014	APPROVED	05/02/2014	
09/09/2014	4-REV.	09/19/2014	APPROVED	09/19/2014	

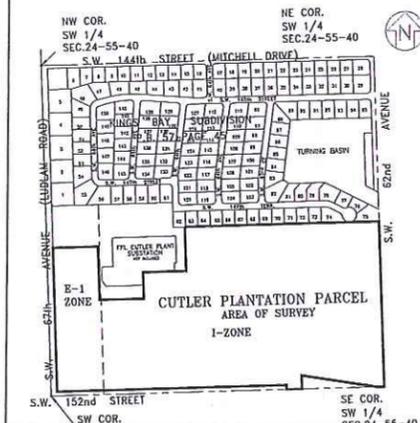
[Back to Top](#)



PLANS

FLORIDA POWER AND LIGHT COMPANY
PLT-14-003

BOUNDARY AND TOPOGRAPHIC SURVEY CUTLER PLANTATION PARCEL



LOCATION MAP:
SCALE: 1" = 500'
SOUTHWEST 1/4, SEC 24 TWP 55 S. RGE 40 E

A. R. TOUSSAINT & ASSOCIATES, INC.
LAND SURVEYORS
620 N.E. 126 ST. NORTH MIAMI, FLORIDA 33161
ORDER: 14863 DATE: SEPT, 2013
FB: DC-79 PGS: 38-48

LEGAL DESCRIPTION - CUTLER PLANTATION PARCEL
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LOCATED IN THE VILLAGE OF PALMETTO BAY, MIAMI-DADE COUNTY, FLORIDA, IS HEREBY PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 55 SOUTH, RANGE 40 EAST, THENCE RUN SOUTH 27°13'41" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SAID SECTION 24 FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 89°01'31" EAST ALONG A LINE 140.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 24 FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 89°01'31" EAST ALONG A LINE 140.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 24 FOR A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 27°13'41" EAST ALONG A LINE 40.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SAID SECTION 24 FOR A DISTANCE OF 43.00 FEET; THENCE RUN NORTH 89°01'31" EAST ALONG A LINE 57.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 24 FOR A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 27°13'41" WEST ALONG A LINE 78.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SAID SECTION 24 FOR A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°01'31" EAST ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 24 FOR A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°01'31" EAST ALONG A LINE 118.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SAID SECTION 24 FOR A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 27°13'41" WEST ALONG A LINE 118.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SAID SECTION 24 FOR A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°01'31" EAST ALONG A LINE 118.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SAID SECTION 24 FOR A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 27°13'41" WEST ALONG A LINE 118.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SAID SECTION 24 FOR A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 89°01'31" EAST ALONG A LINE 118.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SAID SECTION 24 FOR A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 27°13'41" WEST ALONG A LINE 118.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SAID SECTION 24 FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,081,213.456 SQUARE FEET OR 70,734.9 ACRES, MORE OR LESS.

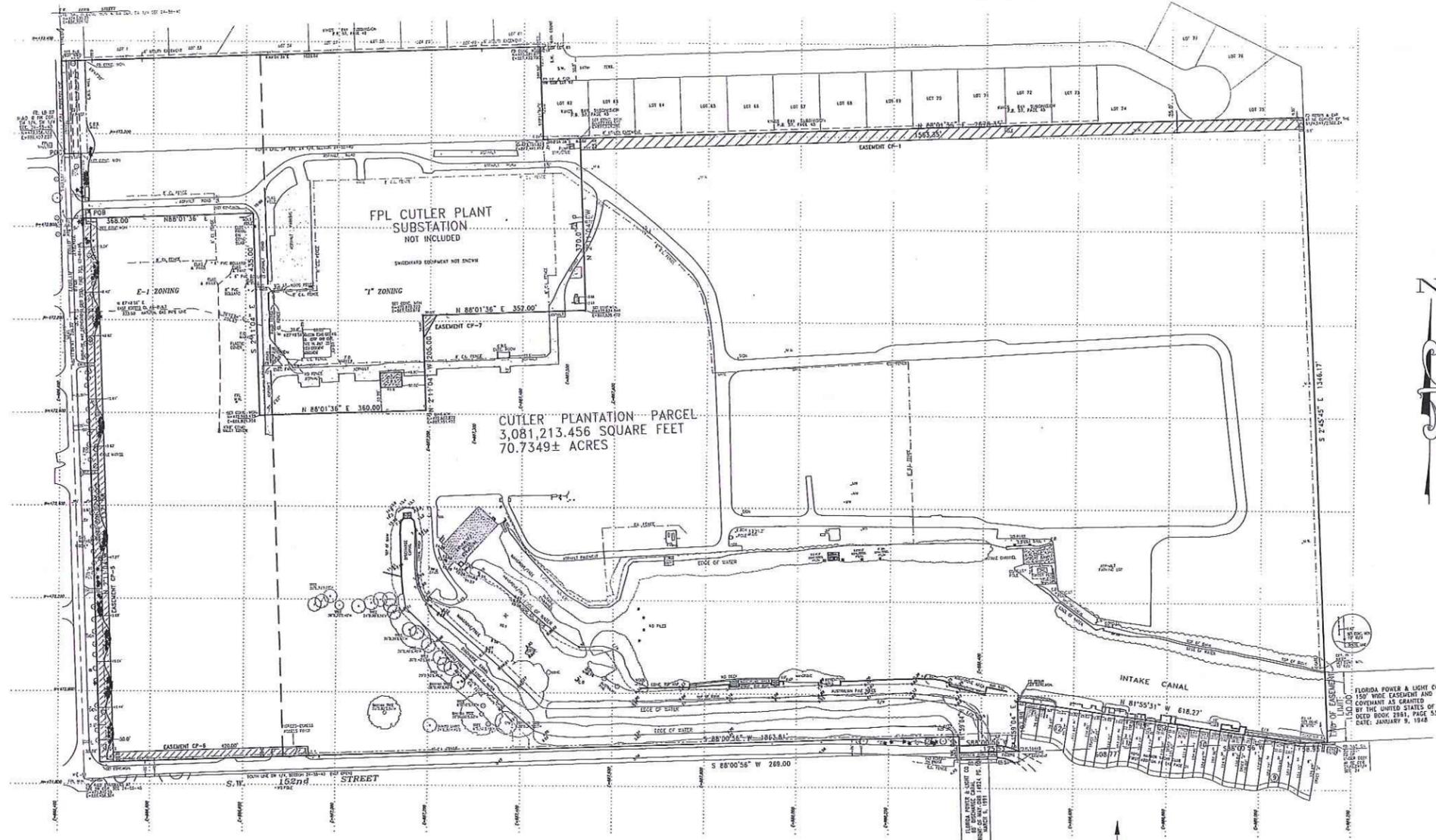
- SURVEYOR'S NOTES:**
- COORDINATES SHOWN HEREON ARE THE STATE OF FLORIDA, NORTH AMERICAN DATUM, NAD 83/EQ, TRANSVERSE MERCATOR GRID, EAST.
 - CONTROL COORDINATES ARE BASED UPON MIAMI-DADE COUNTY, PUBLIC WORKS DEPARTMENT, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MAP.
 - S.W. 67th AVENUE (LUDLUM ROAD) RIGHT OF WAY REVISIONS ARE BASED UPON REPORT, DATE JUNE 4, 2013, AND ARE PLOTTED HEREON.
 - DEED BOOK 2859, PAGE 408, DATE: 12-17-47 S1/2, SW1/4, SEC 24-55S, R40E.
 - BOOK 3834, PAGE 323, DATE OF 17-52 IN 1035, S 200', N1/2, SW1/4, SEC 24-55-40, SUBJECT TO R/W, LUDLUM ROAD.
 - PROPOSED RIGHT OF WAY REFERENCE TO MIAMI-DADE COUNTY, CHAPTER 33-20000 ARTICLE 14, RIGHT OF WAY PLAN AND MIN. WIDTH, SEC. 33-133.
 - NORTH AND SOUTH HIGHWAYS (AVENUES)
 - LUDLUM ROAD FROM MITCHELL ROAD (SW 144th STREET) SOUTH TO CORAL REEF DRIVE (SW 152nd STREET), 100'.
 - EAST AND WEST STREETS (28A) CORAL REEF DRIVE (SW 152nd STREET) FROM LUDLUM ROAD TO WEST OLD CUTLER ROAD, 110'.
 - EXCEPT AS PROVIDED IN SECTIONS 33-133(A) AND (B) HEREOF, ON ALL SECTION LINES, EIGHTY(80) FEET SHALL BE THE MINIMUM RIGHT OF WAY WIDTH.

SURVEYOR'S CERTIFICATION:

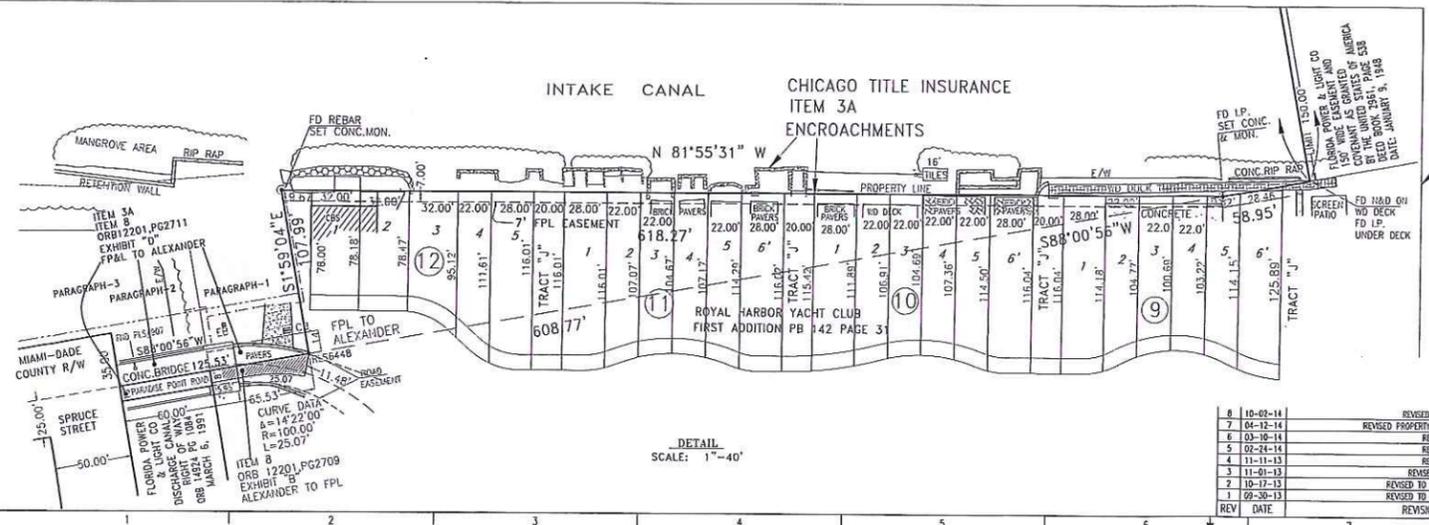
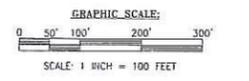
WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND PLOTTED UNDER OUR DIRECTION AND THAT THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, UNDER RULE 53-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472.027 FLORIDA STATUTES. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE REGISTERED LAND SURVEYOR SHOWN HEREON.

A. R. TOUSSAINT & ASSOCIATES, INC.

BY: ALBERT R. TOUSSAINT PRES.
REGISTERED SURVEYOR AND MAPPER NO. 8639
STATE OF FLORIDA
FLORIDA CERTIFICATE OF AUTHORIZATION LB-273



DETAIL



- LEGEND:**
- ADPW = ASPHALT
 - BDC = BUILDING
 - CBM = CATCH BASIN
 - CCS = CONCRETE BLOCK STUCCO
 - CL = CENTERLINE
 - CLL = CHAIN LINK (FENCE)
 - CONC = CONCRETE
 - E-1 = EASEMENT 1 ACRE 20000
 - ELEC = ELECTRIC
 - E-1 = EASEMENT 1 ACRE 20000
 - FD = FLOOD
 - FR = FIRE RESISTANT
 - GRV = GROUND SURFACE
 - HT = HIGH TENSION
 - LI = LIGHT
 - MH = MANHOLE
 - MON = MONUMENT
 - NAD = NAD 83/EQ
 - OWH = OVERHEAD WIRE
 - PRV = PERMANENT REFERENCE MONUMENT
 - PL = PROPERTY LINE
 - PC = POINT OF CURVATURE
 - PI = POINT OF INTERSECTION
 - PT = POINT OF BEGINNING
 - R/S = REGISTERED LAND SURVEYOR NO.
 - RS = RIGHT OF WAY
 - S-1 = SECTION
 - S-2 = SECTION
 - S-3 = SECTION
 - S-4 = SECTION
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REV	DATE	REVISION DESCRIPTION	BY	CH	COR	APR	ORG
8	10-02-14	REVISED BOUNDARY SURVEY	RS	AT			
7	04-12-14	REVISED PROPERTY LINE AND LEGAL DESCRIPTION	RS	AT			
6	03-10-14	REVISED SURVEY	RS	AT			
5	02-24-14	REVISED SURVEY	RS	AT			
4	11-11-13	REVISED SURVEY	RS	AT			
3	11-01-13	REVISED SHED LOCATION	RS	AT			
2	10-17-13	REVISED TO UPDATE BOUNDARY LINE	RS	AT			
1	09-30-13	REVISED TO UPDATE BOUNDARY LINE	RS	AT			



SYSTEM	ACAD 2006	DESCRIPTION	FLORIDA POWER & LIGHT CO.	DR CODE
SCALE	1" = 100'	SKETCH		
DRAWING SIZE	30" X 42"	FPL PROJECT NAME	MILE CUTLER PLANTATION PARCEL	
DATE	SEPTEMBER, 2013	DRWN BY	S.W. 67th AVE & S.W. 152nd STREET	
DRAWING NUMBER	14863-2A	CHK BY	SECTION 24 TWP. 55 S. RGE 40 E.	
		APP BY	MIAMI-DADE COUNTY FLORIDA	
		DATE		
		REV		

RECEIVED
Zoning Department
12/19/14
Village of Palmetto Bay
Building & Zoning Department
By: *[Signature]*